

Competition brief

Three municipal housing
buildings for Prague 3,
completing the urban block
structure and providing
affordable housing and
public amenities in Žižkov.

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Submission

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Opening remarks

The Capital City of Prague, specifically the Prague 3 district, owns only a few developable plots within the NNŽ transformation area. Their aim is to make the most of these sites for the benefit of local residents, contributing to better access to housing and social services.

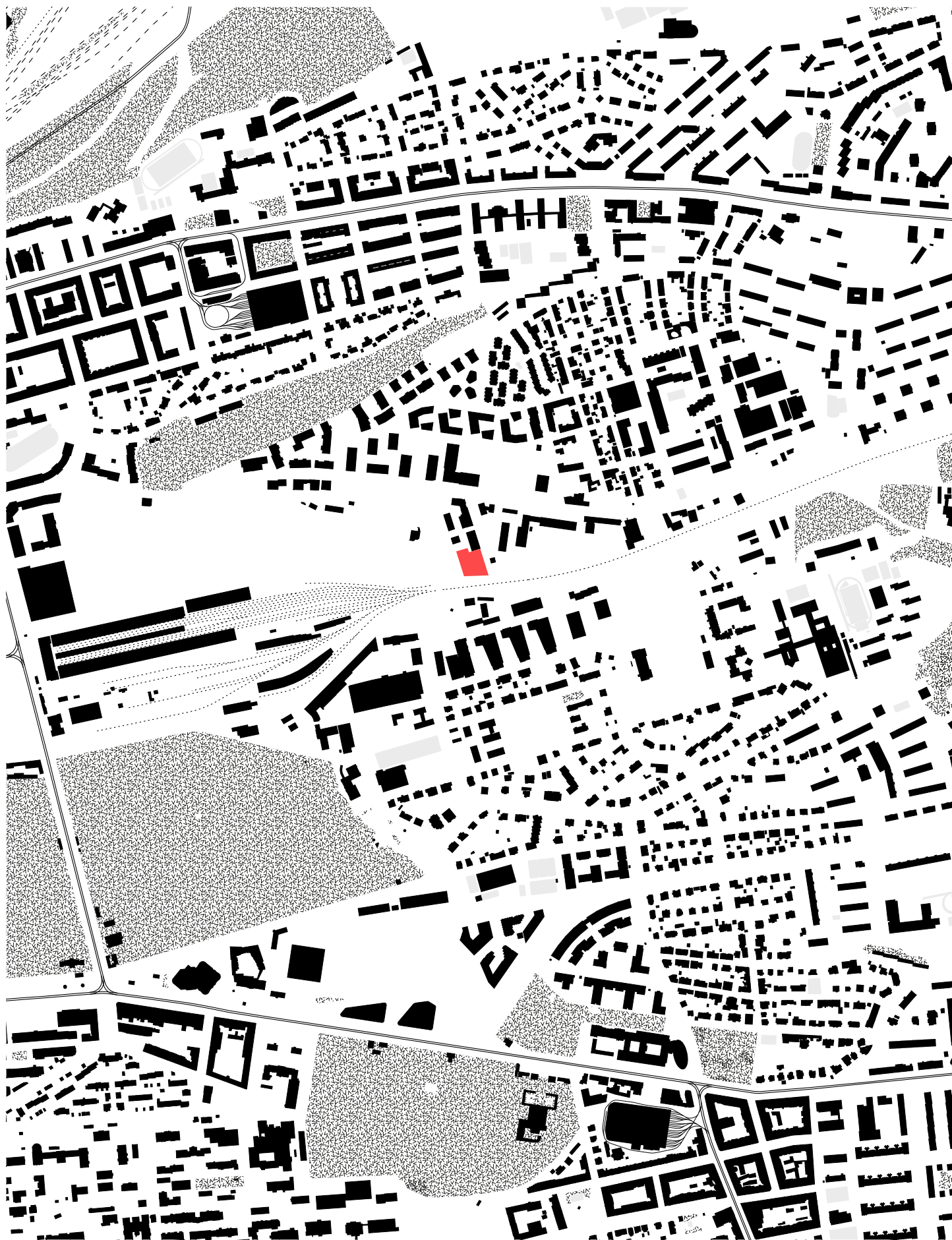
We see the day care centre as a community space — open not only to its clients but also to neighbours — a natural social hub that connects generations and strengthens neighbourhood ties.

The residential building should offer high-quality municipal housing, with a significant share of barrier-free units. Emphasis on sustainability and responsibility towards the future is reflected, for example, in the preference for wood as a construction material. For us, this architectural competition is not only the first technical step toward realisation — it is an invitation to collectively shape a place that serves people through all stages of life.

We hope that the proposals will not only meet the functional brief, but also bring ideas, vision and sensitivity to the site — and that the winning design will enrich the district with a high-quality, innovative public building that inspires future development of this emerging neighbourhood.

Michal Vronský, mayor of the Municipal district Prague 3



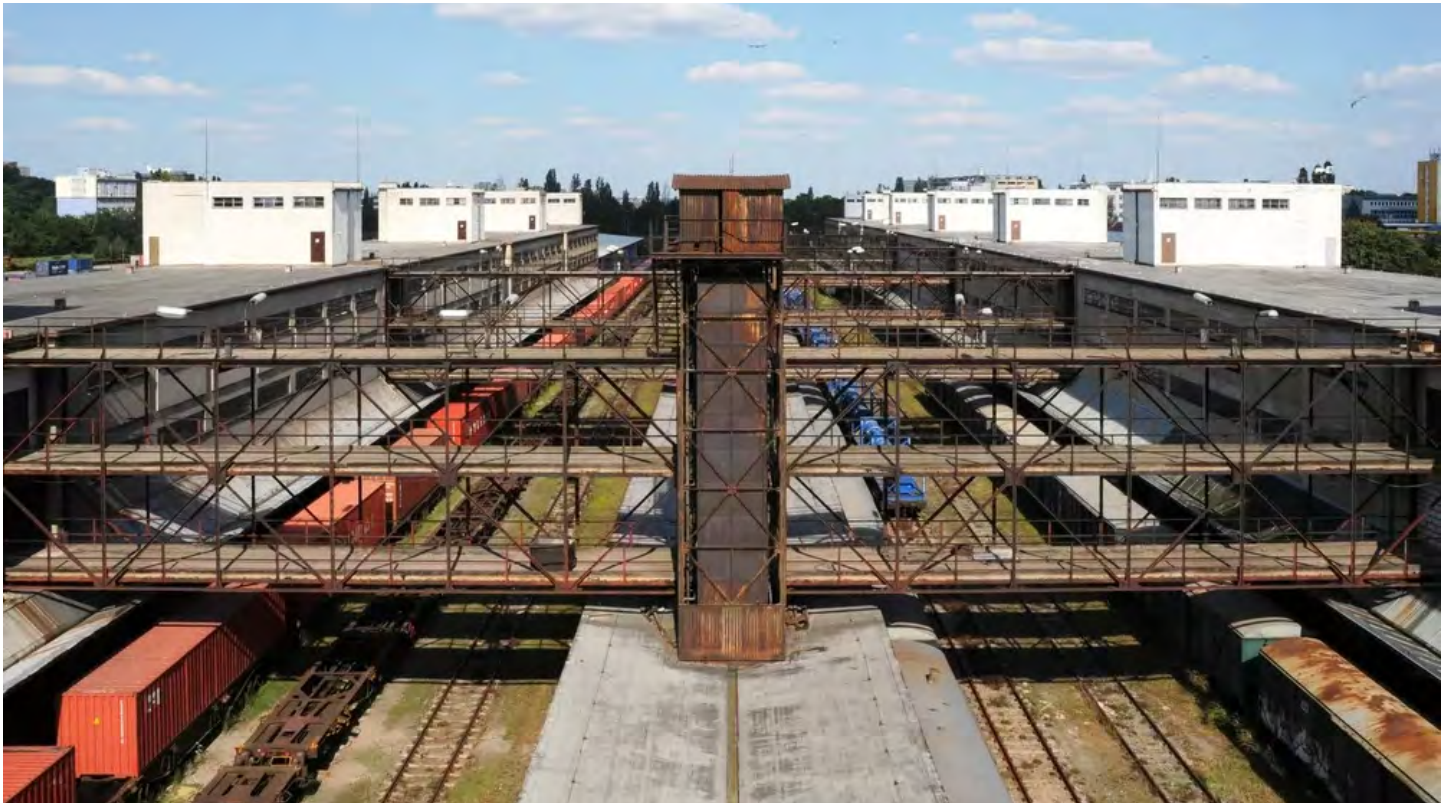


Location

The site is located within the transformation area of the Žižkov Freight Railway Station (NNŽ), one of the most significant development zones in the wider centre of Prague. Žižkov Freight Station was one of three major freight stations that once supplied Prague's city centre and its industrial areas. Over the course of the 20th century, due to changing market conditions, it lost its original function. Today, thanks to its proximity to the city centre, the site holds enormous potential, which the city intends to fully utilise in the coming years. With an area of approximately 60 hectares, the NNŽ transformation zone is one of the largest brownfield sites in Prague. The complex includes the Functionalist-style Main Building, designated a cultural monument since 2012.

In the coming years, this long-abandoned area is expected to undergo a major transformation into a vibrant urban district. In 2022, an urban design study with regulatory elements (NNŽ) was approved, setting the framework for future development. In 2023, the first planning agreement was signed between the City of Prague, the Prague 3 District, and developer Finep CZ.

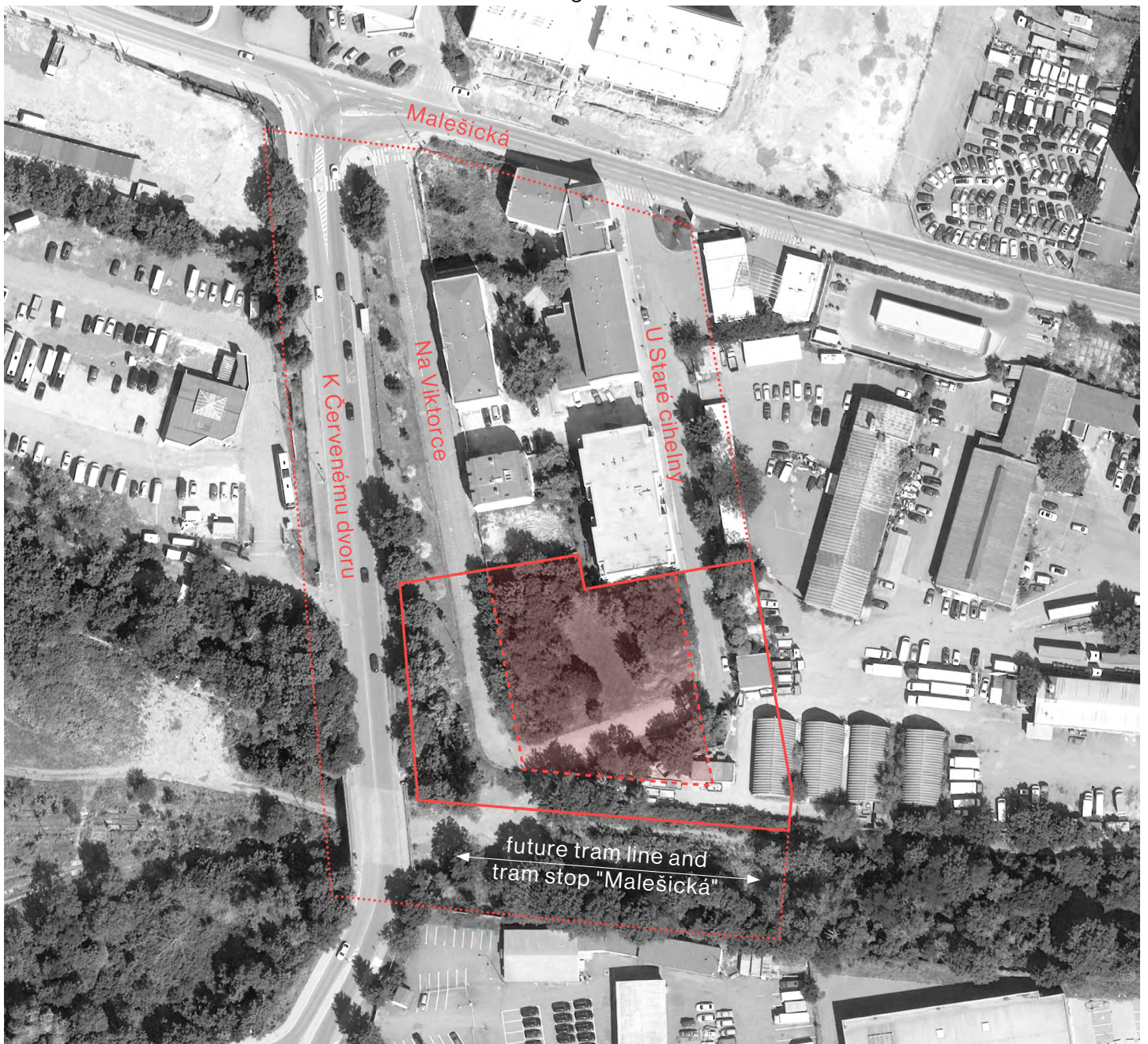
On 24 April 2025, the Prague City Assembly approved a change to the zoning plan for the NNŽ site (amendment No. 2600). After more than 20 years, the area is now regulated and ready for development. The site will gradually evolve into a new urban neighbourhood for tens of thousands of residents. It will include a new tram line between Olšanská and Habrová (planned to open in 2027) and the complete conversion of the historic station building, which the city has purchased. The building is intended to house an educational campus, cultural centre, municipal housing, and administrative facilities. The project is considered a pilot model of responsible and balanced transformation and is expected to serve as a reference for future redevelopment of other large-scale sites across Prague.





Competition area

The project site covers a total area of 2,619 m² and includes plots no. 3526, 3527, 3528, 3529, 3530, 3531, 3505/18 and part of plot 3539/1, located in the Žižkov cadastral area. It lies to the east of K Červenému dvoru Street, on a currently undeveloped plot between Na Viktorce and U Staré cihelny streets. The land is owned by the City of Prague and primarily managed by the Prague 3 District. The proposed development will be divided into three phases/buildings and is expected to complete the currently unfinished urban block, following the regulation set by the Urban Design Study for the NNŽ site. The existing peripheral road in the southern part (plot no. 3539/1) will be removed and replaced by a new road south of plot 3505/18, running parallel to the planned tram line (currently a railway). A new tram stop, Malešická, is planned at the level of the project site. The project also includes the adjacent public road space. The design should also address connections to the broader urban context and the surrounding block.





Brief

The subject of the competition is the urban design of a city block composed of three municipal residential buildings for long-term rental housing, and the architectural design of one of them. The block must be divided into three independently implementable phases—i.e. separate residential buildings. Each building will be designed as a standalone structure, while underground parking will be shared among all three. In addition to housing, the programme includes a day-care centre for seniors, a home care service, a general practitioner's office, and a café. These public amenities should be distributed across the three phases/buildings.

The urban design task is to define the block at the level of massing—clearly specifying the height, volume, and footprint of the future buildings. A proposed solution for the facades of all three buildings is also required. The massing has to ensure that all buildings meet daylight and sunlight standards, both in relation to existing and proposed buildings within the block and the neighbouring B15 block, developed by Finep to the east.

The goal is to use the selected proposal to define basic regulatory parameters that will serve as the framework for future architectural competitions for the remaining two buildings. These future competitions should take place within the urban rules established by the selected design.

The architectural design will address the first phase, located on the western edge of the block along Na Viktorce Street, adjacent to parcel no. 3532. In addition to municipal apartments, the first building will include a senior day-care centre with a garden in the courtyard. A key requirement is to include the access to the shared underground parking garage, so that the following buildings can connect to it. The garage entrance should be located on the eastern side of the block, from U Staré cihelny Street.

The second and third buildings will house facilities for home care services and senior medical services (not necessarily linked to the day-care centre), such as a geriatric clinic or general practice, and a café with a senior community space.

The exact division of the site into phases is up to the competitors and does not need to follow existing parcel boundaries within the buildable area.

For all three phases, a specific apartment mix is required. All apartments in the first phase must be designed to be fully barrier-free.

| Apartment type | size (m ²) | % of total apartments |
|----------------|------------------------|-----------------------|
| 1+kk | 30 – 35 m ² | 20% |
| 2+kk or 2+1* | 45 – 60 m ² | 40% |
| 3+kk or 3+1 | 65 – 75 m ² | 40% |

* the first number refers to the amount of (living) rooms, "kk" means, that a kitchen corner is included on of these rooms. "+1" means, that the apartment has a separate kitchen in addition to the number of rooms.

Construction Costs

Minimizing construction costs is a key design criterion. Participants should propose solutions that achieve cost-effective construction through thoughtful layouts, choice of construction materials, technical and building details, or by applying modularity and prefabrication principles. Creativity is encouraged, but must maintain high architectural, structural, and aesthetic quality.

Construction Materials

From a structural perspective, the preferred solution should make substantial use of renewable materials, possibly in combination with other construction systems—for example, timber combined with reinforced concrete. Material selection should consider structural stability, acoustics, fire safety, and the creation of a healthy indoor microclimate.

Energy Concept

The design should be based on a clearly defined energy strategy aiming for passive house standards. Emphasis is placed on minimizing energy losses through a high-performance building envelope, heat recovery ventilation, and careful orientation of buildings in relation to cardinal directions. Roof surfaces should be used for the installation of photovoltaic panels, which will feed into a virtual power plant system. Heating and cooling are to be provided by heat pumps. The goal is an energy self-sufficient urban building with low operating costs and minimal environmental impact.

Blue-Green Infrastructure

The proposal should also include a well-considered concept for blue-green infrastructure that supports climate adaptation and enhances environmental quality. Particular attention should be given to effective rainwater management—including infiltration, retention, and potential reuse for irrigation or other technical applications. Roofs should be primarily designed as green roofs to help cool the microclimate and reduce the urban heat island effect.

Standards and Regulations

When designing the building, it is essential to comply with the specific Prague and Czech regulations and standards required for residential spaces and apartment buildings. This primarily includes the Prague Building Code (PSP), the Building Act, and standards defining Residential Buildings (which set principles for apartment design), Thermal Protection of Buildings, Daylighting, Fire Safety of Residential Buildings, and Noise Protection.

- *Prague City Ordinance on Construction Requirements (Prague Building Code PSP)*
- *Act No. 283/2021 Coll. (Building Act)*
- ČSN 73 4301 – Residential Buildings (principles of apartment design)
- ČSN 73 0540 – Thermal Protection of Buildings
- ČSN 73 0532 – Daylighting
- ČSN 73 0802 – Fire Safety of Buildings – Residential Structures
- ČSN 73 0831 – Noise Protection

Phasing

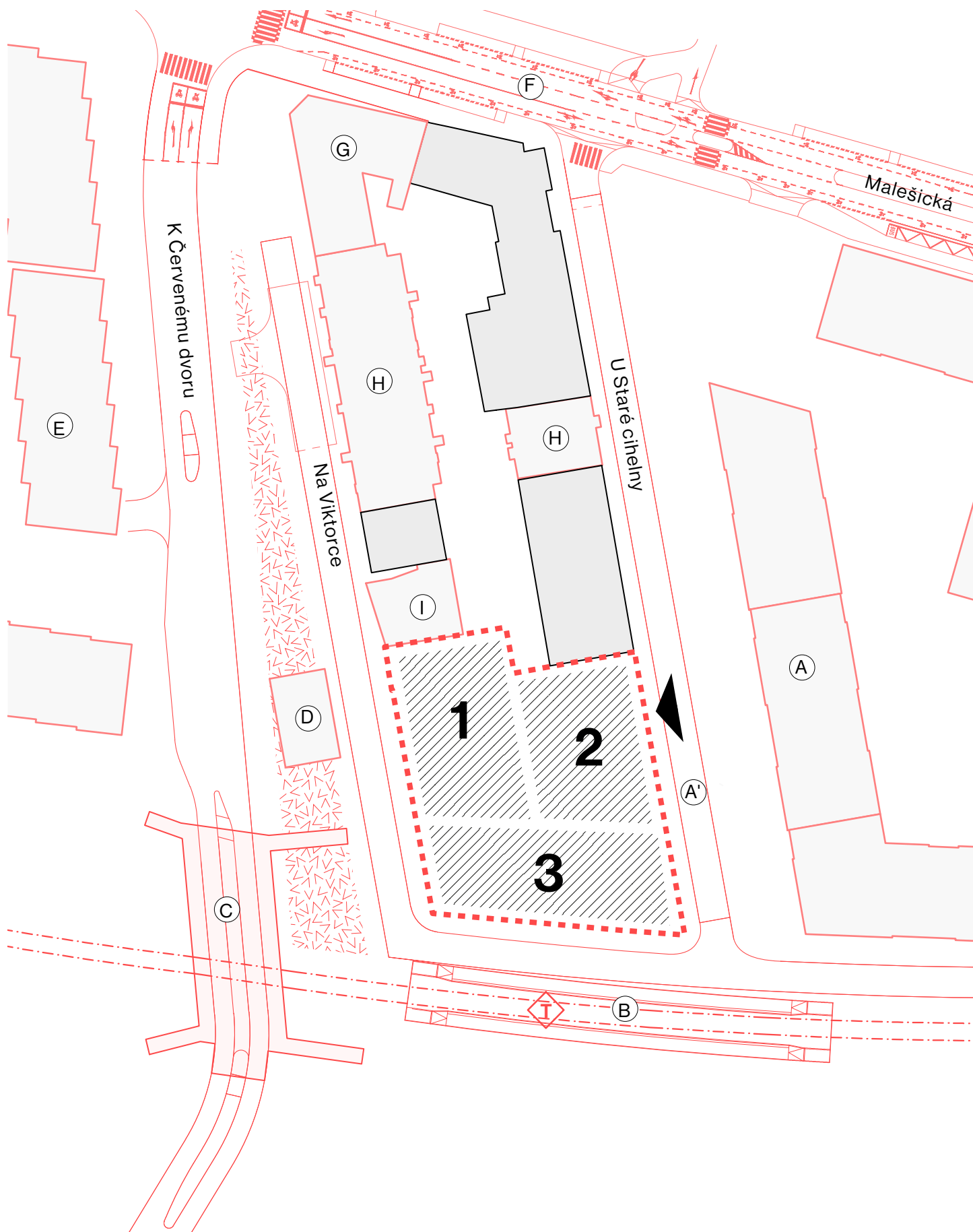
The first residential building, for which this competition seeks an architectural design, will be located in the north-western part of the site. The first phase will also include the construction of an entry to the underground parking garage, situated on the opposite side of the site—accessed from U Staré cihelny Street. The second residential building is expected to be located in the north-eastern part. The third phase will be placed in the southern section of the site, with its main façade facing the new tram line. The exact division of the built-up area is at the discretion of the participants.

Neighbouring Developments

As the site lies within a transformation area, the design should respond more to future planned developments than to the current context. The fundamental urban framework is set by the NNŽ Urban Design Study, which defines key parameters for both development and public space (outlined below). In addition, specific neighbouring projects—such as residential buildings, transport infrastructure, and public spaces—must be taken into account, as they contribute to the emerging character of the area. Documentation of these projects is included in the competition materials.

- A Residential development "U Staré cihelny" by developer Finep
- A' Design of U Staré cihelny Street, by Finep
 - proposed layout and street profile is to be respected
- B Tram stop Malešická
 - design of the stop and the Olšanská–Osiková tram line project to be respected
- C Bridge over the tram line, by TSK (Technical Administration of Roads)
- D Traction substation building (integrated into the bridge embankment), by DPP (Public Transit Authority)
- E Residential development by developer Penta
- F Transport study "Jarovská Třída"
 - proposed street design to be respected
- G Residential building by Viktorka Group
 - a project from 2022 currently, under revision; for the purposes of this competition, consider the provided solution
- H Residential building "Bělka"
- I Residential building by Natland (already completed)

Adjacent Development Intentions and Phasing of the Project Area



Planning Regulations for the Site according to the NNŽ Urban Design Study

The site is located within Block **B13**.

- The block is defined by a building line—either open or closed—with the possibility of stepping back up to 6 meters along its southern edge.
- Block B13 is designated for the placement of social infrastructure.
- Groundfloor public amenities are required along the southern and western edge.
- The maximum building height is set at 7 storeys (up to 26 metres).
- A new tram stop will be established south of the building.
- The required garden ratio (PZ) for the block is set at 15%.
- Green roofs are mandatory for all new development.

Block and Public Space Character according to the Urban Design Study:

Block B13

Located along Na Viktorce Street, the block is to be completed to form a coherent edge framing the new public space with tram line. The study requires ground-floor active use tied to the future tram stop (and the planned bus stop at K Červenému dvoru). The block should consist of multiple individual buildings or sections with separate entrances, breaking up the street façade and supporting permeability. The program must include civic amenities, ideally including social care facilities (day centre, outreach services, accessible housing), preferably in the southern part of the block. The southern part is also intended for municipal (affordable) housing.

