



NEW EDEN HOUSE OF PRAGUE 10

OPEN TWO-PHASE ARCHITECTURAL-URBANISTIC DESIGN CONTEST
WITH SUBSEQUENT COMMISSION

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JURY MEMBERS

INDEPENDENT OF THE ANNOUNCER



MARTINA BUŘIČOVÁ /CZ/ - chairman of the jury

(*1974)

Martina Buřičová is a graduate of the Faculty of Architecture of the Czech Technical University in Prague where she also works as an assistant professor and teaches the basics of architectural design to first-year students. After several years of cooperation with S.H.S. architects and internship in France, she founded her own architectural studio caraa.cz (read: line A) together with Štěpán Kubíček. Among other awards, this studio won the 2010 Grand Prix of the Society of Czech Architects in the category of reconstruction.

<https://www.caraa.cz/>

GÜNTER KATHERL /AT/

(*1965)

Günter Katherl studied architecture at the Vienna University of Technology and the University of Michigan, USA. He worked in the studio of Ernst Hoffmann in Graz since 1992 and for the Paris office of Dominique Perrault since 1995. In 1998, he founded the Haller + Katherl office, which became the basis for the future Caramel Architekten studio, he now runs together with two other partners. They have won many domestic and international awards over the years. Their most famous projects include the Faculty of Mechatronics and the Science Park in Linz, the Wifi-Dornbirn complex and the administrative and operational building in Ansfelden.

<https://caramel.at/>

IVAN KROUPA /CZ/

(*1960)

As a graduate of the Faculty of Architecture of the Czech Technical University in Prague, where he also taught, he now runs a studio at the Academy of Arts, Architecture and Design in Prague. He established his own office Ivan Kroupa Architects in 1990, whose realizations include the DOX Center for Contemporary Art, the Industrial Gallery and the Press Museum in České Budějovice. In 2019 he was awarded the Prize of the Ministry of Culture for his contribution in the field of architecture.

<http://www.ivankroupa.cz/>

OANA RADEȘ /RO/NL/

(*1977)

Oana Rađeș graduated in architecture from the Ion Mincu University of Architecture and Urban Planning in Bucharest and the Delft University of Technology. She worked for several years in the MVRDV studio and she founded the Shift architecture urbanism office based in Rotterdam with two other partners in 2005. Their latest realizations include several museum buildings and a complex in Kerkrade or assisted living in Tilburg.

<https://www.shift-au.com/>

ALEXANDRA GEORGESCU /RO/IT/CZ - ALTERNATE JUROR

(*1986)

Alexandra Georgescu studied at the Piet Zwart Institute in the Netherlands, where she obtained an Interior Architecture and Retail Design Master Degree. She previously studied in Great Britain, Denmark and Italy. She worked for SPARK Architects in Beijing and for Studio Brioschi in Milan. She is a co-founding partner of the Brno office of KOGAA. Their well-known realizations are the reconstruction of The Distillery and the DADA District in Brno.

<https://www.kogaa.eu/>



JURY MEMBERS

DEPENDENT ON THE ANNOUNCER



MARTIN VALOVIČ - vice-chairman of the jury

Deputy Mayor of the Town District Prague 10

He studied architecture at the Faculty of Architecture of the Czech Technical University in Prague (member of CCA). He has been running his own architectural office since 1992. He currently works as the Deputy Mayor of the Prague 10 district with responsibilities for territorial development, monument care and business support.



JANA KOMRSKOVÁ

1st Deputy Mayor of the Town District Prague 10

Since 2018, she has been the deputy mayor of the Prague 10 district with responsibility for the environment, municipal joint-stock companies, sports and leisure.



MILAN MARŠÁLEK

Chairman of the Committee on the Environment and Infrastructure of the Town District Prague 10

He studied landscape engineering at the Czech University of Life Sciences in Prague, and subsequently worked at the local Faculty of the Environment for several years as a technical and pedagogical worker. He is a representative of the Prague 10 district in his second term. He currently chairs the Committee on the Environment and infrastructure of the Municipal District of Prague 10 and the Commission of Territorial Development of the Municipal District of Prague 10.



MARTIN SEKAL - ALTERNATE JUROR

Deputy Mayor of the Town District Prague 10

Since 2019, he has been the deputy mayor of the Prague 10 district with responsibility for transport and parking, and the reconstruction of the town hall.



MICHAL KOČÍ - ALTERNATE JUROR

disengaged member of the Council of the Town District Prague 10

Since 2018, the councilor of the Prague 10 district has been responsible for social and health policy and security.



DAVID KAŠPAR - ALTERNATE JUROR

Deputy Mayor of the Town District Prague 10

He has long been involved in issues of creative development of the city and cultural management. He cooperated with the Institute of Planning and Development of Prague, where he was the guarantor of the culture area of the Strategic Plan of the Capital City of Prague. Since 2012, he has been the director of the contributory organization Prague 14 Cultural. He is the chairman of the board of directors of the registered Creative Prague Institute. He also works as an assistant professor at the Department of Production at DAMU in Prague.

COMPETITION BRIEF

The aim of the competition is to design a house with a cultural and community house on a plot now belonging to the Eden Cultural House and to present a concept of public spaces of the entire affected area.

At present, the building of the Cultural House Eden is located in a different environment than the one which it was originally designed for. With the completion of the neighboring Eden shopping center, the original installation of the building in the terrain was lost, because the level of the square was increased compared to the original state.

Unfortunately, the building is, despite interesting artistic artifacts of its time (especially the mosaic on the facade, the solution of ceilings or glass elements in the interiors), in a state that does not meet current construction and technical requirements and standards today. Reconstruction is debatable for a number of reasons, mainly because the original qualities of the house would be lost. It would have to cope with the peripheral shell, which meets the thermal and technical requirements no longer.

Elsewhere, the problem is low clear height, whose increase would require intervention in the statics of the house itself. These interventions can also be carried out sensitively, but at the same time there is a question of how to operate such a closed and unapproachable object today, when the demands on cultural and community life are of a different nature than at the time of its creation. However, if the authors are able to combine the required program with the reconstruction of the existing Cultural House Eden and design a meaningful operation of the building, their opinions are also welcome.

However, it is necessary to state that a far more valuable set of buildings in the vicinity is the Vlasta housing estate, which is (with some exceptions, such as closing the ground floor and reducing its glazed façade areas) well taken care of. On the northern side of the housing estate, there is also the town hall building, where a reconstruction¹ will take place, which will preserve the building in its original composition but with a more welcoming public space towards Vršovická Street. In this spirit, it is necessary to newly work not only with the space of the Cultural House Eden, but above all with the entire adjacent public space.

PUBLIC SPACE - NEW SQUARE OF PRAGUE 10

In the first phase of the competition, it is necessary to propose a solution for neighboring public spaces in the wider area affected by the design of the proposed building. In the second phase, a design of a newly proposed building will be developed on land owned by the District of Prague 10.

In order to understand the goal of the first phase and solve the wider area of the Cultural House Eden, it is also necessary to deal with the surrounding investments that are taking place around Eden. These include, for example, the already mentioned reconstruction of the town hall building in Vršovická Street.

Another is a project initiated by the Capital City of Prague called Railway Promenade & Line Park² developed under the lead of architect Tomáš Cach, which is one of the largest investments in linear public space in Prague 10.

An important investment is also the Eden Railway Station project, which is provided by the Správa železnic (Railway administration)³.

These two main public investments will create new conditions around Eden, and it is therefore necessary to address the physical connection between the cultural center and these important pedestrian routes in the first phase of the competition.

In the first phase, we recommend to find the most optimal connection between the new Cultural House Eden and its surrounding area with the Railway Promenade and the Eden Railway Station, even with the knowledge that part of this new pedestrian connections / paths will lead through privately owned land.

Other upcoming projects in the area include the conversion of the site of the former Koh-i-noor factory, prepared by the team of Jakub Cigler architects⁴. Although the area is not directly connected with the plots of Cultural House Eden, it will create new conditions and the appearance of Vršovická Street after the reconstruction.

For this reason, the first phase of the competition requires a conceptual design of the entire area, defined by the building of the Ministry of the Environment on the north, by the Eden Shopping Center and the Cultural House Eden on the south, by the Prague 10 City Hall and Office Building and the Vlasta housing estate on the west, and by the first residential building. house in U Slavie street on the east.

HOUSE EDEN

On the plots entrusted in the administration of the District Prague 10, marked as *the site*, it is required to design a new building of districts-wide significance (intended for the District Prague 10).

The aim of the competition is to design a building that combines several programs, especially rental housing on the upper floors, with a cultural programme, shops, retail and services on the lower floors, which will enliven this location and allow to spend time inside and around the building- whether it will be cafes and restaurants or cultural activities inside and outside the house itself.

The mission is to create a lively local center that will be used, in addition to visitors from other parts of the city, by a new group of locals who will live in rental apartments in the building.

House Eden will not only offer a cultural program and services to these groups, but also to a large number of residents of the Vlasta housing estate and newcomers to the already built apartments in the block between Vršovická and Kavkazská streets⁵ or to people moving to the renovated Koh-i-nor complex. Together with the Town Hall Building, the House Eden will create a new center of the District Prague 10.

About 50 % of the total floor area, which in the case of the maximum permissible coefficient of GFA is 13,644 m², will be apartments. The intention is to rent these flats in cooperation with a cooperative or other entity, to tenants, without the possibility of buying the flat. It will be one of the first rental housing projects under the auspices of the public sector, which will focus on the social mix of new residents. The aim is not to focus only on the lowest income groups, but on different groups of the population, and to ensure the current social mix in the area in the long run.

APARTMENTS

Given that new apartment buildings in Prague are currently, with a few exceptions, initiated, designed and implemented mainly by private developers, the city is looking for an answer to the question of whether rental housing can be considered other than just according to the developer's recipe - 1kk - 35 m²*, 2kk - 55 m²*, 3kk - 80 m²*. One of the goals of the competition is to verify rental housing and its typology, which in our country has recently been built by the public sector only as social housing.

For this reason, we demand in the first phase of the competition to design the concept of rental housing, with the number of apartments, apartment areas, their equipment and standard being fully at the consideration of the competitors. It is recommended to stick to at least 50 % of GFA as a residential function.

In the second phase of the competition, the program will be specified based on the results of the first phase.

OTHER SPACES

In addition to apartments, we require the design of shops and services that will ensure all-day use of the House and surrounding public spaces. We also request to design spaces for cultural and community life, which are currently not situated in the locality of the Vlasta housing estate, or in the vicinity of newly built apartment buildings.

The intention is to open the ground floor of the house as much as possible and to design a building that will become the lively center of Vršovice and will attract the inhabitants of the entire district.

Since the first round of the competition is conceptual, we expect that the competitors will use their experience and create a functional model, which will consist of a multifunctional hall with a capacity of 600 seats and all facilities, such as entrances, locker rooms, social facilities, logistics solutions for performers and guests, including intuitive circulation of visitors. It is also necessary to design 5- 6 community rooms, each with an area of about 60 m². The community rooms and the hall will have a shared entrance from the foyer and therefore will also share all sanitary facilities.

In addition to the hall and community rooms, it is also necessary to design services, especially cafes, restaurants and others, which will be operationally connected to the exterior and enliven the adjacent public space. Given that the land and surroundings of the existing building is a space through which a large number of pedestrians circulate, it is necessary to work with the movement of these pedestrians creatively and design a building that attracts these residents to its interior, offers them an experience of space and integrates them into programme of the House, whether community, cultural or other programme proposed by the competitors.

Cultural and community spaces will be operated either by the city district or by another entity. Retail spaces and spaces for services will be offered to interested parties who will provide services in them. This will create a new community house, which will become a kind of prototype of a cultural, commercial and apartment building for other local governments in the Capital City of Prague. A prototype in the sense that it will provide rental housing for various social groups and at the same time the cultural and business center of the locality. Last but not least, it will revive the surrounding public space and take advantage of the synergies between the Prague 10 City Hall, the Vlasta housing estate and other residents of the district in the immediate vicinity.

HOUSE HEIGHT

Due to the relatively high surrounding buildings, the height of the House of Eden is not fixed, and it is up to the competitors to decide on the height of the house.

FOUNDATIONS OF CONSTRUCTION AND UNDERGROUND FLOORS

When designing the foundations of the building, it is also necessary to design new entrances to the building and to solve the logistics of the whole house, especially with regard to the entrance to the garages of the Eden Shopping Center and its two underground floors with parking. It is very difficult to use this entrance as an existing infrastructure for transport and connect a new house to it. Therefore we recommend looking for a different solution. On the east side of the House Eden, there is the Prague 10 City Hall, which has a sufficient clear height under its terraces for supply trucks. This original and modernist street called Uljanovská Street can serve to the proposed House Eden together with Kyrgyzská Street.

PARKING AND SUPPLIES

With regard to the proposed functions, it is necessary to design parking and supplies in accordance with today's standards, and especially the Prague Building Regulations. However, it is also necessary to approach this part of the design creatively and create an appropriate logical connection with the existing transport solution in the vicinity of the site.

¹ <https://www.archiweb.cz/en/n/home/praha-10-planuje-studii-okoli-radnice-bude-ji-rekonstruovat>

² <https://verejneprostory.cz/projekty/pripravovane/drazni-promenada-https://www.cistoustopou.cz/pesky/clanek/vrsovice-strasnice-spojipromenada-liniovypark1617>
vizte přílohu zadání

³ <https://www.sudop.cz/cs/projekty/optimalizace-tratoveho-useku-praha-hostivar-praha-hl-n>

vizte přílohu zadání
⁴ <https://psnkupuje.cz/nemovitost/23-koh-i-noor#property>
vizte přílohu zadání

⁵ <https://www.archiweb.cz/b/obytny-soubor-4blok>
vizte přílohu zadání

*
1kk = one room with open kitchen / studio apartment
2kk = one room + one living room with open kitchen
3kk = two rooms + one living room with open kitchen

THE SITE

The Cultural House Eden is located to the District Prague 10- Vršovice on the plot number 1872/3 which occupies a total area of 1 308 m². Together with the Eden Shopping Center the Cultural House Eden ends a composition line of houses of the Vlasta housing estate. Adjacent to the cultural house is the plot number 1872/2 with an area of 4891 m², also owned by the Capital City of Prague hl. m. and also belonging to the administration of the District Prague 10.⁶

TRAFFIC AVAILABILITY

Vršovická Street leads around the site from the north and it intersects with Kodaňská Street and Bělocerkevská / U Slavie Street in the northeast.

The site is best reached by public transport from the Slavia bus and tram stop (BUS 135, 136, 150, 213, 913, TRAM 6, 7, 22, 24, 958, 97, 99). The Eden railway station is also nearby (trains S9, S90 a R49).

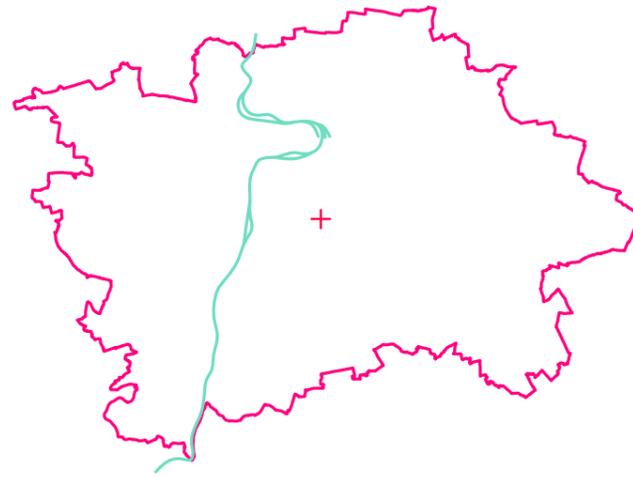
SURROUNDING CIVIL AND COMMERCIAL FACILITIES

The administrative block of three buildings along Vršovická Street is the seat of the District Prague 10 City Hall together with the Employment Department or the Military Social Security Office. Inside we can also find a restaurant, a gallery and several establishments providing different services.

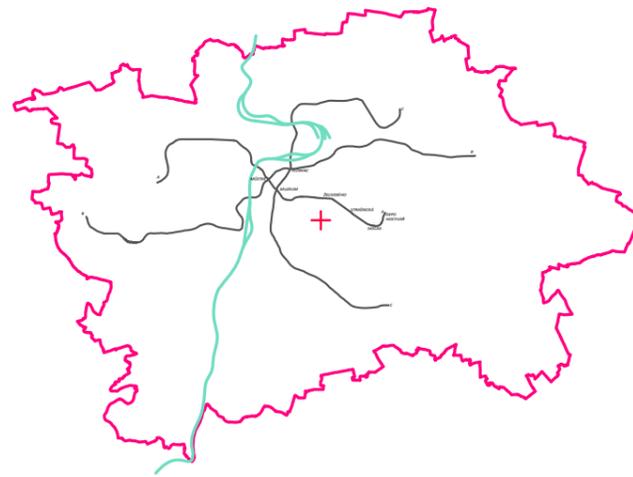
A kindergarten is situated to the Magnitogorská Street. Right next to it, there are tennis courts under organization of TJ Sokol Vršovice, which also allows to rent the court to the public. There is also an old parking house behind the kindergarten.

Right next to the Cultural House Eden there is the large Eden Shopping Center with over 100 shops. The largest building in the area is the stadium, today called Sinobo Stadium (formerly Synot Tip Arena), with a capacity of over 19,000 spectators which is said to be one of the largest stadiums in the Czech Republic.⁷

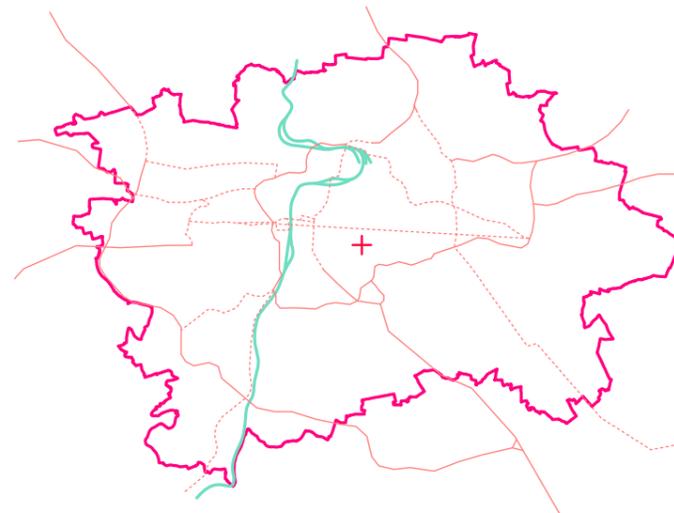
The building of the Ministry of the Environment is situated on the opposite side of Vršovická Street.



THE SITE WITHIN THE ADMINISTRATIVE BOUNDARIES OF PRAGUE



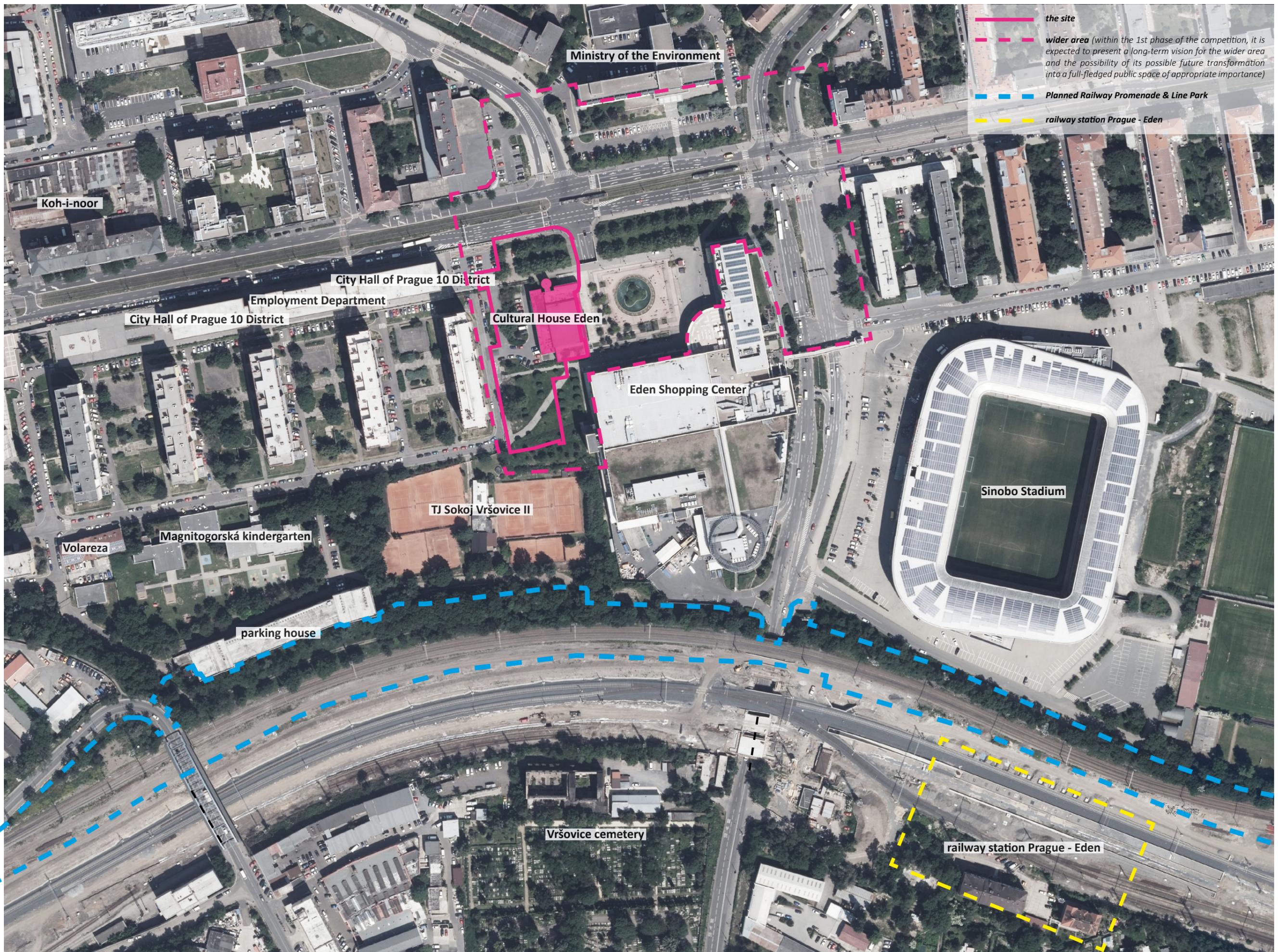
THE SITE AND THE EXISTING NETWORK OF THE PRAGUE METRO



THE SITE AND NETWORK OF PRAGUE AUTOMOBILE TRANSPORT

6 Cadastral map
7 https://en.wikipedia.org/wiki/Sinobo_Stadium





- the site
- - - wider area (within the 1st phase of the competition, it is expected to present a long-term vision for the wider area and the possibility of its possible future transformation into a full-fledged public space of appropriate importance)
- - - Planned Railway Promenade & Line Park
- - - railway station Prague - Eden

Ministry of the Environment

Koh-i-noor

City Hall of Prague 10 District

Employment Department

City Hall of Prague 10 District

Cultural House Eden

Eden Shopping Center

TJ Sokoj Vršovice II

Sinobo Stadium

Magnitogorská kindergarten

Volareza

parking house

Vršovice cemetery

railway station Prague - Eden

HISTORY OF BARRACKS AND EDEN

The existing building of the Cultural House Eden and its surroundings is located on the border of the Vlasta housing estate, which was built opposite the Koh-i-noor factory between 1972 and 1977. The Vlasta housing estate is a set of prefabricated buildings between Vršovická, Moskevská and Kyrgyzská streets and the railway line.

Originally a large complex of carriage barracks built between 1880 and 1890 (soldiers moved here in 1888) stood on the site of the housing estate. There were staff buildings, team barracks and officers' apartments, stables and warehouses. Until 1918, the Austrian cavalry battalion No. 3 was based here, between 1918–1933 the Czechoslovak cavalry battalion No. 1, after the abolition of these units, the 1st Czechoslovak Army's automobile battalion was stationed here. The barracks were gradually demolished between 1965 and 1983. Today, only the historical building in Magnitogorská Street recalls this history.⁸

On the other side of the imaginary border of the former barracks there used to be a large amusement park called Eden. It was situated to the site of the current Sinobo Stadium and continued to the western direction. It experienced its greatest glory in the period between the two world wars, when many people came to it, especially on Sundays. It used to be richly equipped- there was a water lagoon with boats, promenades, dance floors, an enchanted castle, shooting range, cyclodrome, large water slides, but also classic attractions such as swings, carousel, and a roller coaster from 1923, whose total length reached more than 5 km⁹. Variety show was also performed in several buildings. Because of the traveler Hagenbeck, the inhabitants of Abyssinia also came to Eden, where they constructed an indigenous village and were admired by many visitors.¹⁰

However, Eden's prosperity was hit by the Great Depression and the park's popularity began to decline rapidly. The number of visitors decreased, sales decreased. The area has gained a bad reputation due to the growing makeshift colony of the poor on Bohdalec and rising crime. In 1935, the roller coaster and some other attractions were demolished. Eden had waited several more years for its own extinction. The situation was exacerbated by the ban on entertainment during World War II. In 1946, the park was officially closed by a decision of the main hygienist of the Capital City of Prague.

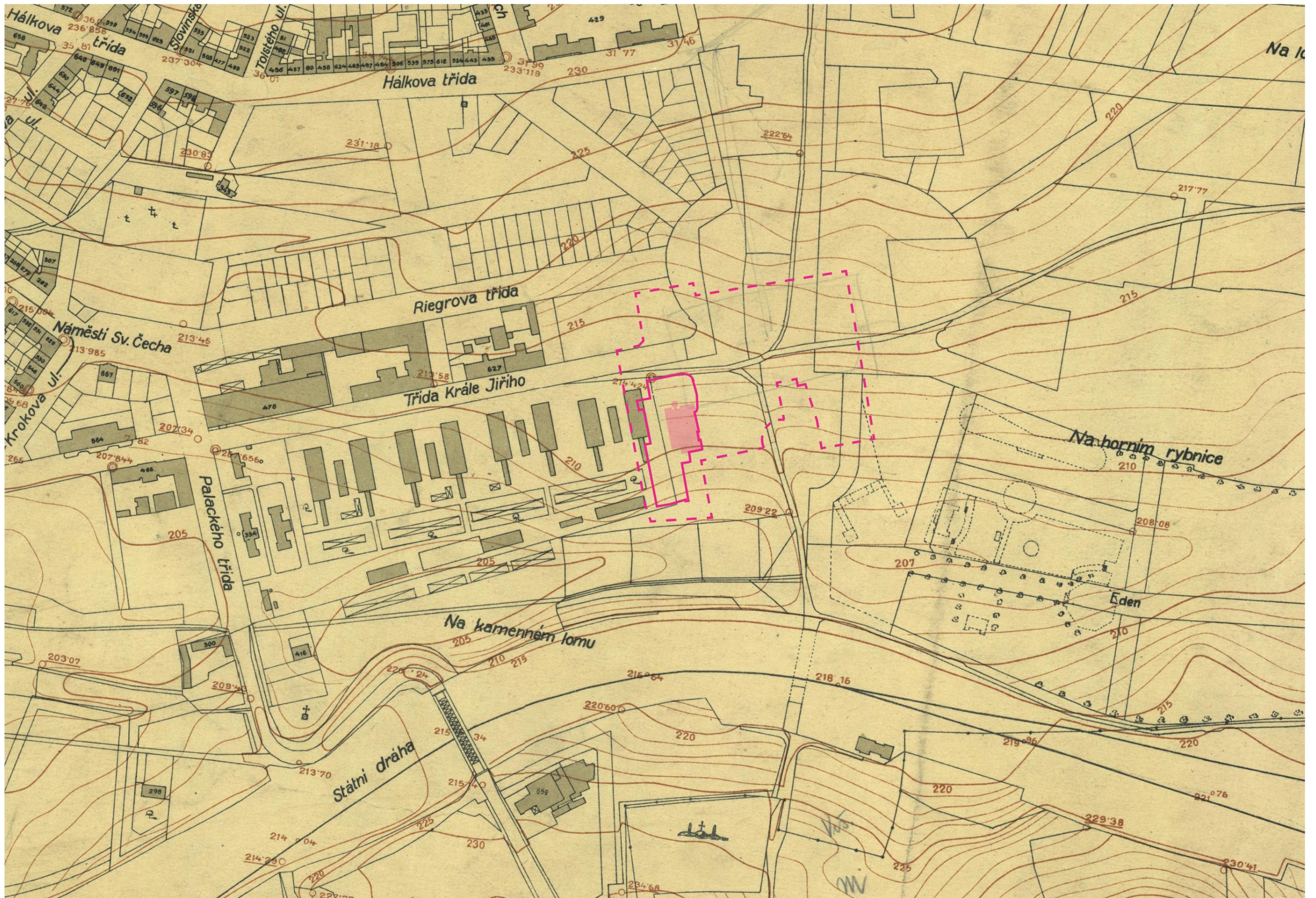
A large Slavia Prague sports complex with a football and athletics stadium, a multi-purpose sports hall, a swimming complex and a hockey stadium was gradually built on part of the site of the amusement park.



8 https://cs.wikipedia.org/wiki/S%C3%ADdli%C5%A1t%C4%9B_Vlasta
 9 [https://cs.wikipedia.org/wiki/Eden_\(Praha\)](https://cs.wikipedia.org/wiki/Eden_(Praha))
 10 <https://www.atlasceska.cz/pamatky/kulturni-dum-eden-20484>

<https://www.prahaneznama.cz/praha-10/vrsovice/lunapark-eden-dnes-ani-pamatky/>

<https://www.milujuprahu.cz/zapomenuty-lunapark-v-edenu-horska-draha-merila-5-kilometru-podivejte-se/>



THE SITE ON THE PLAN OF THE CAPITAL CITY OF PRAGUE WITH SURROUNDINGS 1938

VLASTA HOUSING ESTATE

The housing estate was established in a hurry as a solution to the consequence of the invasion of the Soviet army to the Czechoslovakia in 1968 on the land of the former barracks. It was built between 1972 and 1977 opposite the Koh-i-noor factory.

The inhabitants of the town called Milovice (roughly 3,500 people, mostly soldiers and their family members), who were evicted from their original homes due to the accommodation of the Soviet army in their houses in Milovice, moved here.

The basic structure of the housing estate itself consists of five north-south-oriented blocks of prefabricated houses (four houses in a block) along Uzbecká, Taškentská, Turkmenská, Tádžická, Kazašská and Kyrgyzská streets. Individual courtyard parks are decorated with statues and sculptures by Vendelín Zdrůbecký: Mother with Children, Acrobat, Boy with a Model of the Airplane, Young Lovers. There are also the remains of sports and playgrounds. South of Magnitogorská Street there is also a kindergarten and a parking house. In one of the few preserved houses of the original military barracks (Magnitogorská 1494/12) is located the organization Volareza (czech shortcut for Military Spa and Recreation Facilities), a contributory organization of the Ministry of Defense. The north-western part of the housing estate is occupied by a three-winged block of flats with services and shops in the basement and an elevated ground floor. These buildings are interwoven with a system of galleries, terraces, passages and stairs.

Between 1972 and 1977, a three-part administrative block of buildings was also built along Vršovická Street, which included a new City Hall. It is a five-storey multifunctional building called Vlasta (it is described in the Monument Catalog under the name Administrative Area Vlasta). The authors of the project were Zdeněk Edel, Vlastibor Klimeš and Josef Lavička from the Regional Project Institute Prague 7. The investors were Pramen Praha, the Ministry of National Defense, the District Committee of the Communist Party of Prague 10, the District National Committee of Prague 10 and the Ministry of the Interior. The reason for the construction was, among other things, the expansion of the district of Prague 10 by newly connected municipalities (Dolní Měcholupy, Horní Měcholupy, Petrovice and Štěrboholy as of 1 January 1968 and Benice, Dubeč, Dubeček, Hájek, Kolovraty, Královice, Křeslice, Lipany, Nedvězí, Pitkovice and Uhříněves as of 1 July 1974). The building received a zoning decision in 1971 and was finished and approved in 1976. The building was designed as a multi-purpose building. At present, in addition to the City Hall itself, the Police of the Czech Republic, the Military Social Security Office and the Employment Department are located here, as well as restaurants, galleries and other services.

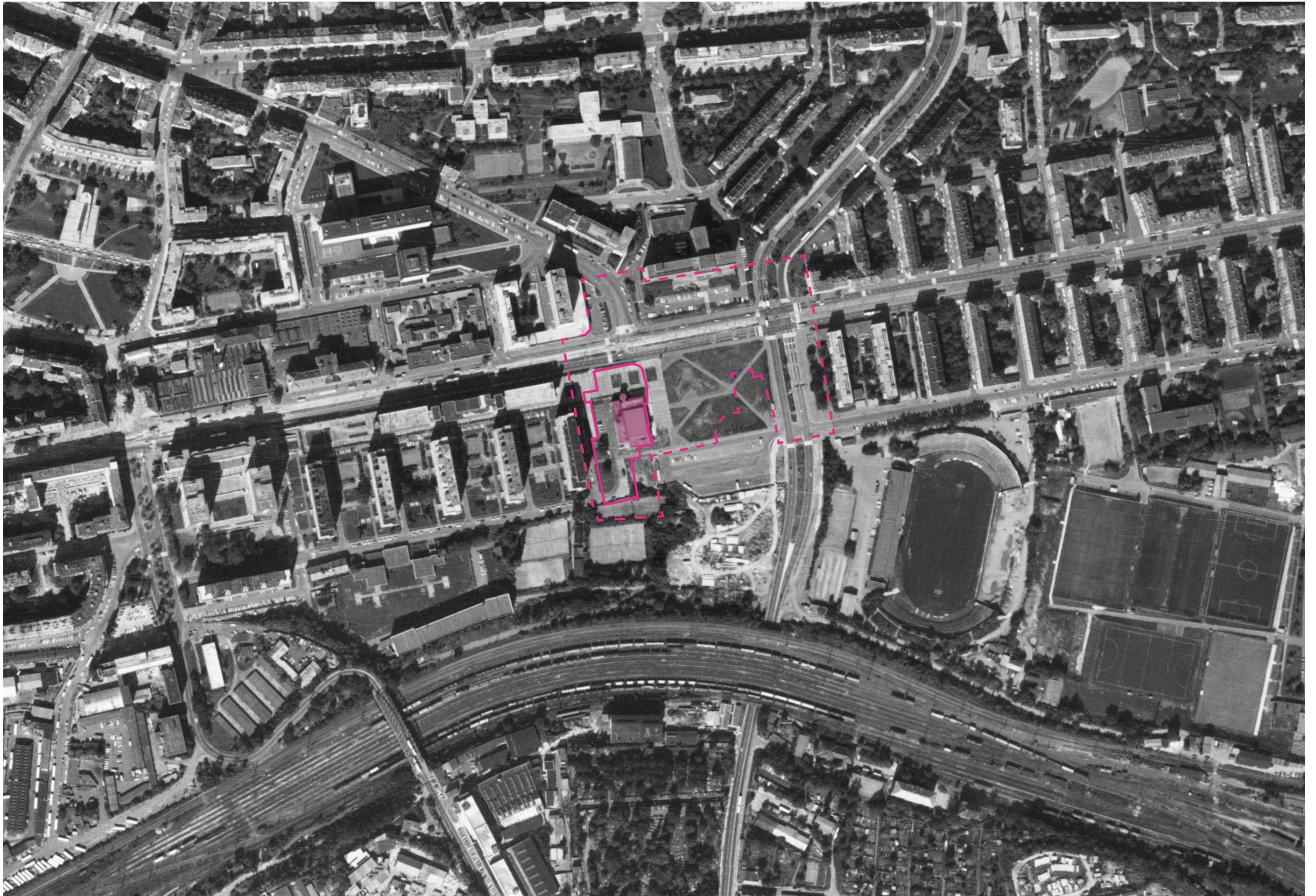
In the first floor the building has a system of terraces, walkways and passages, accessible from ground level by several stairs and ramps, at the eastern end connected to the terrain level. The northern gallery also serves as the southern sidewalk of Vršovická Street. Under the southern gallery there is a roofed one-way street Uljanovská Street, which serves as a service road for the exit from the streets of the Vlasta housing estate, supply ramps of basement storage and technical spaces adjoining it from the north.¹¹



https://cs.wikipedia.org/wiki/S%C3%ADdli%C5%A1t%C4%9B_Vlasta

SOURCE: DANIELA ŠRÁMKOVÁ - <https://www.a489.cz/sidliste-vlasta>

11 https://cs.wikipedia.org/wiki/S%C3%ADdli%C5%A1t%C4%9B_Vlasta



CULTURAL HOUSE EDEN

The district national committee of Prague 10 decided to build its cultural house serving to the 11 then newly connected municipalities in 1980. The project was entrusted to architects Hana Pešková and Dalibor Pešek. It is a reinforced concrete structure with a suspended cladding of metal and glass panels, partially lined with stone, wooden ceilings and a flat roof.

Upon completion, the house had three services - a **multi-purpose hall** (600 seats in rows, 550 in case of table arrangement), a **cinema** (291 fixed seats) and a **restaurant** (105 seats). In front of the hall was a foyer serving as a space for breaks or small exhibitions. The floor area is 4 960 m².

Due to its rapid decay, it was closed around the year 2000. In October 2020, the building is in such poor technical condition that it does not currently allow providing of any services.¹²

The static report, which the management of the Town District had prepared, states that „*although the statics is alright, the building does not meet current standards, especially in the requirements for easy accessibility for disabled, fire and hygiene standards.*“¹³



FOTO, PODCAST: <https://vltava.rozhlas.cz/opravit-nebo-zbourat-praha-10-resi-co-s-chatrajicim-kd-eden-lidi-ziji-jinak-8150465>



12 https://cs.wikipedia.org/wiki/Kulturn%C3%AD_d%C5%AFm_Eden
 13 <https://praha10.cz/kdeden>

SOURCE: DANIELA ŠRÁMKOVÁ, VLADIMÍR LACENA: <https://www.a489.cz/kulturni-dum-edennak-8150465>

URBAN PLANNING DOCUMENTATION

CURRENT LAND USE PLAN OF THE CITY OF PRAGUE

According to the valid Land Use Plan of the city of Prague, the site is defined as the functional area of **SMJ - H (mixed urban core with land use rate code H)**.¹⁴

Main use:

Mixed (combined) use of areas in the central part of the city and the centers of city districts, especially civic amenities and housing.

Permitted use:

Residential buildings, flats in non-residential buildings, commercial facilities with a total gross floor area not exceeding 20,000 m², public catering facilities, accommodation facilities, administrative buildings, schools, school, university and other educational facilities, out-of-school facilities for children and youth, sports, cultural, entertainment, church facilities, facilities of medical and social services, buildings for public administration, non-disruptive services, facilities and areas for the operation of Prague Integrated Traffic.

Small water areas, greenery, cycle paths, pedestrian roads and spaces, vehicle roads, technical infrastructure facilities to the necessary extent and technical infrastructure line management.

Parking and parking areas, garages for cars.

Conditionally permitted use:

Monofunctional buildings for housing or civic amenities in accordance with the main use. Multi-purpose facilities for culture, entertainment and sports, commercial facilities with a gross floor area not exceeding 80,000 m², sanitary stations, rescue safety system equipment, small non-disruptive production, fuel stations without services and repaired as an integral part of garages and multifunctional buildings.

Veterinary facilities within multifunctional buildings and residential buildings and small collection yards in the event that the assessed plot is immediately adjacent to the NE area and that the structure of the related area will not be disturbed.

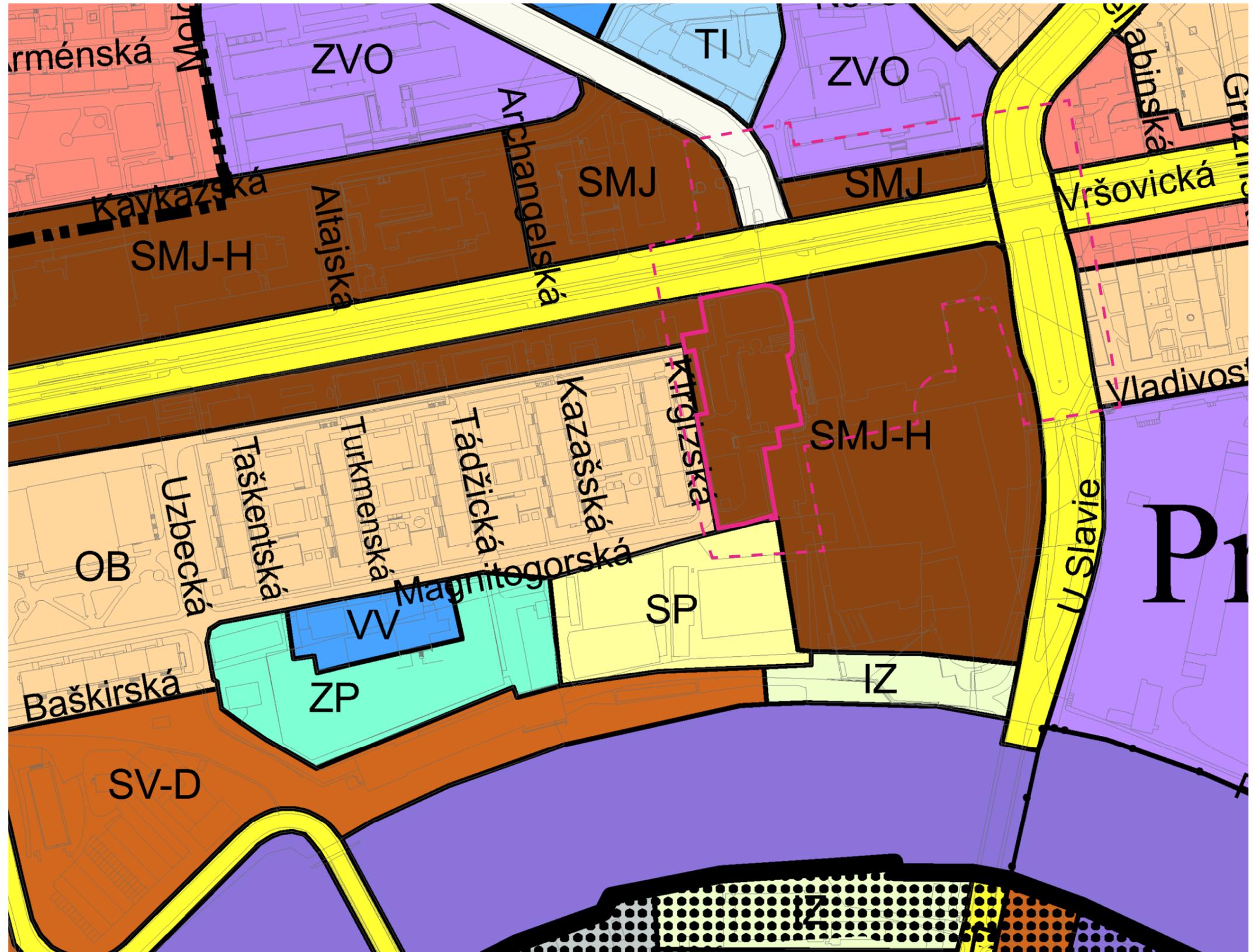
For conditionally permitted uses, the usability of the land concerned will not be impaired or endangered.

Prohibited use:

Unauthorized use is incompatible with the main and permissible use, which is in conflict with the nature of the site and the conditions and limits set in it, or is otherwise in conflict with the objectives and tasks of spatial planning.

SURFACES WITH DIFFERENT TYPE OF USE

RESIDENTIAL	MIXED USE
OB purely residential	SM generally mixed
OV generally residential	SMI smíšené městského jádra
SPORT AND RECREATION	SPECIAL CIVIL FACILITIES
SP sport	ZVO other
PUBLIC AMENITIES	TECHNICAL INFRASTRUCTURE
VU public amenities	TI equipment of information transmission
TRANSPORTATION	NATURAL, LANDSCAPE AND URBAN GREENERY
SD, S1, S2, S3 communication network	ZP parks, historic gardens and cemeteries
DZ railway lines and their equipment, sidings and freight terminals	IZ urban and landscape greenery



www.geoportalpraha.cz, © Institut plánování a rozvoje hl. m. Prahy

LAND USE RATE CODE	KPP maximum permitted floor area coefficient	KPPp the highest conditionally permitted floor area coefficient	KZ minimal coefficient of green	at average storeys	Typical character of development
H	2,2	2,6	0,25	to 4	compact urban development
			0,3	5	compact urban development
			0,35	6	urban development
			0,4	7	urban development
			0,4	8 and more	loose urban development

THE AVERAGE FLOOR AND THE TYPICAL CHARACTER OF THE BUILDING ARE INFORMATIVE

The green coefficient KZ is chosen on the basis of the average storey, defined as the total gross floor area / built-up area. The method of calculating the average floor and KZ is specified in Annex A Justification- Methodological Annex.

LOOSE DEVELOPMENT is a development with a low rate of land use, consisting of separate buildings or small groups of buildings (isolated houses, semi-detached houses), which usually do not form a continuous street front.
LOOSE URBAN DEVELOPMENT is an area in which individual buildings, groups of buildings, or buildings in open blocks are located, which do not have to form a continuous street front.
URBAN DEVELOPMENT consists of closed or semi-open blocks and buildings forming a continuous street front.
COMPACT URBAN DEVELOPMENT consists mainly of closed blocks and a continuous street front.
VERY COMPACT URBAN DEVELOPMENT are made up of closed blocks, forming a continuous street front with a high rate of land use.

DRAFT METROPOLITAN PLAN¹⁵

The metropolitan plan is a newly developed zoning plan of Prague, which is not yet valid, but since it is a discussed conceptual document that is brought up by many politicians, it is appropriate to refer to it.

The Metropolitan Plan names the area of the site as 101/Koh-i-noor and defines it as a **heterogeneous structure** and **stabilized locality**:

Built environment

(1) **Heterogeneous structure** is an urban structure combining several types of buildings and different uses, usually in separate buildings next to each other (horizontally). It is a structure of various transition areas between the center and the outskirts of the city with a different height arrangement.

Land use

(1) The main use of a **residential area** is a mixed residential development, which includes housing, public amenities and all services, including job opportunities and their combination.

(2) In a **residential area**, it is permitted to place buildings and other structures for housing, public amenities, trade, administration, non-disruptive production, sports, recreation or a combination thereof. It is also permissible to place related additional buildings, transport and technical infrastructure, street spaces and city parks.

(3) In a **residential locality**, it is not permitted to place buildings and other structures for mining, metallurgy, processing of harmful chemicals, heavy engineering, agriculture, biological waste incinerators and similar structures by their operation not corresponding to the target character of the locality.

Potential

(1) A **stabilized locality [S]** is a locality with a stable character. The aimed character of the stabilized locality is derived from the existing character. For special cases, the Metropolitan Plan defines a stabilized locality as:

a) **stabilized protected locality [Sc]**, which is a stabilized locality of historical buildings characterized by an exceptionally comprehensive and preserved structure of public spaces and a completely stable structure of buildings and which is defined primarily for the protection of the existing character,

b) **stabilized flexible locality [Sf]**, which is a stabilized site of areas whose internal urban layout is not essential for the character of the site, and therefore the Metropolitan Plan provides a higher possibility of change of development within the building blocks.

When designing the Eden House, we recommend adhering to the valid spatial planning documentation - the valid land-use plan of the Capital City of Prague, which is accessible at <http://en.iprpraha.cz/clanek/1452/spatial-planning>

The draft metropolitan plan is not a legally binding document, but it is an unapproved zoning plan of the Capital City of Prague at the moment. Its content has a recommendatory character.

ADMINISTRATIVE DISTRICT

Praha 10

DISTRICT

Praha 10

CADASTRAL AREA

Vršovice

AREA

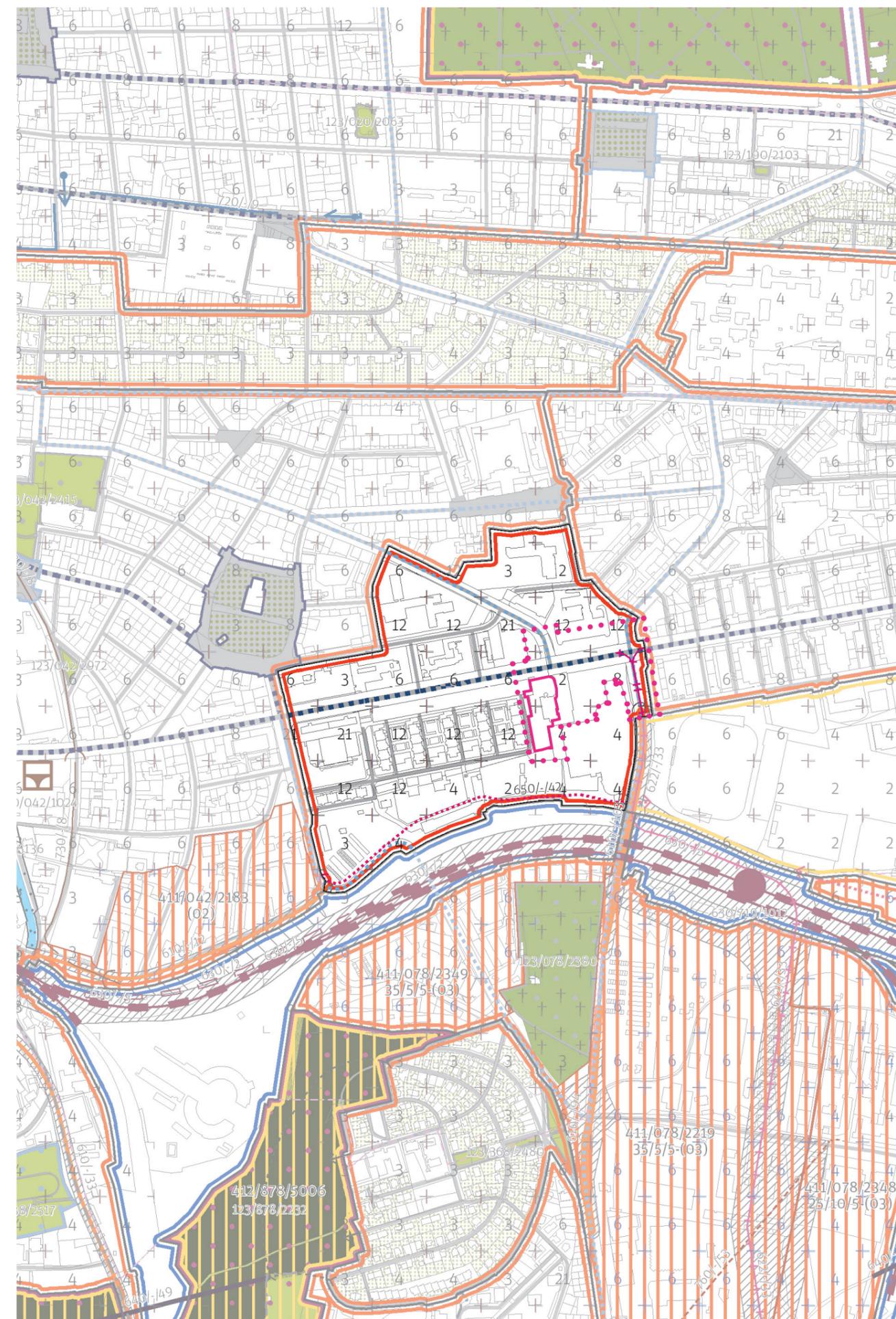
29 ha

AIMED CHARACTER OF THE LOCALITY

The aim is to complete and strengthen the character of the stabilized, residential locality Koh-i-noor with a modernist structure.

The locality of Koh-i-noor is defined as an area with a heterogeneous structure. The aim of the proposed urban regulations is to preserve the spatial arrangement, to develop diversity, strengthening the core of the site and increasing connectivity with the Pod Bohdalcem locality.

Z BUILDABILITY OF THE AREA: buildable	(04) TYPE OF STRUCTURE: heterogeneous
/O LAND USE: residential	[S] STABILITY: stabilized



¹⁵ https://plan.app.iprpraha.cz/texty/#tcz_cl_81

PRESENT

The current mostly monofunctional use of the building (commercial functions of an entertainment nature) is considered to be unsustainable at this point.

