

NEW TOWN HALL FOR PRAGUE 7 DISTRICT

Annotation

The public space extends inside the New Town Hall.

Floors will overlap like plazas, open to light and people.

The presence of the bearing structure is dissolved by wooden shelves that colonize the space, harboring the physic memory of the city, its archive.

Grouping the staircase and the areas that require more spatiality, a compact volume is projected lengthening the one of the block.

The exterior façade expresses the dissolution, where urban weave meets public space. Well-tempered square. Open house.

Description of the design

More than any public building else, the Town Hall must be part of the public space. Like the square, it has to be a place where people meet each other and where civil servants can work in an efficient, open and transparent way. It could be said that it must be a space with horizontal vocation. In order to achieve this, the refurbishment to undertake in the building should not be epithelial, a simple façade exercise, but deep and conceptual instead, structural.

Floors will overlap like plazas, open to light and people. For the purpose of highlighting its horizontality the presence of its bearing structure is dissolved by furniture that colonizes the space, harboring the physic memory of the city, its archive. In the digital, untouchable era, the materiality of paper will precisely be the one to support the illusion of levity and flight. The stratum/wooden shelves that hold the archives hang between the plazas planes.

Stairwell is brought inside in order to free up as much façade perimeter as possible. Grouping the staircase together with those areas that require more spatiality (such as the auditorium), a compact volume is projected lengthening the one of the block and sculpted from the stepped geometry of the existing building. This way working areas stay open to the noon light, facing the wooded patio, while the exterior façade, colder, is built with more inertia, expressing the volume dissolution, also representing where urban weave meets public space.

The street extends inside the New Town Hall. Gentle terraces go from the entrance down to the lower ground canteen, creating a new meeting point given up to the city. The material continuity of the ground floor plane enlarge the perception of the alleyway which gives access to the interior of the block, reactivating and bringing new life to this space which becomes a garden open to the city.

Energy concept of the building

Even though the building under question is an extant structure already permanently defined in its shape, mass, height and orientation, one key interest is to create within the reconstruction process an energy-efficient structure with the very lowest possible operating costs. In addition, the building ensures good quality of the interior environment.

The planned building allows for the application of the following measures:

- high-quality and highly insulating exterior envelope
- elements for passive protection from summer heat are leading to minimising the use of the air-conditioning system, probably even removing it from the concept. They are the following elements:
 - exterior shading elements,
 - layout considerations
 - accumulation capability
- installation of managed ventilation with heat recuperation
- effective utilisation of renewable energy sources
- a system of economic water management – use of grey or rain water, natural absorption of rainfall etc.
- the possibility to integrate vegetation within the framework of the building's outer envelope and the immediate surroundings
- measures to lower the influence of creation of "heat islands"

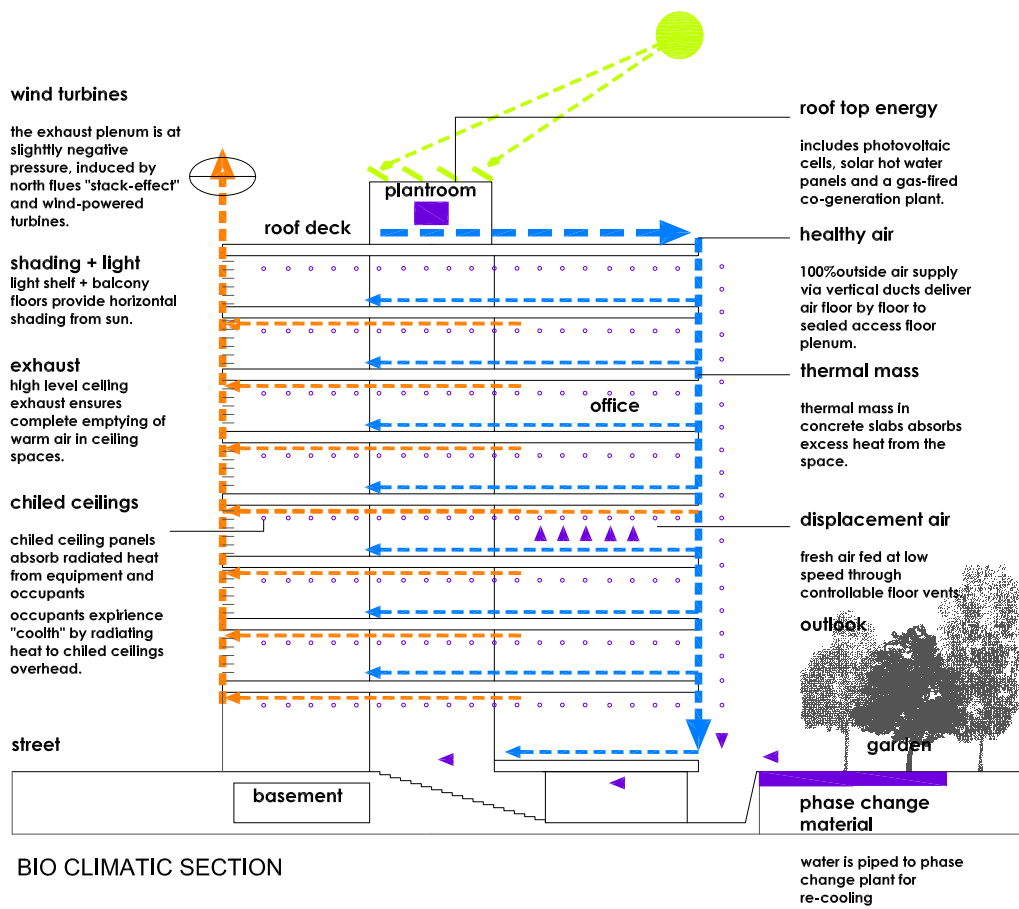
The conception of the building ensures classification of Class B, probably an even higher energy class (it must be studied to confirm). The value of the measured energy need for heating do not exceed 50 kWh/m² per year and the value of supplied energy for cooling do not exceed 10 kWh/m² per year. All values will be determined from the identifier of energy consumption prepared in accordance with Czech government declaration no. 78/2013 Coll. and the standard TNI 730331.

Description of the proposed energy conception of the building and the method of its adaptability to climate change that includes:

- Description of the system of energy management (heating system, preparation of hot water, ventilation, lighting, use of renewable energy) and the assumed heat-insulations parameters of the proposed building envelope
- Schematic blueprint of the heated and unheated zones of the building
- Description of the management of water
- Description of measures to lower the influence of "heat islands".

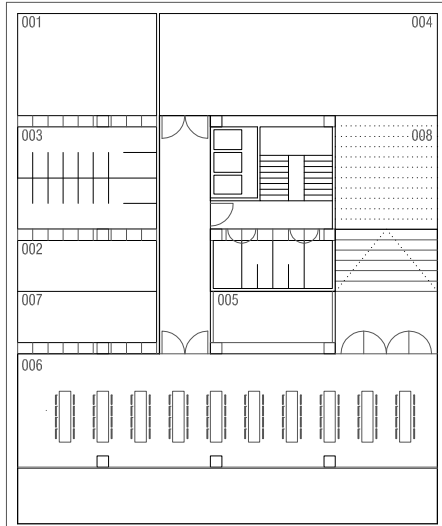
NEW TOWNHALL FOR PRAGUE 7 DISTRICT

Energy concept of the building



NEW TOWNHALL FOR PRAGUE 7 DISTRICT

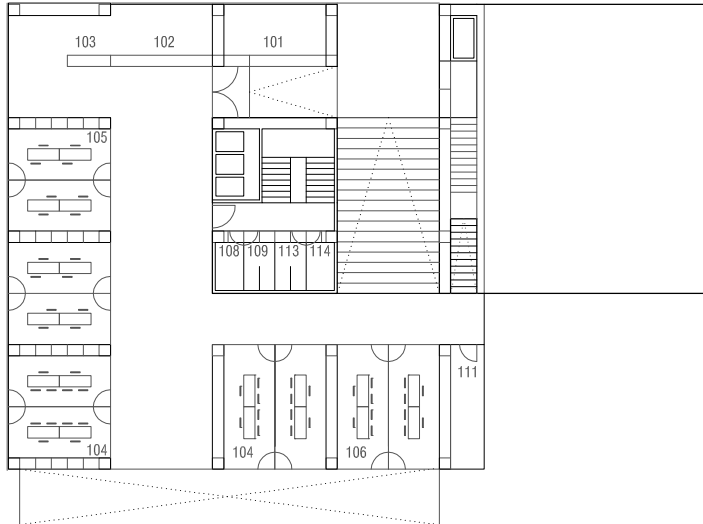
Underground floor



UNDERGROUND FLOOR									
ROOM	DEPARTMENT, OFFICE	DEPARTMENT	STRUCTURE	K	TOTAL	m2	MEET. ROOM	NOTE	
001	TECHNICAL EQUIPMENT	EXCHANGER				40			
002	STORAGE	BIKE STORAGE				25,0			
003	CLOACKROOM					50			
004	UTILITY ROOMS					80			
005	CAFFÉ, GALLERY	UTILITY ROOMS				20			
006	CAFFÉ, GALLERY					133			
007	CAFFÉ FACILITY					25,0			
008	TOWN HALL	STORAGES				25,0			
		TOTAL							

NEW TOWNHALL FOR PRAGUE 7 DISTRICT

Groundfloor

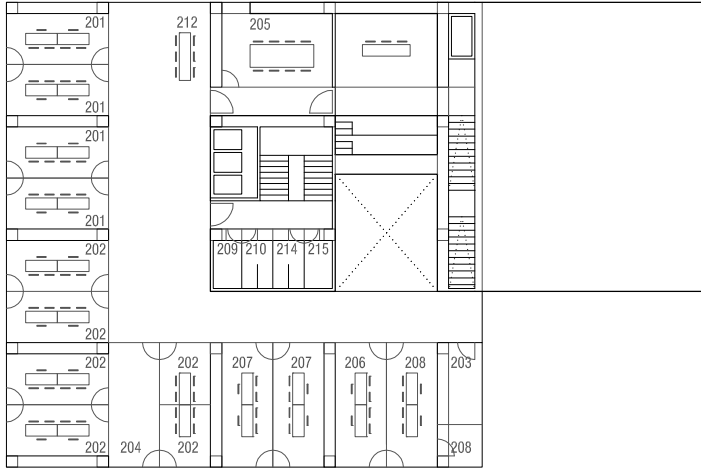


GROUND FLOOR								
ROOM	DEPARTMENT, OFFICE	DEPARTMENT	STRUCTURE	K	TOTAL	m2	MEET. ROOM	NOTE
101	KS	DRIVER	1SEAT		1	10		
101		SECURITY	2+1FACILITY		2	10		2 PERSONS CHECKING AROUND
102	KT-OVS	CASH OFFICE	1+1CASHIER		2	20		
103	OSA	E. GOVERNEMENT DEPARTMENT	1V+3+6OUT		4+6	10		6 PERSONS OUT
103	OSA	INFORMATIONS	1		1	10		
104	OSA	POPULATION EVIDENCE DEPARTMENT	1V+3+2		6	72		5 COUNTERS
105	OSA	REGISTER OFFICE	1V+3		4	76		3 DISCRETE COUNTERS
106	KT	FILING OFFICE	1V+1+2		4	40,0		2 COUNTER WORKSPACES
107		PASSAGE TO ELEVATORS, SPARE ROOM						
108		BATHROOM WOMEN (PUBLIC)				5		
109		BATHROOM MEN (PUBLIC)				5		
110		CLEANING				2,0		
111		KITCHEN				2,0		
112		CLOAKROOM				2		
113		BATHROOM MEN (EMPLOYEES)				5		
114		BATHROOM WOMEN (EMPLOYEES)				5		
		TOTAL			24			

V-HEAD
P-COUNTER
K-ADVICE GIVING PLACE
R-OFFICER
A-ASSISTANT

NEW TOWNHALL FOR PRAGUE 7 DISTRICT

First floor



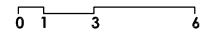
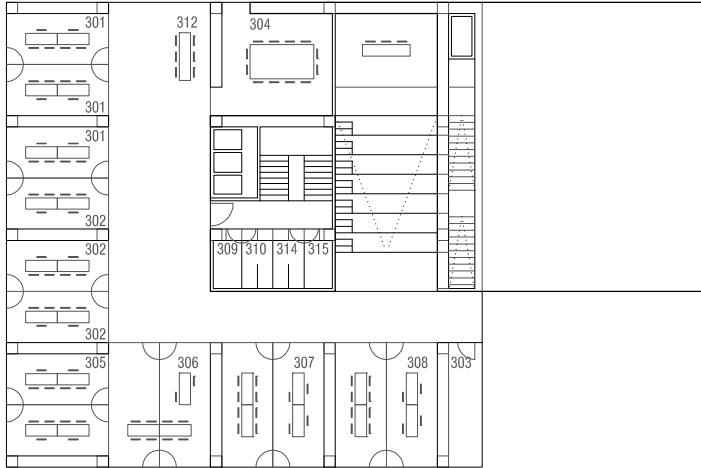
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FIRST FLOOR									
ROOM	DEPARTMENT, OFFICE	DEPARTMENT	STRUCTURE	K	TOTAL	m2	MEET. ROOM	NOTE	
201	OSZ	SOCIAL AND LEGAL PROTECTION DEP.	CALL-OFFICE	4K		9			
201	OSZ	SOCIAL AND LEGAL PROTECTION DEP.	1V+2	2K	3	18			
201	OSZ	SOCIAL AND LEGAL PROTECTION DEP.	2	2K	2	18			
201	OSZ	SOCIAL AND LEGAL PROTECTION DEP.	2	2K	2	18			
201	OSZ	SOCIAL AND LEGAL PROTECTION DEP.	2	2K	2	18			
		TOTAL OF SOCIAL AND LEGAL PROTECTION DEP.				9	81		
202	OSZ	DEP. OF SOC. AND LEGAL PROTECTION OF CHILDREN	2	2K	2	18			
202	OSZ	DEP. OF SOC. AND LEGAL PROTECTION OF CHILDREN	2	2K	2	18,0			
202	OSZ	DEP. OF SOC. AND LEGAL PROTECTION OF CHILDREN	CALL-OFFICE	4K		5			
202	OSZ	DEP. OF SOC. AND LEGAL PROTECTION OF CHILDREN	CALL-OFFICE	4K		5			
202	OSZ	DEP. OF SOC. AND LEGAL PROTECTION OF CHILDREN	2	2K	2	20,0			
202	OSZ	DEP. OF SOC. AND LEGAL PROTECTION OF CHILDREN	2	2K	2	20			
202	OSZ	DEP. OF SOC. AND LEGAL PROTECTION OF CHILDREN	1V		1	10			
		TOTAL OF DEP. OF SOC. AND LEGAL PROTECTION OF CHILDREN				9	96		
203		ARCHIVE					12,0		
204		KIDS CORNER					5	CONNECTION TO A MEETING ROOM	
205		MEETING ROOM		10K			30		
206	OSZ	HEAD OF OSZ	1V+1R		2		20,0		
207	KS	FOREIGNERS AND MINORITIES DEPARTMEN	2	2K	2	20			
207	KS	FOREIGNERS AND MINORITIES DEPARTMEN	2	2K	2	20			
		TOTAL				4	37,4		
208		SOCIAL DEPARTMENT ROOM WITH SANITARY SERVICES		1K			20		
209		BATHROOM WOMEN (PUBLIC)					5		
210		BATHROOM MEN (PUBLIC)					5		
211		CLEANING					2		
212		KITCHEN					2		
213		CLOAKROOM					2		
214		BATHROOM MEN (EMPLOYEES)					5		
215		BATHROOM WOMEN (EMPLOYEES)					5		
		TOTAL				24			

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A-ASSISTANT

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Second floor

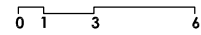
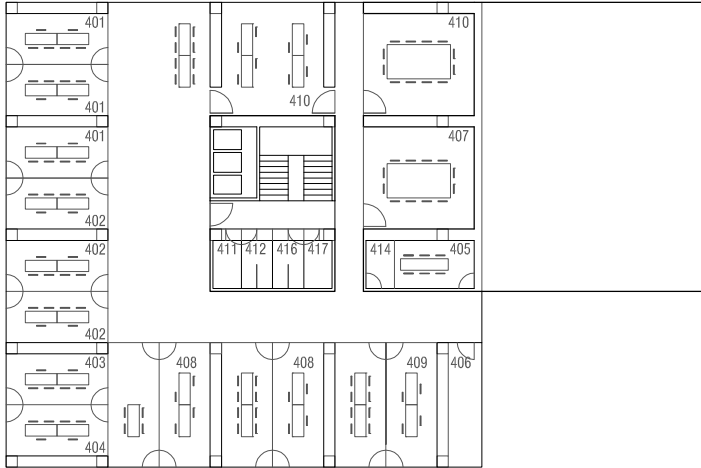


SECOND FLOOR								
ROOM	DEPARTMENT, OFFICE	DEPARTMENT	STRUCTURE	K	TOTAL	m ²	MEET. ROOM	NOTE
301	OŽV	OPERATION DEPARTMENT	CALL-OFFICE	4K		9		
301	OŽV	OPERATION DEPARTMENT	1V+1A+7	4K	9	45		3 COUNTERS
302	OŽV	CONTROL DEPARTMENT	1V+4	2K	5	45,0		
302	OŽV	CONTROL DEPARTMENT	CALL-OFFICE	4K		9,0		
303		ARCHIVE				12,0		
304		MEETING ROOM			10K	40		
305	KT	IT DEPARTMENT	1V+4		5	36		
306	OKS	CULTURE AND SPORTS DEPARTMENT	1V+4	4K	5	40,0		
307	ÚKS	CONTROL AND RECLAMATION DEPARTMENT	4		4	40		
308	OSP	STRATEGIC PLANNING DEPARTMENT	1V+3+1agenda 21		5	40		agenda 21
309		BATHROOM WOMEN (PUBLIC)				5		
310		BATHROOM MEN (PUBLIC)				5		
311		CLEANING				2		
312		KITCHEN				2		
313		CLOAKROOM				2		
314		BATHROOM MEN (EMPLOYEES)				5		
315		BATHROOM WOMEN (EMPLOYEES)				5		
		TOTAL				33		

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Third floor

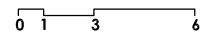
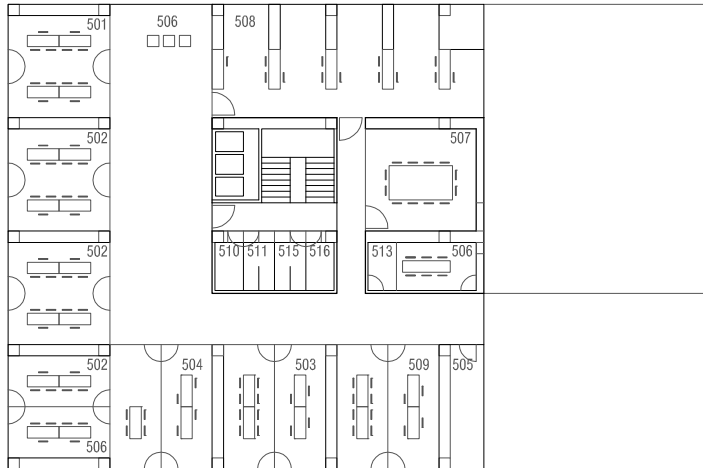


THIRD FLOOR								
ROOM	DEPARTMENT, OFFICE	DEPARTMENT	STRUCTURE	K	TOTAL	m2	MEET. ROOM	NOTE
401	OMA	MUNICIPALITY PROPERTIES DEPARTMENT	1V+4	4K	5	54,0		
402	OMA	HOUSING AND RETAIL DEPARTMENT	1V+6	6K	7	54		2 COUNTERS
403	OMA	ECONOMY DEPARTMENT	2	2K	2	18		
404	OMA	HEAD OF OMA	1	4K	1	18		
405	OMA	CALL-OFFICE		4K		14		
406		ARCHIVE				12		
407		MEETING ROOM		10K		36		
408	OIVZ	INVESTMENT DEPARTMENT	1V+5	4K	6	60		
409	OