# Competition Brief

The towns Lysá nad Labem and Milovice announce the design competition "Home for Seniors – 21st century", looking for a prototype for a new type of senior home focused on dignified and gentle care for both body and soul.

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Submission
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Lysá nad Labem, aerial photo, source flyfoto.cz

**Opening remarks**

Ladies and gentlemen, dear architects,

Lysá nad Labem is a town with deep historical roots, which has been significantly influenced by the Špork family. The Baroque castle of František Antonín Špork, one of the most valuable symbols of our town, has served as a home for seniors for more than sixty years, now operated by the Central Bohemian Region's contributory organization Domov na Zámku. Although this place is beautiful and historically unique, it can no longer provide the care that today's seniors need. Thanks to the development of field services, people are staying at home longer and only coming to the home at an advanced age, often with limited mobility and the need for almost continuous support. Retirement homes must therefore not only provide quality daily care, but also enable the final stage of life to be lived with dignity and close to family, who can spend precious moments together with them. After thirty years of unsuccessful attempts to build a new senior home, we finally have a solution that is feasible. Last year, we purchased the necessary land and, together with the Central Bohemian Region and the town of Milovice, we are preparing to build two new retirement homes, each for 70 clients. One will be located here in Lysá nad Labem, the other in Milovice. Not only will the current 115 residents of Domov na Zámku move into these buildings, but so will the entire experienced team that cares for them and other seniors.

However, our goal is not only to create high-quality architecture and relocate the service to new buildings. We want to create a place that can become a real home—a place where people will want to be together, remain active according to their abilities, and be assured of a dignified life until the end. We are looking for an environment that will not feel like an institution, but rather a natural part of life and community. That is why we are working with concepts such as room, household, community, and square in the assignment, rather than anonymous units and departments. We are striving for an environment where everyone has their privacy and can engage in activities they are used to and that give them a sense of meaning and usefulness. It is equally important to create spaces for natural encounters. With this competition, we are opening up a question that is important to all of us. What should a home where people actually live, not just stay, look like? In Lysá, there are also two kindergartens in the immediate vicinity of the future retirement home. We therefore want to create a space where intergenerational encounters are a natural part of the daily life of the home's residents. Children can bring joy that no standard or technical solution can replace.

believe that this competition will not only result in a design that meets the material and technical standards of the Czech Ministry of Labor and Social Affairs, but will also build on the legacy of František Antonín Špork. Just as his hospital in Kuks combined care with a human dimension and beauty, we too want to create a home that will be equally kind to the body and soul. The future retirement home will not just be a new building—it will be a new story for hundreds of people, not only from Lysá nad Labem and Milovice.

Karel Marek
mayor of Lysá nad Labem

**Opening remarks of the jury**

Dear architects,

Old age and living with dementia, as a disease of civilization, is today's topic throughout Western individualized society. Although the jury draws on the current image of this phenomenon, the competition aims to shift and improve it and spark discussion.

Let us work with a vision of what old age and life with progressive mental impairment should look like in our society, not what it looks like now. How do we approach old age and dementia, what do we do for these people, how do we perceive them, what do we offer them, but also what do we ask of them? What is it like to be an elderly person and a person suffering from dementia in the Czech Republic in 2026? Let's use the competition to move things forward and bring better models. Changes (usually) improve things, so look for them. Contestants, ask yourselves what kind of final stage of life you would like to live, what you would expect from society, but also what you would like to give to society. Old age should not be a burden; it can be active, full, and still vital in a certain sense. Let's not consider elderly people and those suffering from dementia to be helpless pieces of meat that we need to cry over, clean up, and just take care of. In traditional societies, old age is wisdom, peace, freedom from unnecessary things. Old age passes on experience, shows distance from the hustle and bustle of everyday life, brings tenderness (grandchildren), slows down in a good way, and can calm our fast-paced society. Both the elderly and people suffering from dementia should feel useful because they HAVE something to offer. At the same time, they need a supportive environment and care that preserves their dignity.

Your proposed building can incorporate the principles of activity, home, and mutual exchange of energy. We are looking for a vision (practical, usable, realistic). And we are looking for ways to materialize this vision through architecture and the created environment.

Your jurors

**Subject of the competition**

The subject of the competition is to design a new typology of homes for seniors with special needs, offering a higher standard that is affordable for the public contracting authority, and to test it in pilot projects.

The pilot project for a modern seniors' home will be designed in accordance with the current material and technical standards issued by the Ministry of Labor and Social Affairs. Competitors will develop it for a building plot in the cadastral area of Lysá nad Labem and also examine the possibility of adapting it for a building plot in the cadastral area of the neighbouring town of Milovice. The aim is to create a flexible model that will work with sustainable, aesthetic, and economic values and utilize the principles of contemporary prefabrication. The ambition is to design a dignified home that respects our senior citizens.

The towns of Lysá and Milovice have signed a cooperation agreement with the Central Bohemian Region with the aim of improving the social care system for their residents and, in particular, cooperating in the construction of new facilities for the provision of social services. Their common goal is to build two new modern buildings for the existing contributory organization Domov Na Zámku ("Home at the Castle"), to which they will be able to move their activities from the long-term unsuitable premises of the Lysá nad Labem castle.

The new buildings will be constructed to the standard of a home with a special regime (so-called DZR), in accordance with the recommended procedure of the Ministry of Labor and Social Affairs No. 2/2016 Material and Technical Standard for Residential Social Care Services. One DZR building in Lysá nad Labem with a capacity of 70 beds and the second in Milovice, also with a capacity of 70 beds.

**Castle Lysá nad Labem**

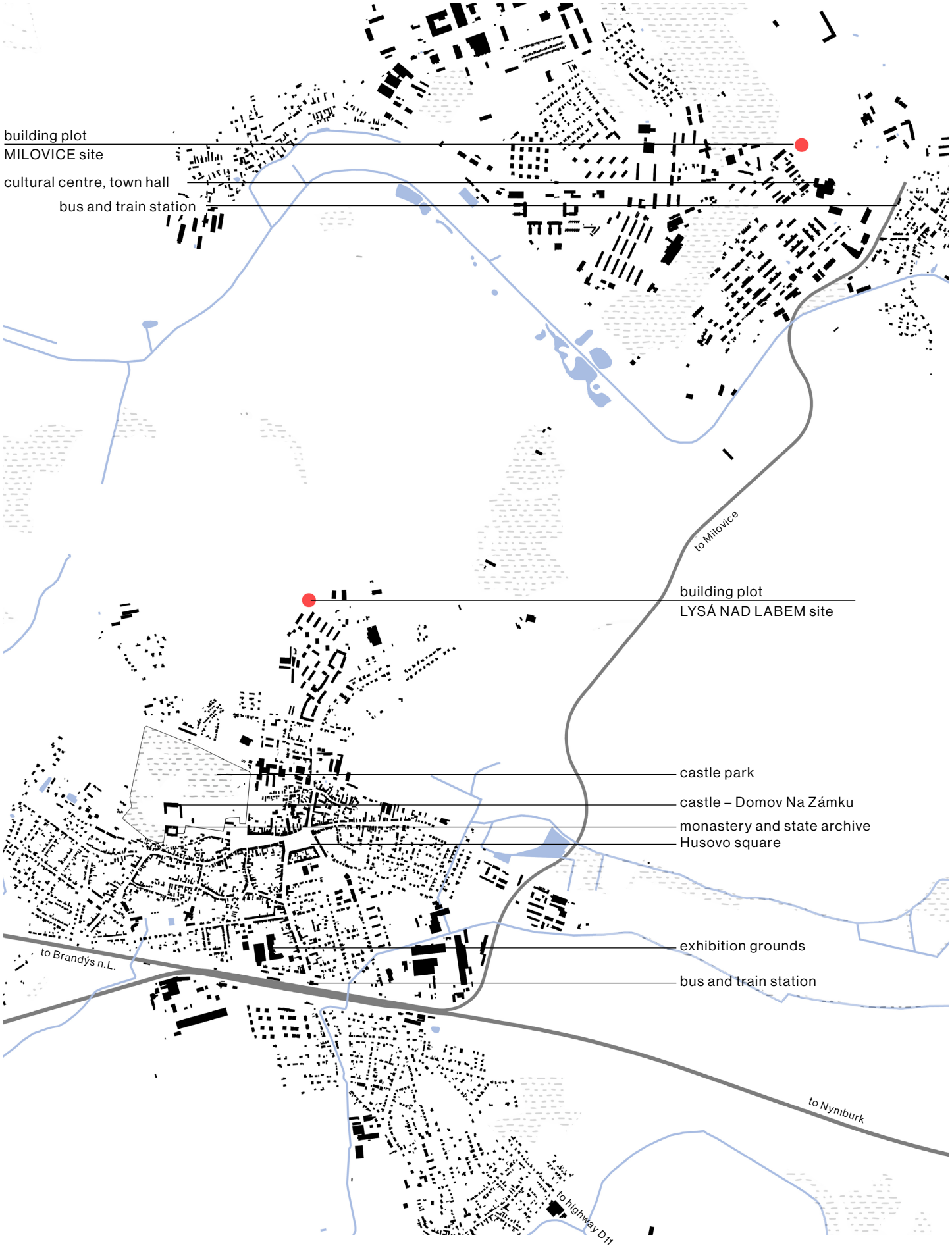
The castle complex, monastery, and Church of the Nativity of St. John the Baptist with its 55-meter-high tower contribute to the unique atmosphere of this historic town. Since 2003, the historic center of the town has been a protected heritage zone. The castle was created by the Renaissance reconstruction of the original Gothic castle in the 16th century for the needs of Emperor Rudolf II. In 1647, the castle was donated to General Count Jan Špork for his services, who began its Baroque reconstruction. The most significant alterations took place during the 18th century and, to a lesser extent, later in the Classicist style. A number of domestic and foreign artists contributed to the sculptural decoration of the entire complex, among them the sculptor M. B. Braun and the painters P. Brandl and V. V. Reiner.