The aim is therefore based on the analysis of the chosen volume/mass solution (based on the newly proposed existing or new development) to support the architecturally comprehensive form of the Vlasta housing "square" and the center in front of House Eden) and its related public spaces, but at the same time to find a viable function, or a combination of functions, corresponding to the contemporary needs and value of this place.

However, as an initial input, it is considered as appropriate to examine the possibility of using the proposed structure for the housing function and the commercial function (this would be both in the form of free units for rent and units long-term reserved for city hall purposes).

CALCULATION OF THE GFA OF AN EXISTING CULTURAL HOUSE EDEN WITHIN THE FRAMEWORK OF THE AREA SMJ-H

(CONSIDERED LAND AREA OF PALOTS No. 1872/3 A 1872/2),

INCL. ADDITIONAL REMAINING BUILDABLE AREA

- The area counted to the considered plan (administered by the Town District Prague 10):

- 6 202 m²
- plot no. 1872/3 = 1 311 m²
- plot no. 1872/2 = 4 891 m²

- GFA of the existing Cultural House Eden :

- 2 69 m²
 - 1 1 265 m² + 170 m² area of loggias
 - 0 1 347 m²
 - 1 1 470 m²
 - 2 1 070 m²
 - 3 526 m²
- Σ 5 917 m² GFA**

- CURRENT LAND USE PL.:SMJ-H - KPP (floor area coefficient) - 2,2

- KPPp (conditionally permitted floor area coefficient) - 2,6
- calculation KPP (permitted floor area coefficient):
- [KPP = GFA / area of the intended building]

- KPP of the current building Cultural House Eden: KPPss = 5 917 / 6 202 = 0,954 > 2,2 (2,6) - meets conditions

- Possible GFA to meet the Land Use Plan of the Capital City of Prague:

- calculation of GFA....[GFA = KPP x area of the intended building]
- maximum permitted GFA = 2,2 x 6 202 = 13 644 m²
- reserve compared to the current situation + 7 727 m²



MAP OF LAND OWNERS

- Czech Republic, including state-controlled entities
- Capital City of Prague, including entities controlled by the city, excluding city districts
- City districts of the Capital City of Prague, including entities controlled by them
- Regions of the Czech Republic outside the Capital City of Prague, incl. entities controlled by them
- Municipalities of the Czech Rep. outside the Capital City of Prague, incl. entities controlled by them
- The remaining domestic legal entities
- Domestic natural persons
- Identified and classified foreign entities
- Entities not included in other groups
- Participation of two or more entities of different groups

SOURCE: <https://app.iprpaha.cz/apl/app/majetek/index.html>

The above-described calculation of the possible GFA to fill the current Land Use Plan of the Capital City of Prague verified the existing and free capacity of GFA of the Cultural House Eden, including related public spaces, all managed by the Town District Prague 10, in the SMJ- H functional area of the valid the Land Use Plan. The existing GFA Kof the Cultural House Eden is 5,917 m², to reach the limit of the area given by the valid Land Use Plan it is possible to increase the built-up area by more than half compared to the existing area (from +7,727 m² to +10,202 m²).

We believe that the area **allows the sensitive completion of the local urban structure (adequate increase in GFA), either in the form of using the existing building (its extension / use of part of the building?) or creating a completely new structure.** We leave this aspect to the justification of the author of the proposal, provided that the valid Prague Building Regulations, Planning Analytical Materials, current Land Use Plan, etc. are complied with. If the author considers working with the existing building of the Cultural House Eden, leaving it as a whole or in a fragment, an essential part of the design will be an **economic balance** (eg in terms of future operation economics, in terms of rehabilitation of existing structures and construction process, etc.).

REVIEW PLAN OF PUBLIC SPACES OF PRAGUE 10

In connection with the completion of the urban structure around Eden, it is necessary to recall the importance of this public space, specified in the **Review Plan of Public Spaces of Prague 10 (GVP P10)**.¹⁶ The entire area around Cultural House Eden, including the related set of buildings of the Vlasta housing estate, is marked as unstabilized territory. However, there is a relatively clear indication of the **aimed connection of the areas in the vicinity of Magnitogorská Street, reaching as far as the intersection of Vršovická and Kodaňská Streets.** Today, these areas are only the "blind backs" of Cultural House Eden and Eden Shopping Center, which deserve better permeability and continuity towards their foyer (square with fountain) or towards newly cultivated public spaces, which will be created by future reconstruction of the building Town Hall Prague 10. At the same time, if we take into account the wider relationships, the "point of interest" could also be the connection to the future reconstructed railway body and the *Railway Promenade* on it.

Review Plan of Public Spaces of Prague 10 defines the intersection of streets in the area of the cultural house as a **public space of city-wide importance, mixed**, ie it defines it as: „public spaces whose significance extends beyond the boundaries of the district. It belongs to the skeleton of the street network on the scale of the whole city, large parks and axes. They are often tied to important traffic connections and therefore they have less residential character. In the district of Prague 10, these are mainly the main streets and boulevards (for example Vršovická street)”¹⁷

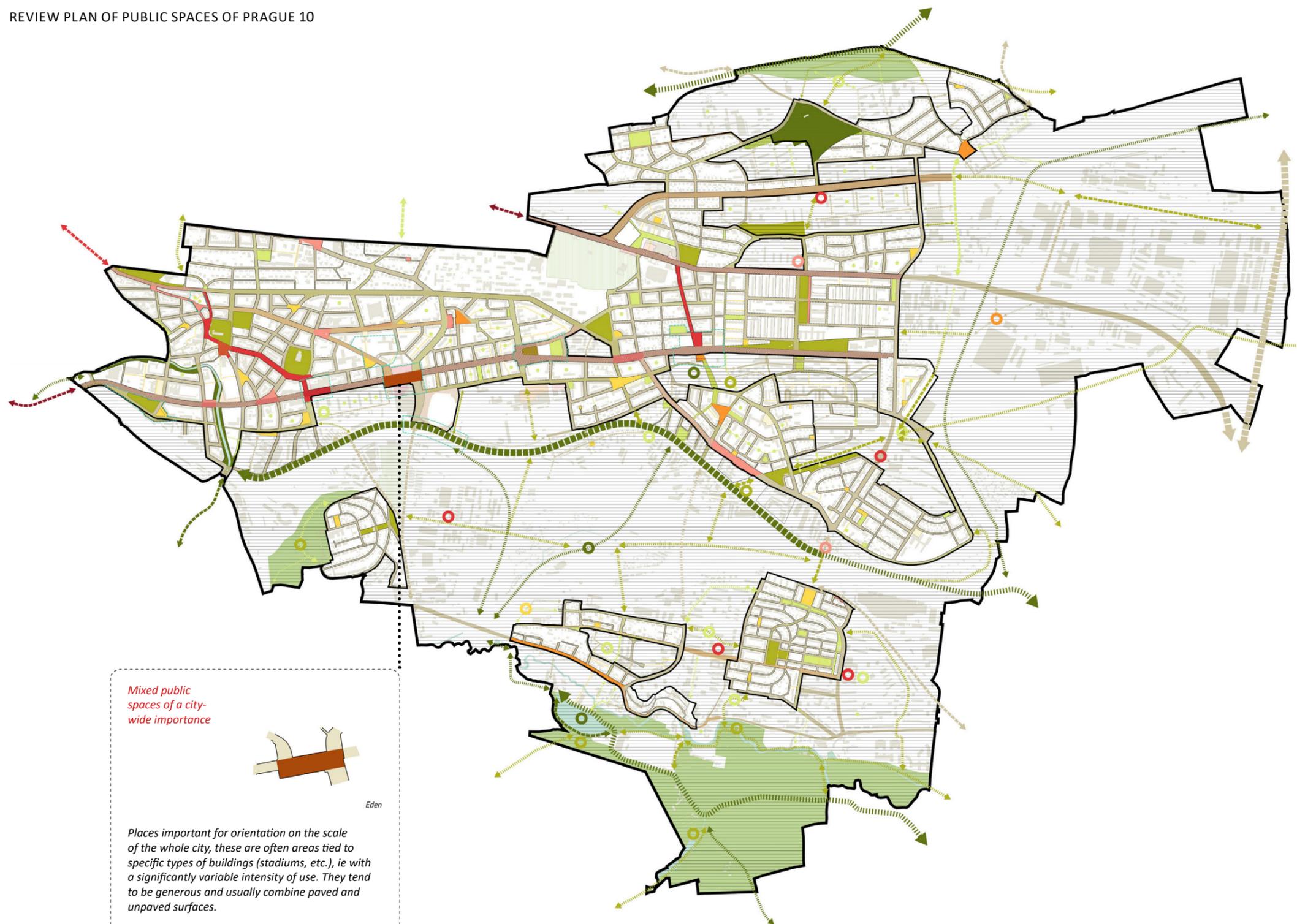
PUBLIC SPACES

			public space of a city-wide importance paved / mixed / green
			public space of a district's importance paved / green
			public space of a wider locality importance paved / mixed
			public space of a local importance mixed / green

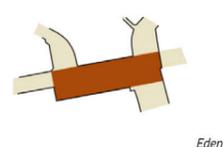
16 <https://verejneprostory.cz/hlavni-stranka/novinky/artmid/4892/verejna-prostranstvi-jsou-srdcem-mesta-generel-napovi-jak-je-rozvijet?articleid=1600>

17 Generel veřejných prostranství Prahy 10, 2016

REVIEW PLAN OF PUBLIC SPACES OF PRAGUE 10



Mixed public spaces of a city-wide importance



Places important for orientation on the scale of the whole city, these are often areas tied to specific types of buildings (stadiums, etc.), ie with a significantly variable intensity of use. They tend to be generous and usually combine paved and unpaved surfaces.



Queen Elizabeth Olympic Park, London

04 EDEN, CROSSING OF VRŠOVICKÁ, KODAŇSKÁ, BĚLOCERKEVSKÁ STREETS, Vršovice

50.0689522N — 14.4679708E

"An important place with the intensity of movement exceeding the possibilities of space as it is currently organized. This place loses its residential significance due to the high traffic load, orderless built-up area and problematic pedestrian movement. The question for the future therefore is whether it should be an important landmark with effectively managed traffic (even in this case with the necessary measures towards pedestrian and bicycle access), or a truly residential area with a lively town square. In the variant drawn in the Review Plan for Prague 10, the residential and representative function is redistributed to the second "front", to the front area of the shopping center, the building Ministry of the Environment, the Stadium and the potential square at the intersection of Kodaňská and Kavkazská streets. Strengthening these places, more protected from the negative effects of transport, brings viability to the overall concept, yet it is not the only possible solution. As not only the organization of public space is problematic in this place, but also the (nonexisting) definition buildings, it is appropriate for a comprehensive urban study to be created for the whole area, which would be the basis for further steps towards revitalization of an important point on the map of Prague 10.¹⁸

DETAIL FROM THE REVIEW PLAN FOR PRAGUE 10

DEFINITION OF STREET AREAS

- street line without edge type specification
- street line with edge type specification: fixed edge / closable edge / fence
- street line with edge type specification: hedge or low fence / symbolic definition

TYPES OF PUBLIC SPACES

- public space of a city-wide importance paved / mixed / green
- public space of a district's importance paved / green
- public space of a wider locality importance paved / mixed
- public space of a local importance mixed / green
- in case of overlapping - marked with a hatch in the corresponding color

PUBLIC SPACES INSIDE BLOCKS

- public space in the block - defined (frontage / passage) + color of predominant character
- public space inside block mixed / green
- passage through the block paved / mixed / green

CONNECTIONS - ROADS AND STREETS - REGULATION AND ROUTING

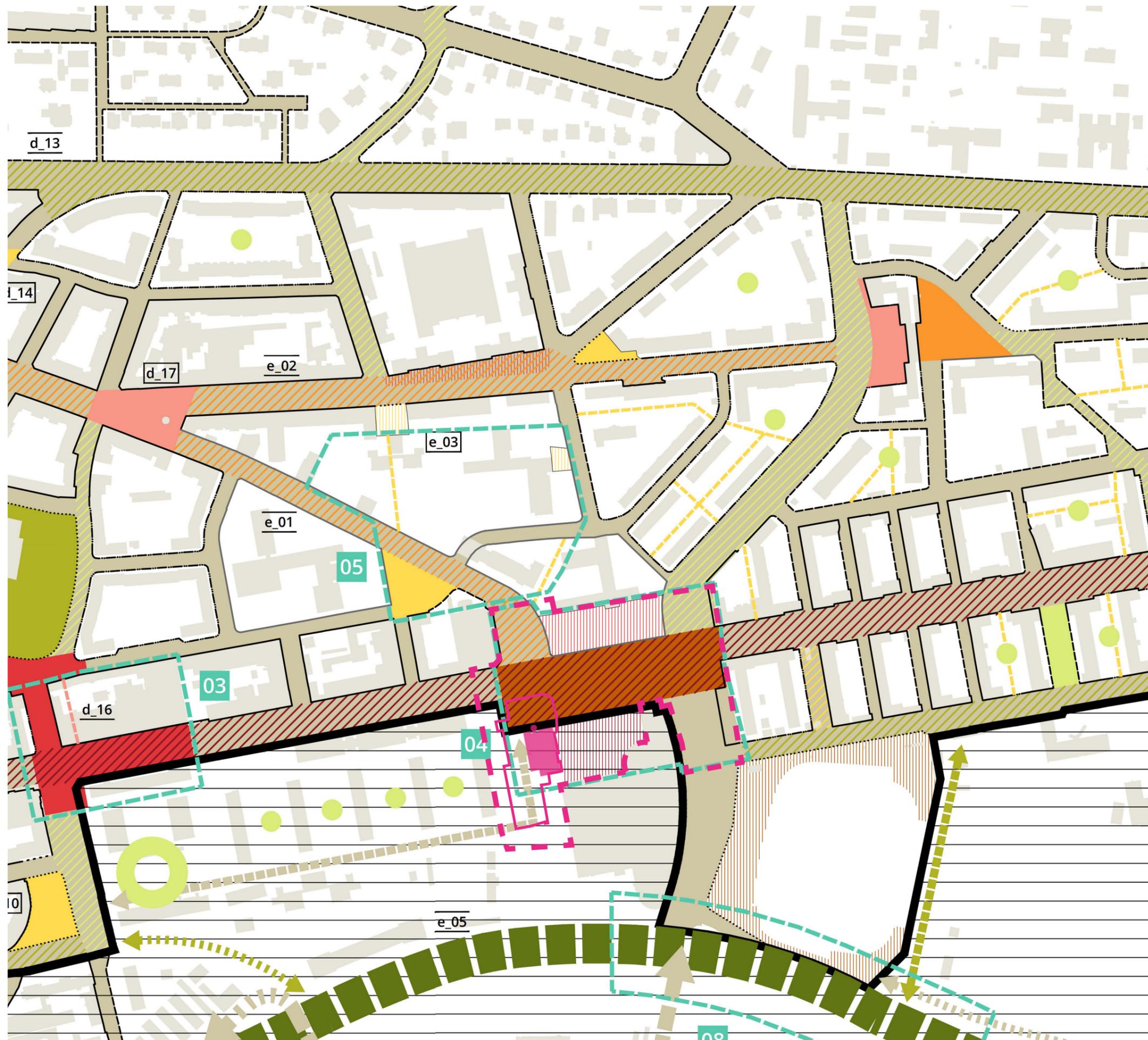
- key city-wide or district connections: regulation / routing + color of predominant character
- district and local connections: regulation / routing + color of predominant character
- local connections: regulation / routing + color of predominant character

OTHER AREAS

- border of Town District Prague 10 / unstabilized territory

MARKINGS

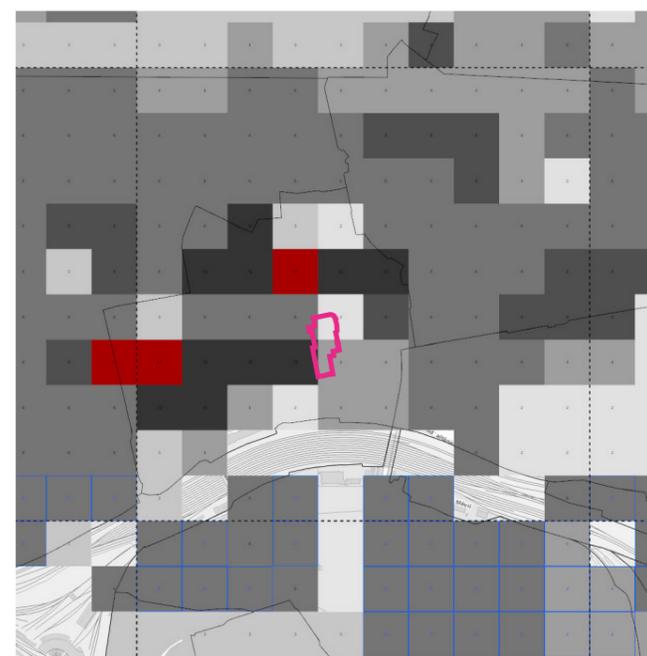
- definition of a specific place / marking of a specific place
- markings of places: square or park / street / passage



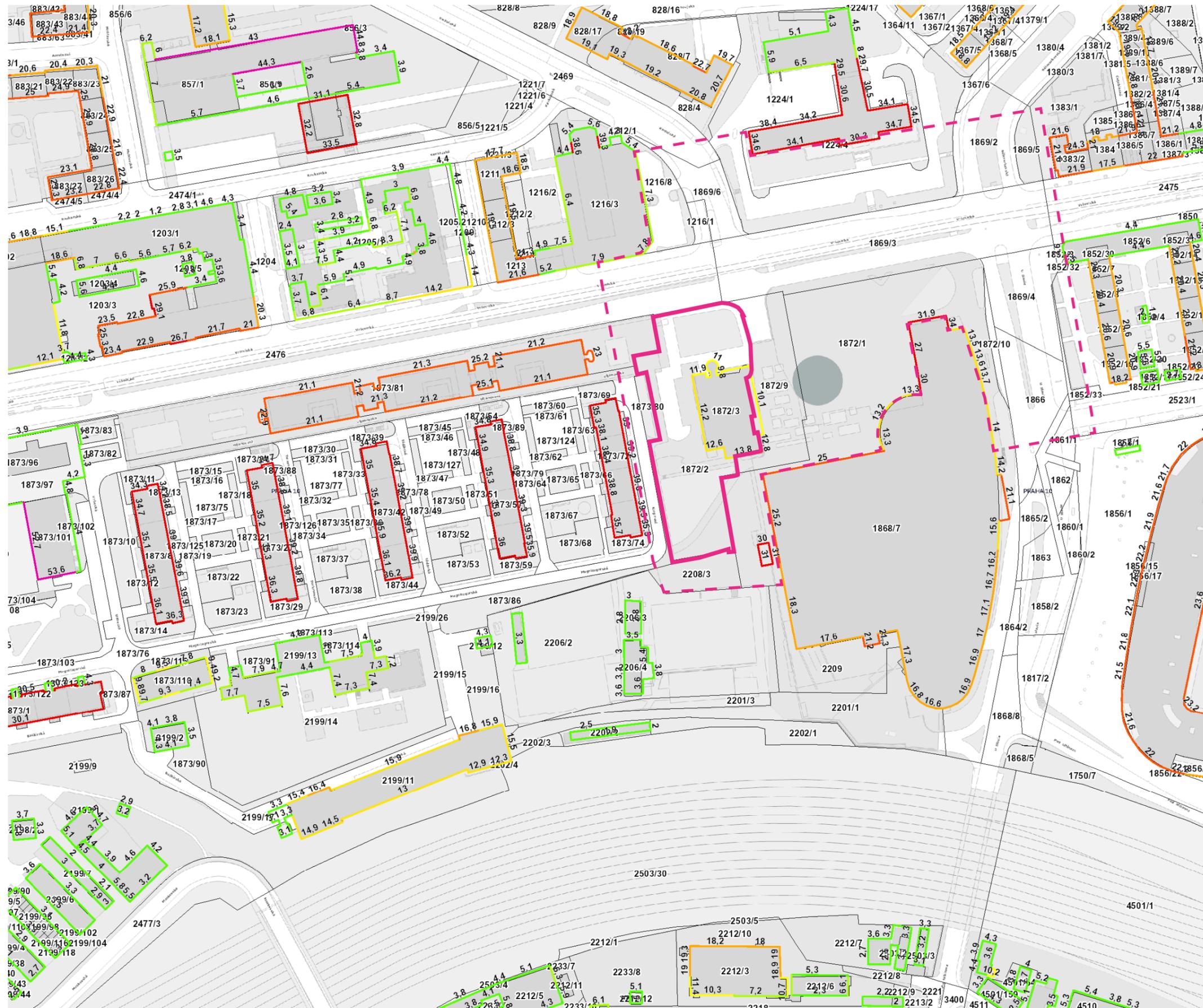
According to the **Planning Analytical Materials** of the Capital City of Prague the height of the existing buildings can be characterized by the „height of the perimeter lines of the roofs“.¹⁹

According to the Prague Building Regulations, the height of the nearest surrounding buildings (taken according to the perimeter lines of the roofs of the Vlasta housing estate or Eden Shopping Center) most often corresponds to level VII = 21m - 40m, or lower levels for wider radius. However, the height level of the Cultural House Eden itself is only in category IV = 9- 16m. This height difference must be taken into account in the proposal and sensitively dealt with in the case of extension of existing building. However, it could be stated that with a suitable way of dealing with the local urban structure, it is worth considering to increase the height of the current Cultural House Eden, eg in the form of local landmarks or in the case of completing the street front in Vršovická Street following the elevation of the Prague 10.

Height categories are also indicated by the **Draft Metropolitan Plan**.²⁰ It classifies the area as part of a stabilized locality and gives it 4 different height category of storeys: 2 (1-2 REGULATED NUMBER OF FLOORS) and 4 (3-4RNF) towards the public space with a fountain and 6 (5-6RNF) and 12 (9-12RNF), max 40 m) towards the buildings of the Vlasta housing estate and Kyrgyzská Street. These height ranges again point to the transition between higher and lower buildings and the need to address their compromise balancing due to the importance of the place and the proposed volumes or their function.



DRAFT METROPOLITAN PLAN - HEIGHT REGULATION

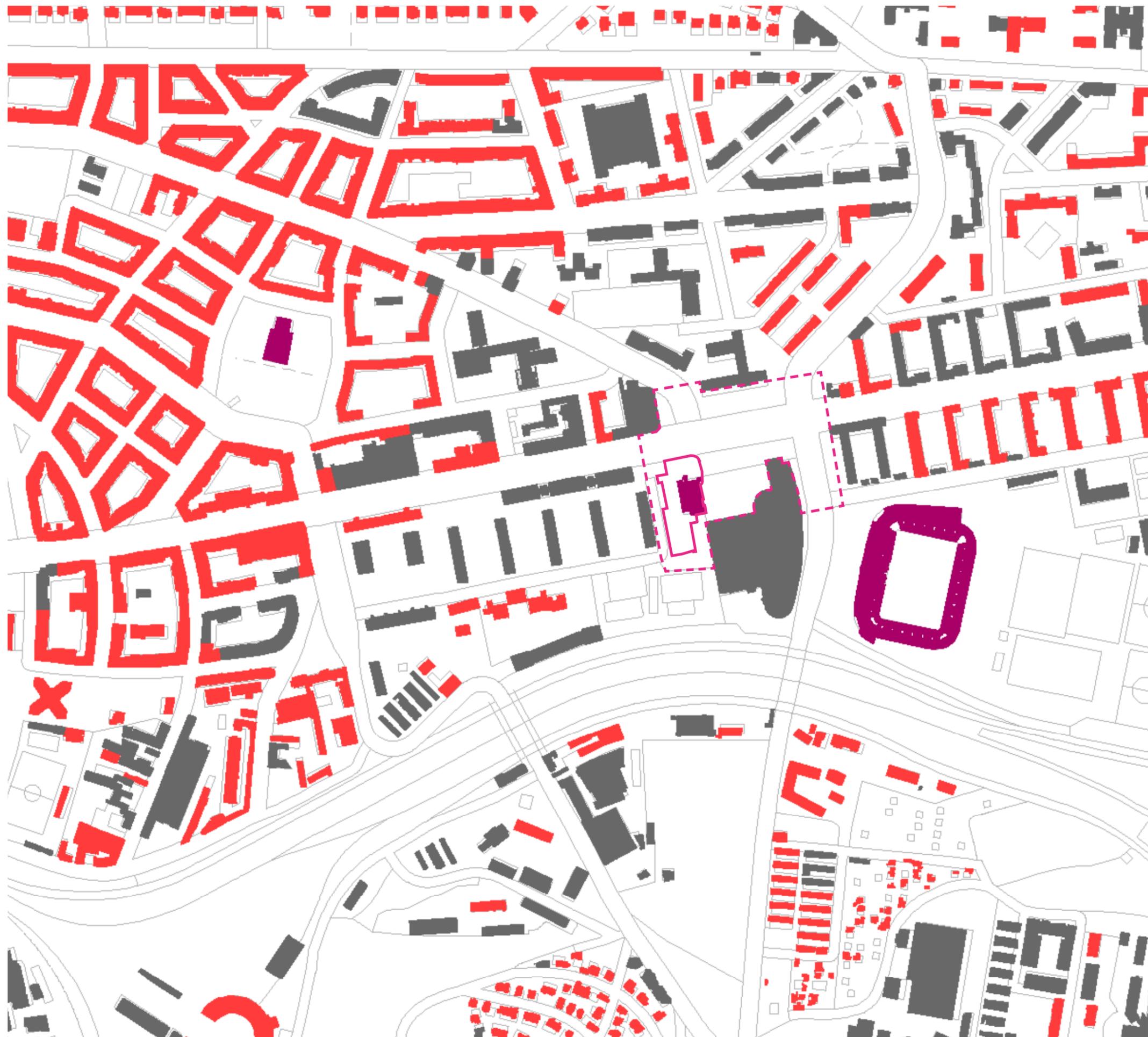


HEIGHTS OF ROOF PERIMETER LINES

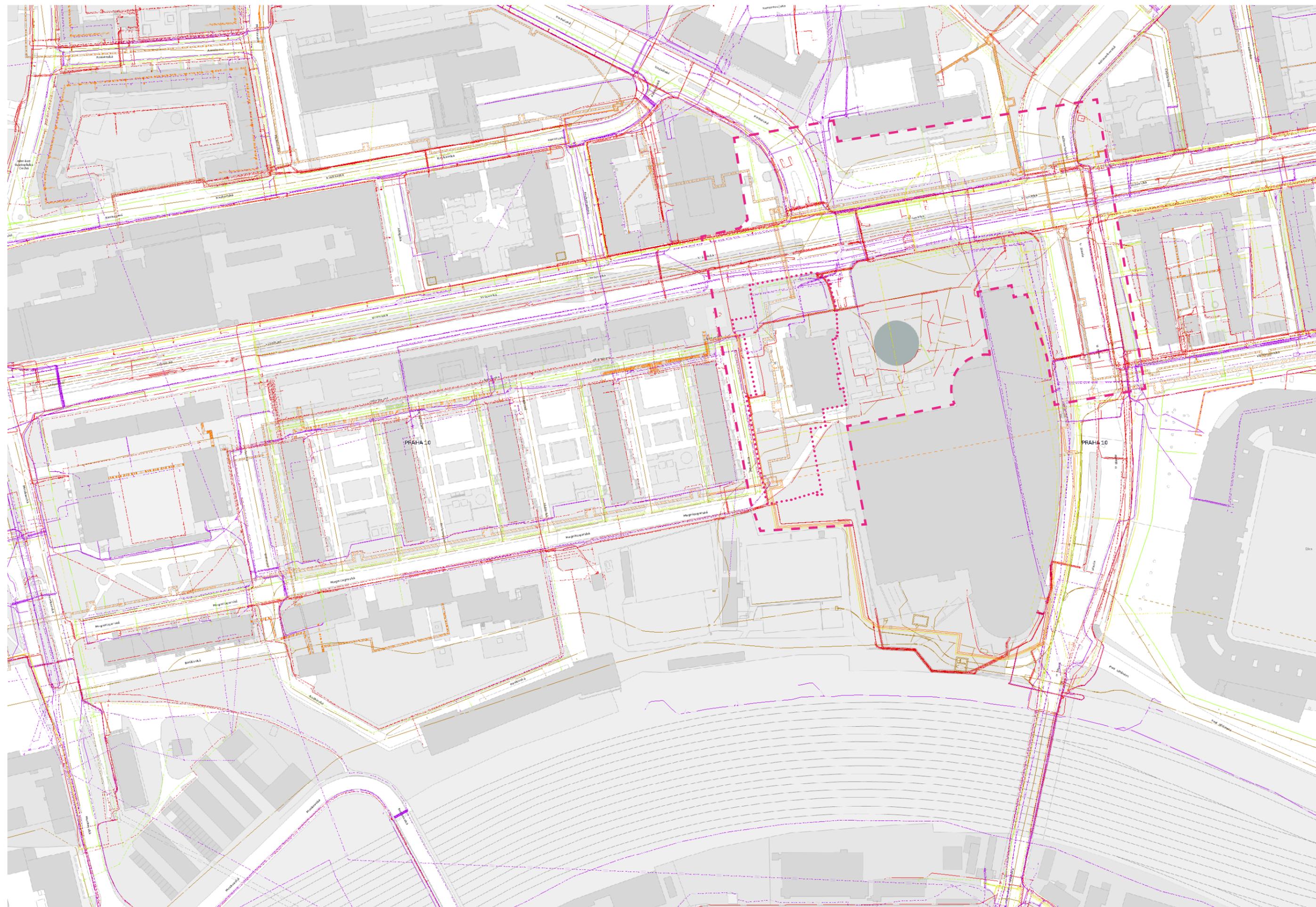
SOURCE: <https://app.iprpraha.cz/apl/app/uap/> → 200 MĚSTO → 223 Výška obvodových linií střech

19 <https://www.geoportalpraha.cz/cs/mapy/mapa-online//>
20 <https://plan.app.iprpraha.cz/vykresy/>

According to the **Planning Analytical Materials** of the Capital City of Prague is also interesting to look at the analysis of the **"roof landscape"**, indicating the usual form or shape of roofing of buildings. The **flat roof** type predominates in the area. This fact is based on the characteristic elements typical for the given period of the local urban structure and should be instructive even in the case of work with the existing building of the Cultural House Eden or when creating new buildings. The required content of the proposal within the competition design will be to obtain a comprehensive architectural and urban perspective on the site (in a broader and narrower context), the organization of its public spaces and the proposed form of new development in connection with existing construction.



- ROOFS**
- gable roof
 - flat roof
 - atypical roof



PROPOSAL

The required content of the documentation of the competition proposal will be **to obtain a comprehensive architectural and urban perspective on the site (in a wider and narrower context), the organization of its public spaces and the proposed form of new development in connection with existing development.**

The proposal will also include:

- **design of a volume solution**, embedded in the existing urban structure,
- **design of functional solution** (within buildings, but also public spaces),
- **design of the floor plan** (so that the documentation can be followed up by processing the documentation required for further permitting and implementation processes according to valid legislation),
- **economic balance** of the proposal.

It is useful to present both the analytical part of the proposal (taking into account several variants) and the design part with a comprehensive justification of the chosen solution.



ATTACHMENTS

PROJECTS IN THE AREA

- Reconstruction of the City hall building – Casua
- Railway promenade & linear- Ing. arch. Tomáš Cach a kol.
- Railway station Eden – Sudop Praha a.s.
- Conversion of the former Koh-i-noor – Jakub Cigler architekti
- Residential block Kodaňská- LOXIA Architectes Ingenierie s.r.o.
- Final report from the NEW EDEN questionnaire