Public space U19

Na Viktorce Street will be closed at its northern end and extended southward between the tram line and blocks B13–B18. This new street is classified as a residential zone, designed as a calm street with pedestrian priority, ideally with raised surfaces, particularly in the blind section near Block B13 and the tram stop. The street is to function as part of a linear park alongside the tram line. Cycling infrastructure must be included to ensure a comfortable connection to the existing cycle path under the rail underpass, leading west toward the city centre.

Public space P05

This section of the linear park is defined by the tram corridor, tree-lined promenade, and accompanying pedestrian and cycling paths. Design must support permeability, as indicated in the masterplan, and allow for emergency vehicle access between Na Viktorce (U18) and the new street U13. Special attention should be paid to the landscape and architectural detailing, particularly near the intersection of Malešická–Na Jarově–Jarovská and around the tram stops. The tram track bed is to be covered with vegetation supporting rainwater retention.

Public space P06

A landscaped slope between Na Viktorce (U18) and K Červenému dvoru (U04), building on the existing natural features. Design must ensure pedestrian connectivity between the two streets, with special attention to transit interchange between tram and bus stops. The area should also allow for leisure use, taking into account the adjacent active ground-floor development.

Valid zoning plan

Land use

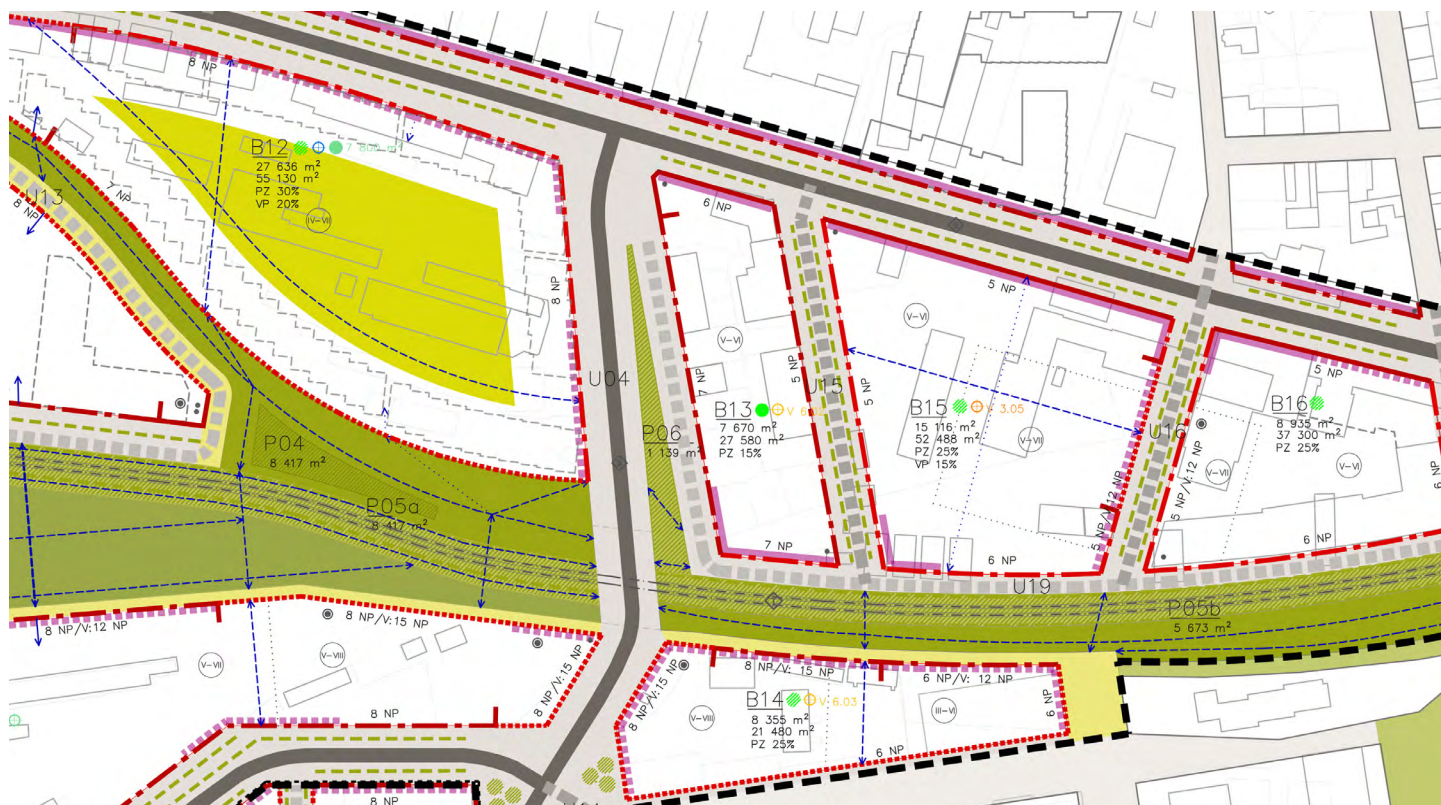
The plots fall within the SV-H "General Mixed Use" zoning designation. This designation defines the primary land use as "areas intended for the placement of multi-functional buildings or a mix of monofunctional buildings for residential use, retail, offices, culture, public facilities, sports, and services, while maintaining the multi-functional character of the area."

Floor Area and Greenery Coefficients

The Floor Area Ratio (FAR) is classified as category H, with a value of 2.2. Including the adjacent street areas—U Staré cihelny, Na Viktorce, and K Červenému dvoru—that form part of the project site, this coefficient allows for a maximum Gross Floor Area (GFA) of 9,770 m². With an anticipated average building height of 7 storeys, the greenery coefficient is set at 0.4, which corresponds to 1,776 m² of required green space.

Balance

| | |
|---|----------------------|
| Zoning designation (land use) | SV-H |
| Plot area under SV-H zoning (managed by Prague 3 District) | 4 441 m ² |
| Floor Area Ratio (KPP) | 2,2 |
| Greenery coefficient (at avg. 7 storeys) | 0,4 |
| Buildable portion of block B13 (per NNŽ study) | 2 619 m ² |
| Max. Gross Floor Area (based on KPP 2,2) | 9 770 m ² |
| Ground floor footprint (1st floor NNŽ study) | 2 048 m ² |
| Inner block courtyard area | 571 m ² |
| Number of residential buildings / project phases | 3 objects |



Building program

Phase 1

Housing

20% 1+kk

40% 2+kk or 2+1

40% 3+kk or 3+1

All apartments should be designed to be barrier-free. Residents will have access to storage units, which do not necessarily need to be located in the basement.

Day Care Centre

The day care centre is an outpatient service for people who require constant assistance due to age, disabilities, or long-term mental health conditions. The goal is to provide a safe and comfortable environment for clients, offering a structured daily program with focus on individual care, activation, and social interaction, while also providing relief for families and caregivers. Operation will be on weekdays during daytime hours, with a capacity of approximately 10 clients per day. The facility should be designed to be barrier-free, bright, and flexible, with direct access to a garden and supporting spaces for staff and visitors. The architectural design should create a calm, dignified, and community-oriented atmosphere resembling a home environment. The operational layout must ensure functional zones for hygiene, rest, socializing, and dining. The total area is estimated at about 200 m².

Garden

The garden should serve as a semi-public shared space for both the day care center and municipal housing residents. It will be designed as a communal area shared by all three buildings within the site. In a later construction phase, it may also serve as a garden for a café.

Functional and Technical Facilities

- Technical rooms (according to the chosen energy concept)
- Cleaning room
- Bicycle and stroller storage
- Waste management facilities

Phase 2

Housing

20% 1+kk (of which 2 barrier-free)

40% 2+kk nebo 2+1 (of which 6 barrier-free)

40% 3+kk nebo 3+1 (of which 3 barrier-free)

Community Facilities

- Support facilities for social and health services for seniors – home care
- Parcel pickup lockers (delivery lockers)

Phase 3

Housing

20% 1+kk (of which 2 barrier-free)

40% 2+kk nebo 2+1 (of which 6 barrier-free)

40% 3+kk nebo 3+1 (of which 3 barrier-free)

Community Facilities

- Café and senior club
- Geriatric clinic, general practitioner, etc.

Parking

for residents: minimum as per building regulations

for day care: 1 space + emergency parking

for health and social services: 1 space + emergency parking

for the café