**Domov Na Zámku**

Since 1961, the cultural and historical monument has been home to the Domov Na Zámku contributory organization, and the castle interiors serve as a home for seniors from the towns of Lysá and Milovice. The history of the building's use for social purposes goes back even further, as the castle was purchased by the state in 1938 for the needs of the then Ministry of Social Welfare. The interior of the castle is therefore not open to the public. While the building itself serves a social function, the surrounding castle park (divided into a French arboretum and an English garden) remains open to the public.

Clients will move from the castle premises to two new homes built in two locations in Lysá and Milovice, each with a capacity of 70 beds.

Lysá nad Labem, aerial photo, source: flyfoto.cz


building plot
MILOVICE site
cultural centre, town hall
bus and train station
to Milovice
building plot
LYSÁ NAD LABEM site
castle park
castle – Domov Na Zámku
monastery and state archive
Husovo square
exhibition grounds
bus and train station
to Brandýs n.L.
to Nymburk
to highway D11

**Assignment for a new typology of senior homes**
In order to build both retirement homes, in Lysá and Milovice, it is necessary to reinterpret and redesign the contemporary functioning and layout of retirement homes. Competitors should focus on creating a welcoming environment for both clients and care staff. The well-being of care staff has a direct impact on client satisfaction.

**Services provided**
The new homes will offer the main service in the so-called DZR category – homes with special care. They will also offer additional services in the DS category – homes for seniors, and possibly in the future OS – respite care.

According to Act No. 108/2006 Coll., on social services, the planned services are defined as follows:
DZR = Homes with special care – residential service for specific needs
Intended for persons with reduced self-sufficiency due to chronic mental illness or dementia (e.g., Alzheimer's disease), including other types of dementia. The regime and environment are adapted to the special needs of these persons.
DS = Homes for seniors– basic residential social service
Intended for persons with reduced self-sufficiency, especially due to age, whose situation requires regular assistance from another person. They include accommodation, meals, assistance with routine personal care, personal hygiene, social therapy and activation activities, and facilitating contact with the social environment.
OS = residential respite care – temporary stay of a client in a social services facility (e.g., a retirement home) that provides care while the family caregiver has the opportunity to rest or attend to other matters.

The buildings of the new homes should be designed so that they can be used to their full capacity as DZR with the possibility of also being used for other social services – with lower operational requirements (DS, OS).

**Capacity**
Each home must offer space for 70 beds in a better spatial standard that is still affordable for the public contracting authority.

The contracting authority anticipates dividing the capacity of 70 beds into 10 "households" in the following ratio of social services offered:
— 1x DZR - located on the ground floor with a separate entrance from the entrance hall (can be adapted as OS)
— 1x DZR - located on the ground floor with direct access to a shared enclosed garden
— 5x DZR - located on the upper floors with controlled access to a shared enclosed garden
— 3x DS - located on the upper floors with controlled access to a shared enclosed garden

To understand how the Home works, it is necessary to realize that a client may come to the Home with a need for services in the DS category and remain there until they need services in the DZR category.

The layout of services, their capacity, and location on individual floors is only indicative and will depend on the layout of the building and the architect's considerations.

**Building program for the ideal seniors' home**
The future seniors' home must be barrier-free, bright, and spacious. It must offer sufficient storage space, wide entrances, handrails in the corridors, and signaling devices. The design should generally minimize characterless spaces and suppress the institutional character. This relates, for example, to the transfer of clients, which can be solved by a suspended ceiling system or another suitable solution. The aim is to minimize the physical strain on staff and stress on clients during handling, especially when transferring clients from their rooms to the central bathroom. The extent to which a suspended ceiling system is used (for all or selected households) is left to the architect's design

Part of the Home concept is a hierarchy of spatial "milestones" that naturally support client orientation and activation.

**Room** – **Household** (shared living space) – **Community** (shared social spaces) – **Square** (shared spaces for the entire building) – **Garden** (outdoor spaces)

This gradation allows clients to gradually become involved in the life of the facility according to their abilities, promoting self-sufficiency and social contact.

The building program is divided into residential, complementary, operational, and technical spatial units, which together form a complete background for the community functioning of the Home.

RESIDENTIAL SPATIAL UNITS (client) + care operations (staff)
A. Room
B. Household
C. Community
D. Square
E. Garden

COMPLEMENTARY SPACES – care operations (clients + public + staff)
F. Public services – rehabilitation, hydrotherapy, gym

OPERATIONAL SPACES (staff)
G. Administration – management offices, meeting room, archives
H. Economic operations – catering, laundry, storage, waste, maintenance, supply
I. Specific operations – mortuary

TECHNICAL SPACES
J. Technical facilities (building) – boiler room, ventilation, distribution stations, IT

**RESIDENTIAL SPATIAL UNITS** (client) + care operations (staff)

**A. Room**

The room is the most intimate and important space for the client. The fundamental goal of the design should be to suppress the institutional character. The space should allow for personalization and individual arrangement, while also being prepared for the provision of care. It is important to have control over one's own environment (light, shade, privacy, contact with the outside world) and to sensitively integrate technical and medical elements so that they do not cause disturbance.



Single rooms
— Min. room size for one person 22 m², room volume min. 57 m³ + bathroom
— Access to the bed for people with severe mobility impairments from 3 sides.

Double rooms
— Minimum room size for two people 22 m², minimum room volume 60 m³ + bathroom;
— Access to the bed for people with severe mobility impairments from 3 sides;
— Possibility to visually separate parts of the room to maintain privacy and intimacy;
— For double rooms, a well-thought-out mix of rooms for two single clients and rooms for couples is expected, or a universal solution allowing for both forms.

Room equipment

Room equipment should allow for individual adaptation to the client and make them feel as much at home as possible (modularity, color scheme). At the same time, it must primarily allow for the placement of an electric adjustable bed with the option of using an active anti-decubitus mattress, always with access from three sides. Consider the variability and layout of a double room. Of course, the room should be equipped with a bedside table, dining table, TV cabinet (including integrated TV and internet connections), wardrobe with extension, shoe rack, coat rack, and space for storing a wheelchair/walker.

With regard to preserving the basic human need for privacy, the equipment in each room must allow for basic hygiene in a barrier-free bathroom (handrails, raised toilet - beyond the square footage of the room), preparation of food brought in a basic kitchenette (sink, kettle, small refrigerator, personal dishes) and consumption at a table with two chairs.

To ensure the comfort and safety of the client's stay, the room must be equipped with blackout curtains, night lighting, and a nurse-client signaling system. In order to minimize the physical strain on staff and stress on the client during handling, rooms must have wide entrance doors (wide enough for a bed to pass through) and, if necessary, a ceiling suspension system or other system for transporting the client to the central bathroom. The scope of application (for all or selected households) is left to the architect's design.

A wheelchair-accessible balcony should be standard in every room. It is important to consider both comfort and safety (individual locking option). The specific form of the solution is left to the architectural design (separate balcony, shared balcony between rooms, or common balcony for the entire household).

Care operations (staff)
The client's room must be well prepared for the provision of care, with access to the bed from three sides and sensitive integration of medical elements so that they do not create a sense of disturbance.

**B. Household**
The household is the basic residential and operational unit of the Home. It is designed as a small communal unit (approx. 6–8 clients) with the aim of creating a non-institutional environment similar to normal living, rather than a classic social facility, while adhering to six principles.

1) Preserving the dignity and sense of home for clients
The division of the home into small households is not institutional in nature, but creates an environment close to normal family living. Clients are better able to orient themselves in the space, have the opportunity to form stable social relationships, and maintain a sense of privacy and identity. A smaller group promotes mental well-being and creates a sense of security, especially for clients with cognitive impairment (dementia).

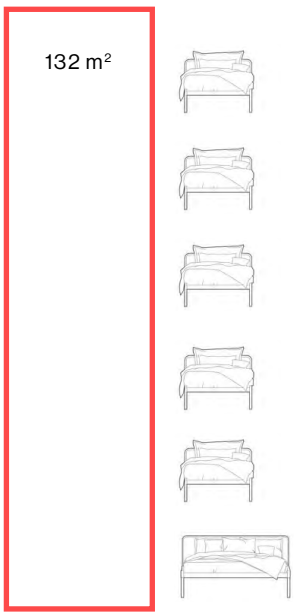
2) Support for self-sufficiency
The shared living space serves as the natural center of household life. It supports the preservation of clients' functional abilities and their involvement in normal everyday life through shared meals and normal household activities. Clients are thus not passive recipients of care.

3) Quality environment for care staff
The small household model contributes to a higher quality of care. Staff work with a smaller group of clients, are more familiar with their needs, and can more easily tailor their approach to each individual. The shared living space also creates a place for natural contact between clients and staff, strengthening the relationship based on trust. It is important to have sufficient storage space for the provision of care.

4) Involvement of the family and strengthening of social ties
The common areas of the household are designed to be open to family members and loved ones of clients. This supports the maintenance of social ties, improves the quality of life of clients, and allows the family to actively participate in the life of the senior. The environment is informal and natural.

5) Flexibility of space use
The living space is multifunctional – it is used for activation activities, communal dining, family gatherings, everyday household operations, and efficient work by employees.

6) Compliance with modern trends in social services
The proposed concept complies with the current recommendations of the Ministry of Labor and Social Affairs of the Czech Republic – Material and Technical Standard M2, trends in the deinstitutionalization of social services, and the principles of community care.

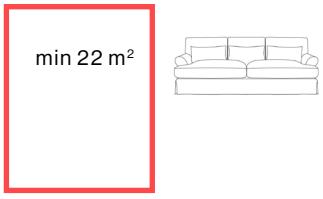



Rooms – approx. 132 m² (plus bathrooms)
Household capacity: 5 single rooms; 1 double room – i.e. 7 clients.
The ratio of single rooms to double rooms to capacity should be max. 30% of the capacity of double rooms.

The layout and capacity of the household is only indicative and will depend on the architect's discretion.

Shared living room – according to MTS min. 22 m²
The communal living room is the most fundamental social space in the facility and forms the natural center of everyday life for a single household (approx. 6–8 clients). The space is designed as shared living space with a clearly non-institutional character and is intended to function as a normal living room with a dining area and kitchen, not as a hallway or communal room in an institution.

The key principle is that when clients leave their rooms, they do not enter an anonymous circulation space, but directly into a living environment that they know and consider to be "theirs." This solution achieves a greater sense of security, better orientation in the space, and reduced stress, especially for clients with reduced orientation. At the same time, it eliminates the need for unnecessary corridors, which has a positive impact on the efficiency of space use without a significant increase in operating costs.




The space promotes self-sufficiency and the active involvement of clients in everyday household activities—cooking, baking, cleaning, and small laundry tasks. These activities are not moved to larger common areas but take place on a natural household scale, which allows for an individualized approach to clients. The living room also serves as a place for informal meetings with family and for individual or small group activities for clients who do not feel comfortable in larger groups.

The ability to adapt the space to specific residents creates a strong bond between clients and the place, which increases their long-term satisfaction and the attractiveness of the facility as a whole.

Typical activities
In the shared living room, daily activities outside the room take place, like sitting, observing events, watching television, listening to music, informal conversations between clients of the same household, meetings with family in a non-institutional environment, small household activities (cooking, baking, cleaning), individual or small group activities for clients who do not feel comfortable in larger groups, cognitive and memory therapies.

Equipment, spatial and functional elements
The shared living room is equipped with a full kitchen with a shared refrigerator for all members of the household, a large dining table for shared meals, and a TV corner with seating and space for wheelchairs.

The room should offer sufficient storage and shelving space, e.g., in the form of built-in wardrobes and space for small laundry (washing machine). Access to a wheelchair-accessible balcony is ideal. The specific form of the solution is left to the

architectural design (separate balcony, shared balcony between rooms, or shared balcony for the entire household).

Care operations (staff)
The room should offer sufficient storage and shelving space for staff facilities, e.g., in the form of built-in cabinets. Overall, the design must take into account the efficient movement and functioning of care workers (minimizing distances).

**C. Community**
Following the division of the total bed capacity into smaller households, it is assumed that one community will consist of approximately 3–5 households, i.e., it will serve approximately 21–35 clients. The total capacity of the facility is expected to be divided into 2–3 communities. The community should always be located on the same floor.

The layout, capacity, and location of the communities are only indicative and will depend on the spatial layout of the building and the architect's design.

The community spaces are considered separately for each community; if the spatial layout allows, they may be shared by multiple communities. This is at the discretion of the architect..

min 30 m²

Common room/dining room (for multiple households) – min 30 m²
The common room on each floor represents an intermediate stage between the intimate environment of the household and the central areas of the entire building. It serves multiple households within a single community (approx. 21–35 clients) and has a more universal character, allowing clients from different households to meet.

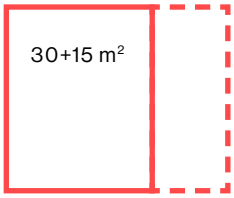
The primary function of this space is to provide a place for more active clients who need social contact in a larger group to eat together. At the same time, the space is designed to be flexible so that it can be used for smaller group activities, activation programs, or community meetings. This allows for the natural development of social bonds without disturbing the peace and intimacy of individual households.

The existence of this "mid-size" social space allows for the effective organization of operations, reduces the burden on central common areas, and prevents their daily overloading. Clients have the opportunity to gradually expand the range of their activities according to their abilities and current condition, which supports their orientation, self-sufficiency, and mental well-being.

The space is designed to be flexible, with the possibility of rearranging the furniture and connecting to the sunny outdoor terrace.

Typical activities
The community common room will be used for shared lunches and dinners for several households; group activity programs (exercise, memory training); smaller themed events organized by the department; meetings between clients from different households; quiet and active gatherings connected to the outdoor terrace.

Equipment, spatial and functional elements
The common room will be equipped with a kitchen unit / preparation area for staff (for heating food) connected to the food elevator. The size of the room should accommodate approximately 15-20 clients with a flexible layout and access to the sunny terrace. A storage area for stackable furniture must be located in close proximity.




Workshop / clubroom – 30+15m²
This will be used for activation, occupational therapy, etc. In the case of a specific program, it is necessary to consider the necessary equipment and technological requirements (electricity, gas, safety features, fire safety). It will also include an office for activation staff.

Shared bathroom – 10m²
The basic equipment of the shared bathroom will be a spacious bathtub accessible from four sides, a toilet, and space for a bed. A major challenge in designing a shared bathroom is the transfer of clients, which can be solved by a suspended ceiling system or other suitable solution. The aim is to minimize the physical strain on staff and stress on clients during handling, especially when transferring clients from their rooms to the shared bathroom. The scope of its use is left to the architect's design.

Care operations (staff)
The aim is to minimize the physical strain on staff and stress on the client during handling, especially when transporting the client from their room to the shared bathroom. Overall, the design must take into account the efficient movement and functioning of care workers (minimizing distances) and sufficient storage space.

Social services staff office (PSS) – 20m²
The office includes a reception area with a visual overview of the entire community and facilities for administrative and nursing work.

Doctor's and nurses' office – 20m²
Used for preparing medication and administering medical documentation.

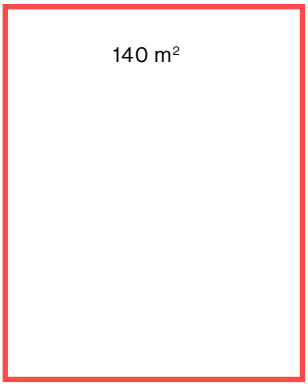
Staff toilet + wheelchair-accessible toilet (for clients and visitors) – 4 m² + 4,5 m²

Storage rooms (for the community)
— for clean bedding and dirty laundry with a chute (vertical connection to each community) 15 m²;
— for clean incontinence aids 10 m² + smaller storage space in each household;
— storage space for other aids, e.g., in the form of built-in cupboards in the corridors.

Cleaning room with sink for cleaning and used incontinence aids 8 m².

Outdoor living space (terrace, balcony)
The living space must allow access for immobile clients with wheelchairs and beds. To ensure comfort in inclement weather, it is important to have roofing and shading.

**D. „Square"**
In a figurative sense, the square is a covered, safe, and accessible substitute for a regular public space—a town square or village green.




Multifunctional social hall with a stage and facilities – indoor "square" approx. 140 m²
The multifunctional social hall is the central social and cultural space of the facility, intended for all clients of the home and their visitors. It is used exclusively for larger-scale activities that would not be suitable for households or communities, thus deliberately concentrating noisier, festive, and community events in one place. The space allows for the organization of theme days, celebrations, cultural performances, film screenings, intergenerational meetings, and volunteer activities. Thanks to its size and variability, it is a highly flexible space that can be adapted to the current and future needs of the facility's operations.

Centralizing these activities protects the peace and quiet of households and communities, increases the clarity of operations, and maximizes the effective use of investment in one high-quality space, instead of creating multiple smaller, duplicate rooms.

At the same time, there is the possibility of occasional use of the space by the public or renting it out for selected community or cultural events. For this reason, a direct connection to the entrance hall is envisaged, which will allow controlled access, supervision of the use of the space, and separate use of sanitary facilities without disrupting the normal operation of the home.

Typical activities
The multifunctional social hall can be used for communal dining on special occasions; themed and festive events; birthday and holiday celebrations; intergenerational meetings (e.g., cooperation with kindergartens) or other volunteer and community events. The technical equipment should allow for occasional concerts, theatre performances, balls, or film screenings.

Equipment, spatial and functional elements
The multifunctional social hall should have a capacity of 70 people with the possibility of variable arrangement and partitioning (approx. 140 m²). It should include a stage, a generous storage area for furniture, and a space with a kitchen unit (for events, baking, refreshments).

For occasional use by the public, the hall should be directly connected to the facilities and entrance areas of the home.

The following should be located near the multifunctional social hall:
– Smoking room 8m² – central indoor smoking room for clients only.
– Chapel, spiritual/memorial room 15-20m² – this is a kind of "space of silence" that will extend to other religions or life philosophies accessible to clients or bereaved families, but not to the public.

**E. Garden**
The care home's garden must offer clients the opportunity to spend their free time safely and accessibly in a natural outdoor space, not just on a balcony or terrace. It will replace walks in the park or forest and enable active relaxation in a kitchen garden. The garden for the home's clients must be able to function in a closed mode with controlled access and fencing so that the entire building can be treated as a DZR.

The garden should be attractive and offer several types of landscaping – an ornamental garden, a kitchen garden with a cultivation area with raised beds. It should offer promenade circuits, play and exercise elements for seniors, an outdoor terrace, a pergola or gazebo, and a picnic area with a barbecue or fireplace.

Just as the household should offer clients stimulation through everyday household activities, the garden should offer activities similar to those in a family home (mowing the lawn, tending the garden and flower beds, composting, keeping small animals – chickens, rabbits, goats, sheep).

For the garden to function properly, it is necessary to design a back area for technical staff – space for storage of tools and machinery for garden maintenance (tractors, lawnmowers, snow shovels, leaf rakes, wheelbarrows, gardening tools), and to solve the disposal of rainwater (retention, possibility of use in the building). The use of green roofs is also an option (depending on the spatial layout of the building and the architect's design – a possibility, but not a requirement).

**Exterior of the senior home**
The grounds/garden of the home should be able to function in two modes – freely accessible to the public and closed to clients. The part accessible to the public should create attractive and usable outdoor spaces for the wider community. The task is to balance the degree of openness and the sense of security for the home's clients. Barrier-free movement is a matter of course.

For the smooth service and operation of the retirement home, it is important to have a paved entrance area and sufficient parking capacity for employees and visitors.

In addition to regular parking spaces, it is necessary to provide reserved spaces for ambulances and large delivery vehicles (supplies). When designing, it is very important to properly resolve exterior operational connections and entrances (kitchen, other supplies, ambulance, funeral service, fire department). There must also be a shelter or garage for 3x reference cars on the property.

**Stationary traffic**
The minimum number of parking spaces for the retirement home is set by applicable legislation (§ 146/2024 Coll.) as follows: 3 x short-term parking (visitors); 11 x long-term parking (staff). A total of 14 parking spaces.

**COMPLEMENTARY SPACES** – care operations (clients + public + staff)

**F. Public services**

For selected facility operations, it is assumed that their capacity and frequency of use will not be fully met by the needs of the home's clients alone. For this reason, the possibility of shared use with the public, especially with residents of the surrounding area, is being considered. This approach allows for more efficient operation of services and also contributes to the facility not appearing as a closed institution, but as a lively and natural part of the locality.
The spaces are primarily intended for clients of the home, with their possible use by the public being understood as an additional function. From an operational point of view, it is considered appropriate to connect them to the entrance hall, which allows for overview, supervision, and easy sharing of service and sanitary facilities without disturbing the residential parts of the building.

The specific degree of openness, mode of operation, and spatial solution are left to the architectural design.

Entrance and service areas of the Home
An open, spacious, light-filled entrance hall with a reception desk (the reception desk will also serve as the Home's cash desk – barrier-free, accessible to clients and their family members) – approx. 70 m². There must be a toilet for visitors in close proximity to the entrance hall.

Medical block – approx. 130 m²
The medical block will be the central space for rehabilitation (also accessible to clients outside the Home) with the necessary administrative facilities.
— Physiotherapy/ instrumental rehabilitation – 15 m²
— Hydrotherapy – 20 m²
— Massage room – 15 m²
— Gym – 20-25 m²
— Doctors' office – 15 m²
— Waiting room for 10-15 patients – 15 m² + reception 3 m² (may be part of the waiting room)

Service block – max 80 m²
Small commercial facilities will be located within the Home building:
— Café/bistro/small shop 40m² (including storage and preparation rooms)
— another 1-2 rentable spaces with facilities 20-40 m² (e.g., hairdresser, pedicure, manicure).

Community block – approx. 140 m²
The main community function for the public within the Home will be the Multifunctional Social Hall (see previous chapter D. "Square").

Care operations (staff)
The aim is to minimize the physical strain on staff and stress on clients during handling. Overall, the design must take into account the efficient movement and functioning of care workers (minimizing distances) and sufficient storage space.

**OPERATIONAL SPACES** (staff)
Adequate and welcoming facilities for all employees are very important for the high-quality, pleasant, and community-oriented functioning of the senior home..

**G. Administration**
The administration department is responsible for the organizational and personnel management of the Home. It includes the management and social administration offices, which are separate from the operational and economic parts of the building but well connected to the main entrance.

Offices of management staff:
— Director's office – 15m²
— Economist – 15 m²
— Head of social services – 15m² with space service applicants
— Head of catering – 10–15m² (can be within the catering block)
The offices will be complemented by rooms for archives – financial records 15 m², health records 15 m², social records 15 m² (Archives Act).

A multifunctional meeting room of 20 m² will be used for joint meetings or meetings between social workers and applicants for services.

Staff will also have access to a break room with a kitchenette (10–15 m²) and changing rooms for men and women, including a washroom with toilets (30 m²).
They will eat separately in a 15–20 m² dining room for 15–20 employees (which may be combined with another function).

**H. Economic operation** (laundry, storage, cleaning, maintenance, waste, supplies)
The operation of the Home and the movement of clients must be ensured by a sufficient number of personal bed lifts (evacuation lifts) with the necessary machine rooms (approx. 2 pcs).

Catering block – approx. 120 m²
The catering facility will be designed only for clients and employees of the Home, not for the public, and will be provided by a central kitchen with sufficient capacity, including related areas (preparation rooms, storage rooms, food distribution, etc.).
— Central kitchen – 70 m²
— Head of catering office – 10-15m² – can be located within the administration
— Food serving area – 10 m² within the common dining room of each community, directly connected to the food elevator
— Delivery of fresh produce
— Storage rooms – dry storage 10 m² + cold storage 10 m² + vegetable storage 10 m²
— Dishwashing – dirty / clean dish flow
— Kitchen waste – 4 m²

Clients will be fed in several different ways. The highest level of individual care will consist of meals/serving meals directly in the rooms. As clients' abilities and mobility increase, they will have the opportunity to eat within their own households, ideally in the company of clients from other households in the community's common room/ dining room. Meals will be served to them at their tables.

For dining on special occasions, themed and festive events, or birthday and holiday celebrations, the Multifunctional Social Hall will be used.

This variability in food service must be taken into account in the design. Food/meals will be transported by a freight elevator with good operational links to the kitchen and food distribution within the communities.

Laundry room – approx 100 $m^2$
The laundry room and its facilities must be designed in accordance with the Regional Public Health Authority guidelines and the number of clients.
It will include a central storage area for clean laundry and one for dirty laundry with good access to the vertical chute.
— Laundry room – sorting and collection of laundry, washing + dirty laundry storage – 30 $m^2$
— Hygiene barrier – 4 $m^2$
— Drying and ironing – 40 $m^2$
— Mending and maintenance of laundry – 15 $m^2$
— Clean laundry storage – 12 $m^2$

A water preparation room (heating and softening) of 10 m2 is required for the laundry facility.

Central storage rooms – approx 35 $m^2$
In addition to local storage within the communities, the building will have a central storage area for assistive devices (handrails, rehabilitation aids, wheelchairs, etc.) 20 $m^2$ and a central storage area for drugstore goods 15 $m^2$.

Cleaning – min. 25$m^2$
The cleaning of the building will be handled centrally with the necessary facilities for cleaning staff – a cleaning room (sink, storage for cleaning equipment) and a storage room for cleaning supplies. At the same time, local cleaning facilities will be added at the community level and, of course, in a minimal form in each household.

Maintenance – min. 25 $m^2$
The building will be managed by a central maintenance department – with a building manager's office, repair shop, and storage room for maintenance materials and spare parts.

Waste – approx. 55 $m^2$
A comprehensive solution for waste management and sorting.
— Municipal waste storage – 20 $m^2$
— Hazardous waste – 8 $m^2$
— Infectious waste – 8 $m^2$
— Waste disinfection area – 8 $m^2$

As part of waste management, it is necessary to include a cooling box for incontinence aids, their vacuuming, and washing of used aids 10$m^2$.

Supply
When designing, it is very important to properly consider interior and exterior

operational connections, driveways and supply entrances, sufficient handling space, internal service circulation, and elevators for supplying all operations (kitchen, other supplies, funeral services, waste).

**I. Specific operations**

Mortuary – 10m²
A mortuary will be located in the basement of the building – 10 m² (room with special hygiene regime). The mortuary should be designed as a separate, discreetly accessible space with minimal connection to the residential part of the building. It should have a separate entrance from the outside with good access for funeral services, i.e., close to the service/supply entrance. However, it should be separated from utility areas (waste, laundry).

The home is required to store the body of the deceased for 48 hours if it is not immediately transferred to a funeral home after examination. The morgue includes a lockable central storage room for deceased patient's belongings – 10m².

**TECHNICAL SPACES**

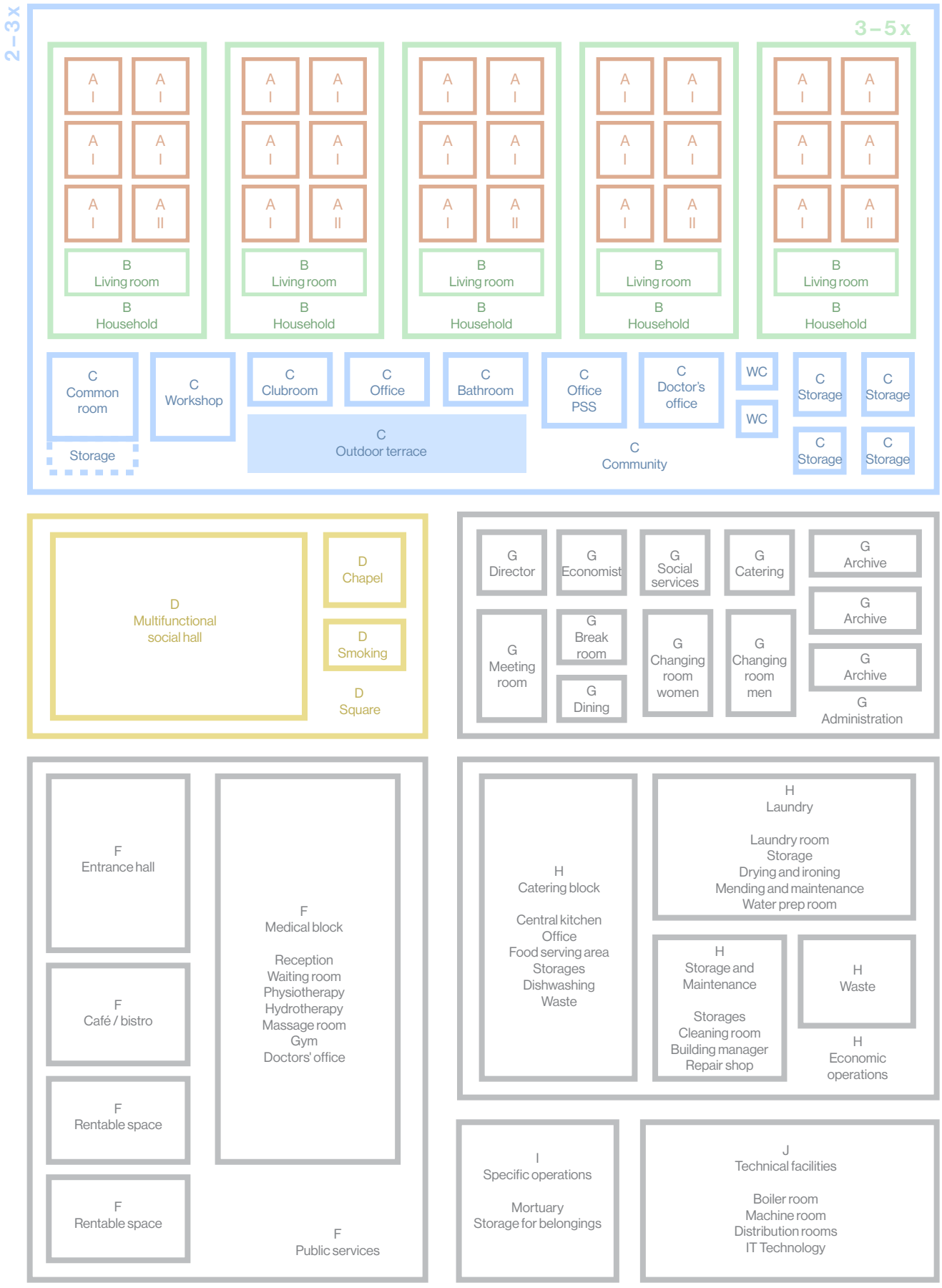
**J. Technical facilities of the building** (boiler room, ventilation, distribution rooms)
Sufficient capacity of spaces related to the operation and maintenance of the building is very important for its smooth and safe functioning.

Boiler room – 30 m² + boiler 8 m²
The building must be self-sufficient with its own boiler room. Competitors should consider the use of photovoltaics and heat pumps.

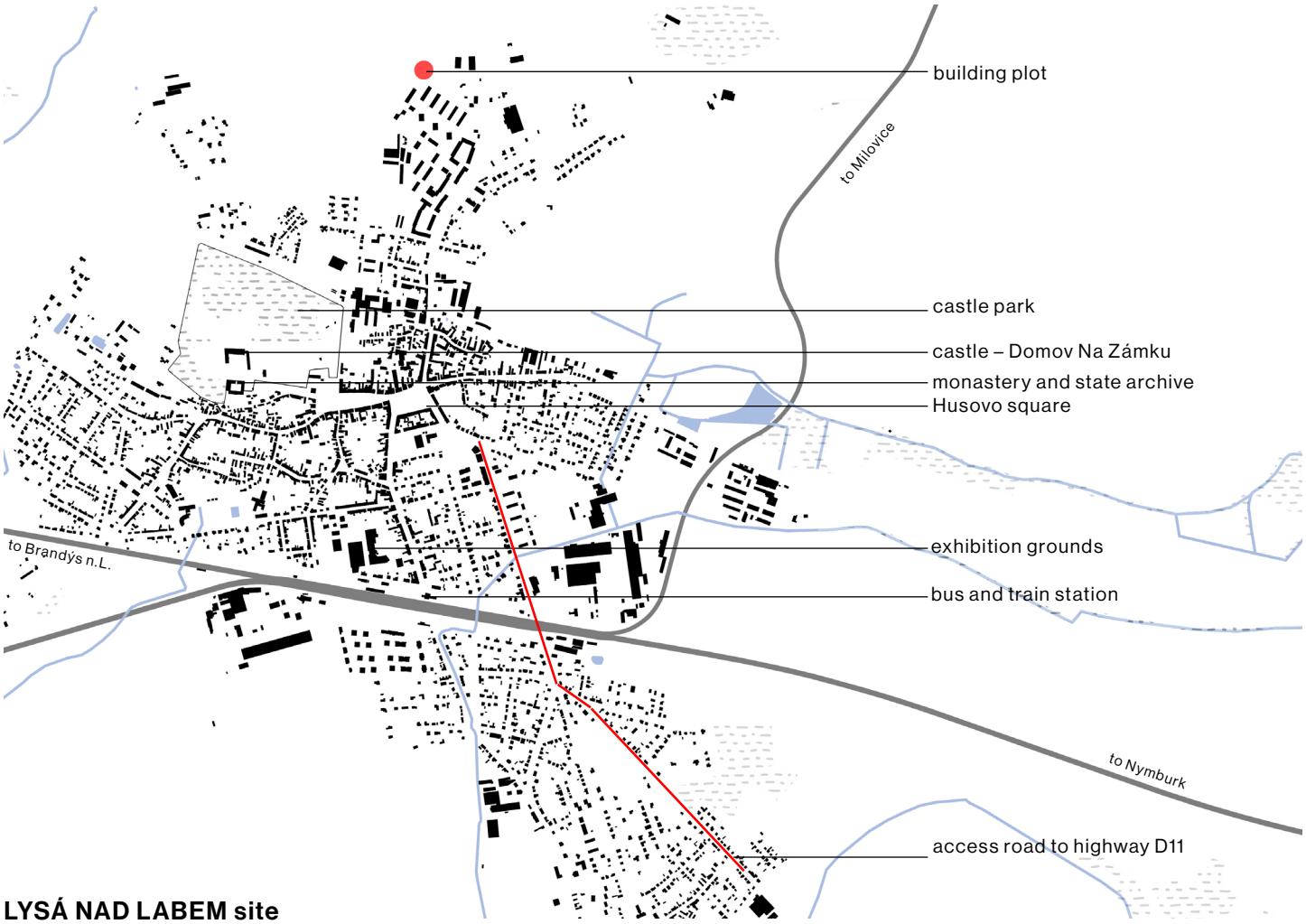
Machine rooms
HVAC machine room 30 m² + elevator machine rooms

Switchboards – 16 m²
Electrical switchgear room 8 m² + Low-voltage distribution room 8 m²

IT technology – 24 m²
The building will be equipped with standard IT technology and the necessary facilities – server room – 8 m², fire alarm control room – 8 m² a backup power source – 8 m².




The facility is divided into 2–3 communities. Each community consists of 3–5 households for 21–35 clients. Each household has 6 rooms (5 single rooms and 1 double room).




**LYSÁ NAD LABEM site competition proposal**

**The town of Lysá nad Labem**

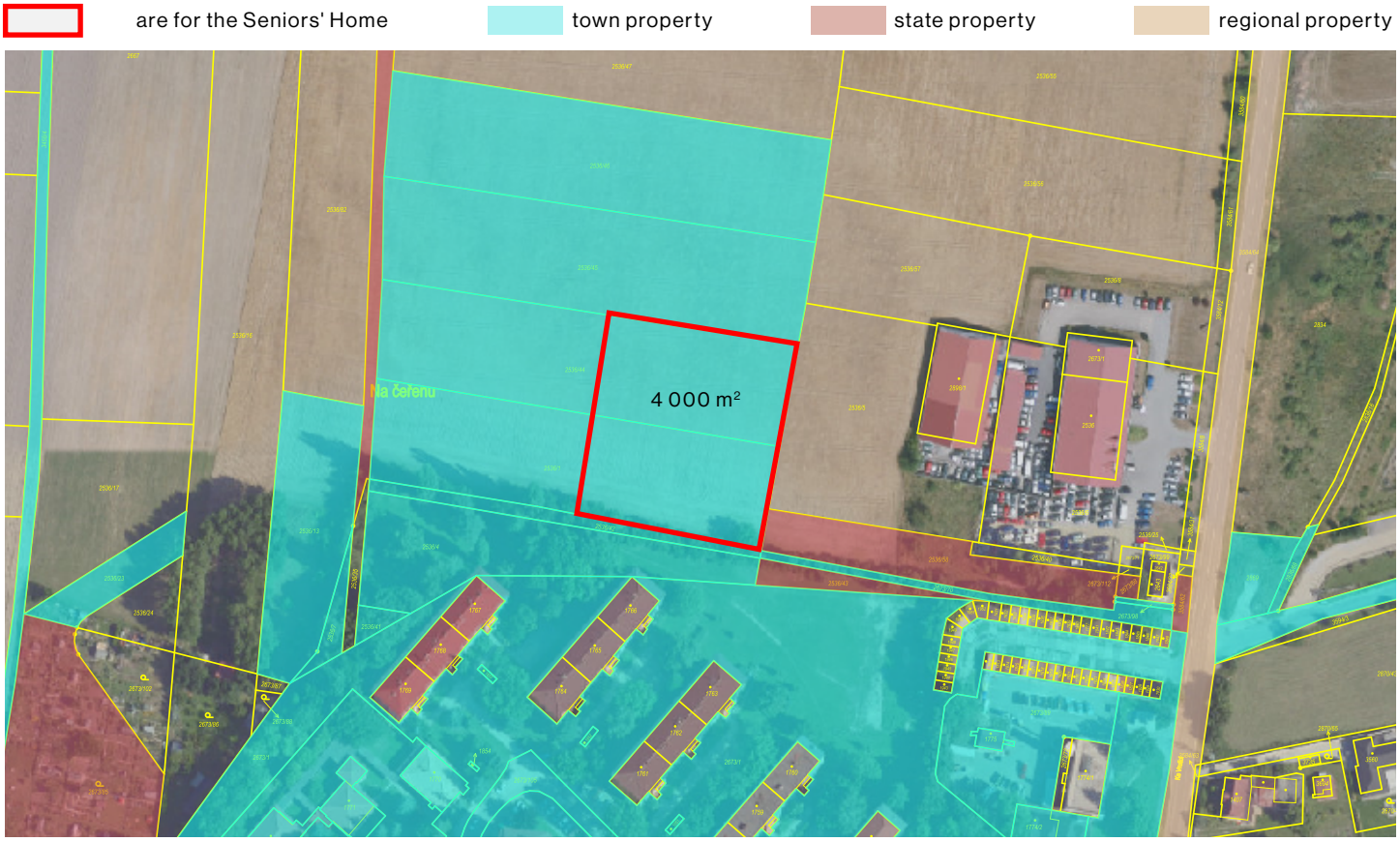
A town with a rich history reaching back to the chronicle of Cosmas lies in the Nymburk District of the Central Bohemian Region and has a population of about 10,000. It is situated in the fertile Elbe lowland, fourteen kilometres west of Nymburk.

The history of Lysá nad Labem dates back to before the 9th century AD, when a Slavic fortified settlement stood here. In the 13th century a castle was built, and until the 15th century the town belonged to the Queens of Bohemia. A key year in the town's history was 1291, when Queen Guta unified the surrounding lands and granted Lysá town status. At the turn of the 15th and 16th centuries the castle was rebuilt into a chateau and the town experienced significant building development. The most important historical period came at the end of the 17th and the beginning of the 18th century, when the town was owned by the prominent Špork family. During this time the chateau was extensively rebuilt, an Augustinian monastery was founded, and a large chateau park with a French garden was established. The former Slavic hillfort gradually developed into a town with a valuable historic centre, protected since 2003 as an urban conservation zone. In the second half of the 19th century the Industrial Revolution brought the railway to the town, along with industrial development. During the 20th century the town expanded considerably, and today Lysá is an important railway hub, also known for its exhibition grounds and horse-racing track.

**Area in question**

The new seniors' home is to be built on part of plots no. 2536/1 and 2536/44 in the cadastral area of Lysá nad Labem, on an area of 4000 m². It is located on the northern edge of the town in the Hrabanov area, at the exit from Ke Vrutici Street towards Benátecká Vrutice. On the eastern side, the area is bordered by protective greenery near the future roundabout and the connection to the eastern bypass of the town. The future public facility is separated from regional road No. 272 by the Auto Tichý complex. The southern border is formed by the arterial road of Hrabanov, as defined by the zoning plan, and the adjacent housing estate, consisting of four-story panel buildings in six rows with standard garages at the junction of the future service road. Parcel No. 2536/42, through which the arterial road of the Hrabanov site will be built from Ke Vrutici Street north of the housing estate, is owned by the city. Negotiations are underway regarding the neighboring parcels 2536/58, 2536/43, and 3584/62, which are owned by the Czech Republic. To the west, the area borders on civic amenities defined by the zoning plan. The land designated for the Home is part of the city's land in this functional area with a total area of approximately 1.6 ha. In justified cases, the proposal may exceed the boundaries of the area in question, particularly with regard to landscape connections and links to public transport and technical infrastructure.

The area is in direct contact with a housing estate with approximately 1,100 inhabitants, a significant part of the town's population. Given the anticipated development of the Hrabanov site and the expected increase of approximately 800 inhabitants, the area in question is considered strategic in terms of the future development of civic amenities and public services.




Plots owned by the town Lysá nad Labem

**Assignment**
The subject of the competition is the architectural design of a seniors' home, which will be the first building constructed in the OV.1 civic amenities area (as specified in the zoning plan). The design will also include a solution for stationary traffic and the traffic management for the access road from Ke Vrutici Street. Competitors should also consider the relationship between the future home, the existing prefabricated housing estate on Okružní Street, and the future development of family homes in the Hrabanov area. The city's long-term goal is also to improve the parking situation for residents of the housing estate.
The chosen architectural expression should respect its surroundings and at the same time emphasize the future importance of the location for public amenities. The complex and the surrounding area of the home should also create attractive and usable outdoor spaces for the wider area. The task is to balance the degree of openness and the sense of security of the home's clients within the complex.

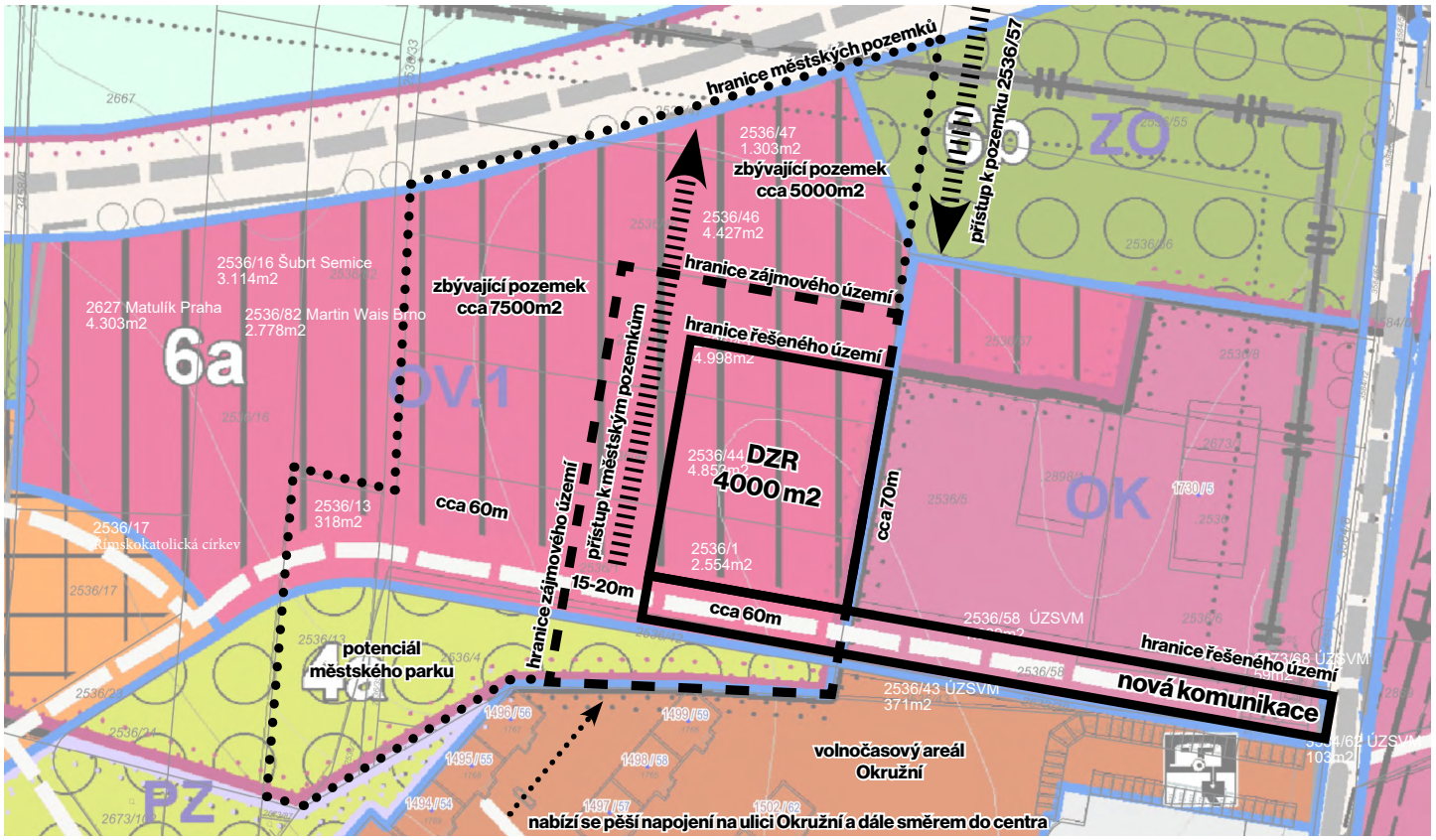
**Land use**
According to the zoning plan, the land development coefficient KZ = 0.40 with a maximum building height of 11 m above ground level has been set.

**Related documents and studies**
In November 2007, a regulatory plan for Hrabanov was drawn up by the UK 24 urban planning studio for the adjacent development areas west of the area in question.
In July 2025, the Hůla+Hájek architekti office prepared an urban study for the Okružní Leisure Complex south of the area in question. Both documents are part of the competition documentation.

**Zoning plan and connections in the area**
The town of Lysá nad Labem has had a valid zoning plan since 2014, currently with four amendments. According to the zoning plan, the land for the new retirement home is part of the main development area on the northern border of the town's buildable area (area I. Sever (north)) Hrabanov.
This area is further divided into 13 locations with different uses – BI-individual housing in family houses, PZ-public spaces with a predominance of greenery, ZO-protective greenery, and OV.1 – specific civic amenities – north (site 6a).

Site 6a
The building plot for the home is part of location 6a, which is defined as OV.1 – specific civic amenities – north. According to the zoning plan, the site must be connected to the local road network by roads in a category corresponding to the location for permanent housing; the solution must include a proposal for an internal transport and technical service system in line with the city-wide concept. A condition is the construction of a new road from Ke Vrutici Street, and to ensure utility access in accordance with the zoning plan concept (connection to the water supply network, sewerage network, gas network, electrical distribution network, telecom network).

For decision-making in the area, a condition has been set for Site 6a to prepare a zoning study within a deadline depending on the investor's interest, no later than 12 years after the issuance of the zoning plan.
A zoning study is currently being prepared for the site. The competition documents include recommended regulations and limits for the area in question.




Schematic diagram of land parcels and connections in the area based on the Lysá nad Labem zoning plan

Regulations for use OV.1 – specific civic amenities – north

Functional use

The main use of the area is defined as public civic amenities (especially for public administration, healthcare, and social care). Permitted uses include administration, fire department and emergency services facilities, catering services, indoor sports facilities, public spaces and recreational green areas with small-scale architecture and street furniture, zoned parking, and necessary technical equipment. Prohibited uses include, in particular, buildings and facilities that, as a result of their operation, burden the surrounding area with noise, dust, and emissions, including secondary burdens such as increased traffic, and commercial solar energy production (beyond the scope of direct consumption). The main and permitted uses must address vehicle parking on their own or designated land. In the case of solar energy production, solar cells must be built into the building.

Spatial layout

Buildings and operations must not negatively affect neighboring residential areas. The buildings must respect the compositional relationships and respond to the scale, context, and character of the surrounding development in terms of roofing, cornice height, and ridge height.

Maximum building height – 11 m above ground level, with a recommendation to maintain the main cornice above the third floor. Buildings will be assessed in terms of protecting the character of the landscape.

Equipment for public spaces: furniture for relaxation (except for fireplaces and fire pits), playgrounds, sports facilities (public, uncovered).

Building coefficient KZ = 0.40.

A more detailed description in the text of the zoning plan (page 54), part of the competition documents.

**Related public infrastructure**
The currently processed spatial study for the entire location provides basic recommended regulations and limits for both the Home's plot and the related public infrastructure, which are part of the competition documents.

**Parking**
The design will include a parking solution for the Home's needs. Given the long-term lack of parking capacity in the adjacent housing estate, the design is expected to explore ways to at least partially alleviate this problem, for example, by integrating parking spaces along the new main road or by proposing larger parking areas at the Home with the possibility of a shared mode (e.g., daytime use for visitors to the facility and nighttime use for local residents).
The minimum number of parking spaces for the retirement home is set by applicable legislation (§ 146/2024 Sb.) as follows: 3 x short-term parking (visitors); 11 x long-term parking (staff). A total of 14 parking spaces.

Given the location of the special care home on the outskirts of the city, it is expected that most employees will commute to the facility by private car. Taking into account the expected number of employees and additional operations, such as a café or rentable spaces, the contracting authority requires a minimum of 20 parking spaces within the complex. A higher number of parking spaces is welcome, but with an emphasis on a balanced solution so that parking does not prevail over the quality and character of the public space..

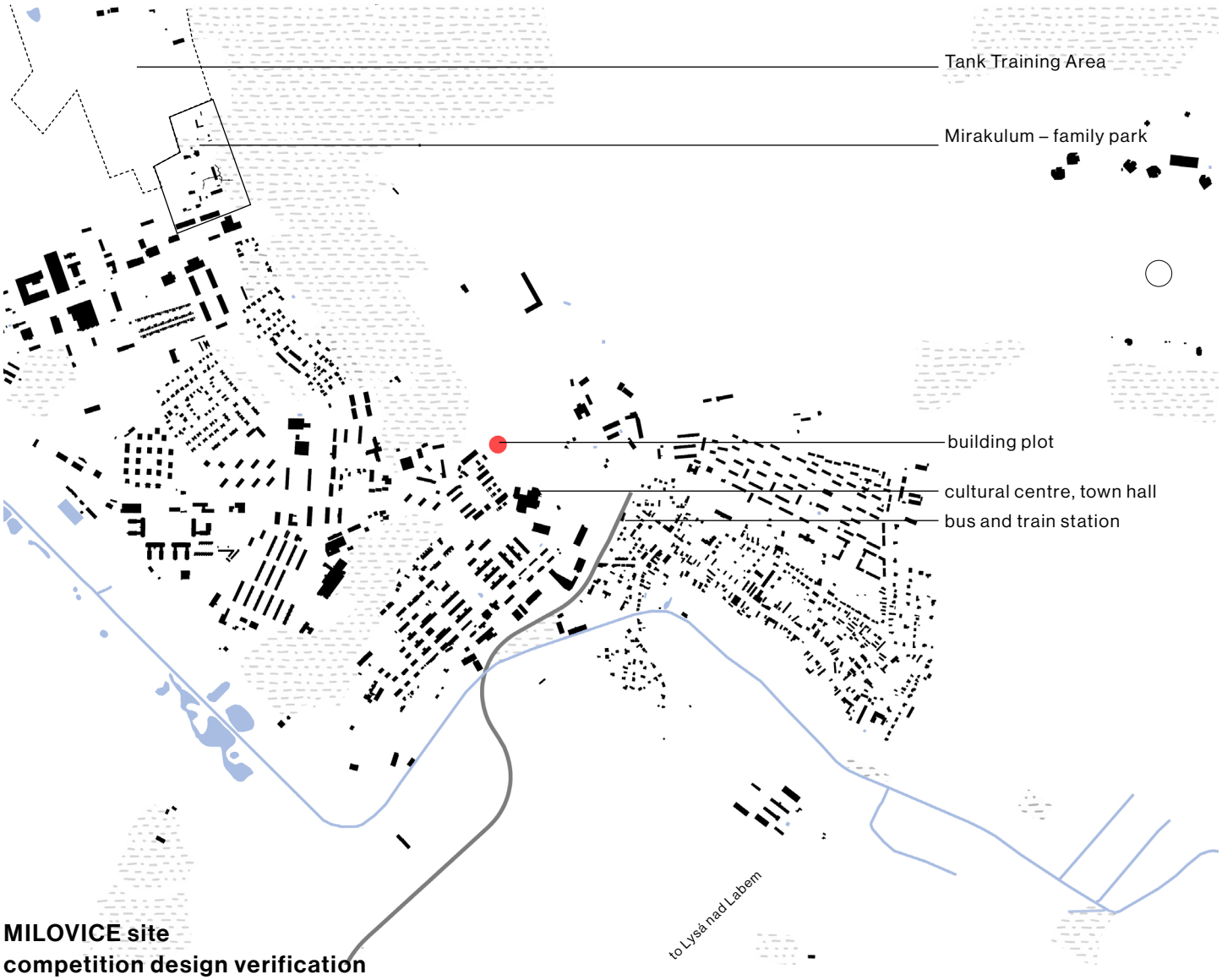
**Street space**
When designing the surrounding undeveloped space, competitors should consider the relationship between the future Home, the existing housing estate on Okružní Street, and the future development of family homes in the Hrabanov area.

Part of the area under consideration is the design of a new arterial road, which will be dimensioned in terms of capacity with regard to the future development of the entire Hrabanov area. The connection to the existing street network is on the east side from Ke Vrutici Street, along the route around the Auto Tichý complex. The design will emphasize good accessibility of the area, especially for pedestrians and cyclists, including consideration of cycle route No. 8149 and the design of the corresponding street profiles, based on the recommended parameters of the spatial study being prepared.

**Technical infrastructure**
The design will include the routing of utility infrastructure. Connection points will be located on Ke Vrutici Street. Network capacities will be designed with regard to the future development of the entire Hrabanov area based on the recommended parameters of the spatial study being prepared. The town of Lysá nad Labem has hard to very hard water, approximately 4.75 mmol/l. For this reason, it is necessary to treat the drinking water supplied to the building immediately after the main connection.

**Blue-green infrastructure requirements**
The basic principles of rainwater management will be designed for both the home's grounds and public spaces. In public spaces, the goal is to create a suitable climate for recreation (climate change adaptation measures). Where possible, street spaces will have designated areas for tree lines.

Lysá nad Labem, aerial photo, sourc: flyfoto.cz




**MILOVICE site**
**competition design verification**

## Town of Milovice

Milovice is a town in the Central Bohemian Region, near Lysá nad Labem and Nymburk. In recent decades it has grown significantly and today has more than 14,900 inhabitants. The town has a long history dating back to the 14th century and is best known for the former military training area, whose abandonment led to rapid growth of the civilian population. Milovice offers visitors the Mirakulum amusement park, a tank driving area, festivals, and a nature reserve with a unique steppe landscape and rare plant and animal species. Visitors can also see the revitalised Josefov pools and the Military History Museum with a unique mosaic.

## Assignment

The aim of the competition is to examine the replicability of a newly interpreted typology applied in the architectural design of a senior home for a site in Lysá nad Labem and its placement on a site in the town of Milovice.

**Area in question**

The competition design for a retirement home in Lysá nad Labem will be verified for the Milovice site as part of the competition. In Milovice, this involves plot no. 1766/4 in the cadastral area of Milovice nad Labem. The area designated for the construction of the retirement home is 7,500 m². The plot is located in close proximity to the town center. It is bordered by Pod Liškami Street to the west and south and Průmyslová Street to the east. The northern edge of the plot is not bordered by anything and seamlessly connects to an area of natural greenery.
The land is divided by the zoning plan into three areas: BI-3031 and BI-3030, residential area with family houses; PV-3033, public space; and ZV-3032, public space – public greenery, with designated service roads.

The right part of the plot, with an area of approximately 7,500 m², is intended for a retirement home. The neighboring left part of the plot is a land reserve, where the construction of a nursing home is planned in the future.

**Related documents and studies**

A mass study of a set of buildings for a nursing home and a home with special care was prepared for the entire plot. This study is part of the competition documentation.


Plots owned

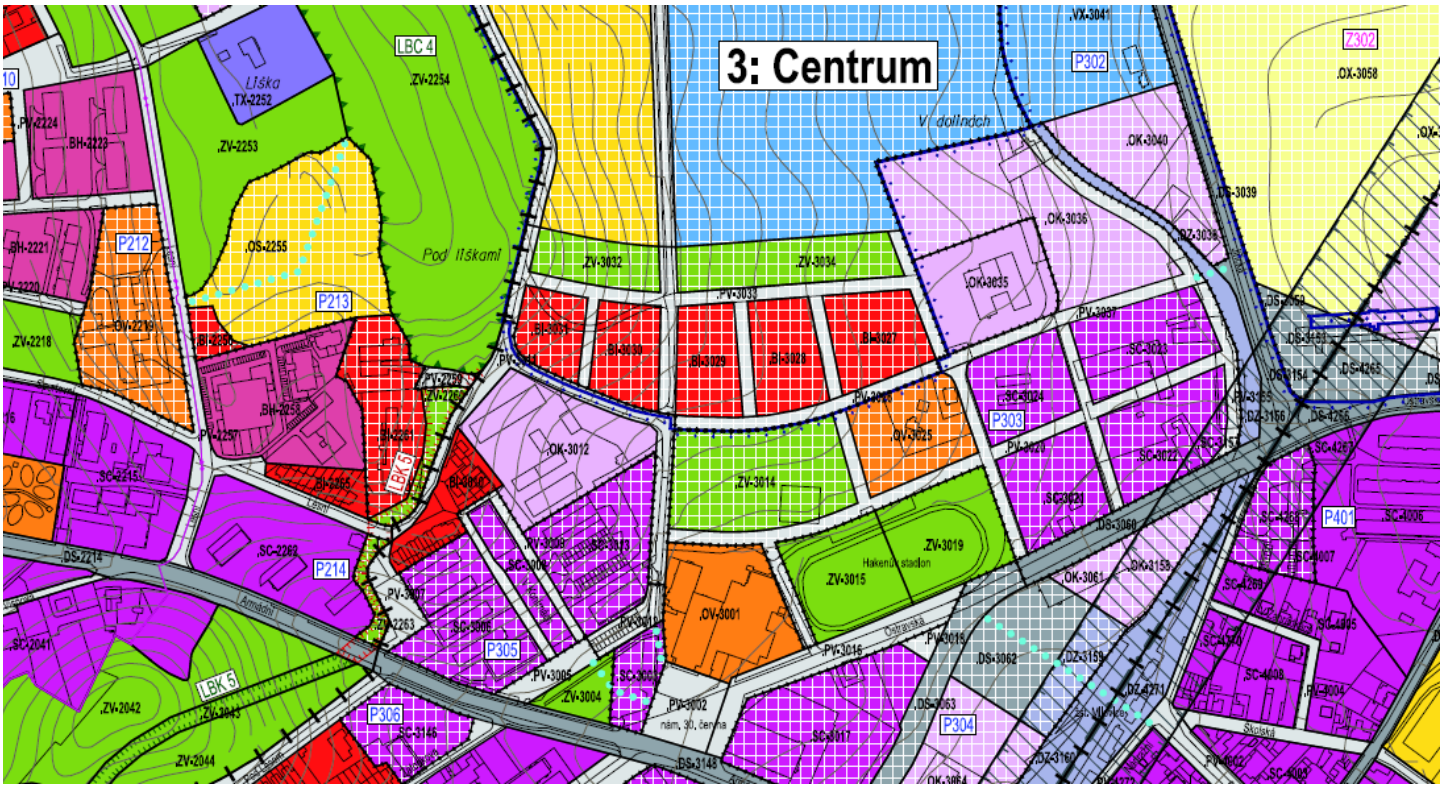
**Parking**
The design will include a parking solution for the needs of the Home. The minimum number of parking spaces for the Senior Home is set by applicable legislation (§ 146/2024 Coll.) as follows: 3 x short-term parking (visitors); 11 x long-term parking (staff). A total of 14 parking spaces, including parking spaces for electric cars and charging stations.

Although the special-regime home will be located in close proximity to the city center, it is expected that most employees will commute to the facility by private car. Given the expected number of employees and additional operations, such as a café and rentable spaces, the contracting authority requires at least 20 parking spaces within the complex. A higher number of parking spaces is welcome, but with an emphasis on a balanced solution so that parking does not prevail over the quality and character of the public space.

**Technical infrastructure**
The land is currently not connected to the utility network. A new feeder pipe leading to the water treatment plant has been built, but it is not possible to connect to it. The connection points will be from Pod Liškami Street. An existing water supply pipe runs directly through the land and needs to be relocated. The town of Milovice has hard to very hard water, approximately 4.2 mmol/l. For this reason, it is necessary to treat the drinking water supplied to the building immediately after the main connection.


**Land use**
According to the zoning plan, the land development coefficient is set at KZ = 0.40 with a maximum building height of 7/10 m above ground level.

**Zoning plan and connections in the area**
The town of Milovice has had a valid zoning plan since 2016. According to the zoning plan, the land where the retirement home is to be located is divided into three areas of change – BI-3031 and BI-3030 residential area in family houses and PV-3033 public areas and ZV-3032 public areas – public greenery.




Section from the main drawing of the Milovice urban plan

Regulations for the use of areas for housing in family houses (BI)

Functional use

The main use of the area is not specified. Permitted uses include, in particular, land for family homes; land for apartment buildings; land for multifunctional buildings with housing; land for public facilities; land for parks and public greenery; land and buildings for small accompanying and sacral architecture, land for other greenery, land for watercourses and areas, and land for flood control, retention, and erosion control measures.

Spatial layout

— Buildings shall not exceed a height of 7/10 m, i.e. the height of the cornice or eaves of buildings shall not exceed 7 m and the height of the roof ridge or recessed floor at an angle of 45° shall not exceed 10 m, all measured from the level of the public space towards which the facade of the building is oriented, or in the case of difficult terrain conditions, from the level of the natural terrain at the edge of a similarly oriented facade; this height may only be exceeded on these buildings by technical equipment, such as masts, antennas, photovoltaic equipment, chimneys, and small architectural elements, such as corner turrets and dormers;

— the buildings on the plots will form the street character of the development, i.e. the predominant part of the facades of the main buildings will be located on an edge parallel to the public space, usually in its immediate vicinity, with these main buildings forming a physical interface between the street space and the remaining part of the area (e.g. courtyard, garden), where related buildings are usually located; the core of the area usually remains undeveloped (e.g., as a garden);

— the built-up area, i.e., the ratio of the built-up part of the land (its part or a set of several plots of land affected by the construction project) to its total area, shall not exceed 40%; the built-up area means the sum of all built-up areas of individual buildings without including paved surfaces, underground garages, etc.

A more detailed description in the text of the zoning plan (page 54), part of the competition documents.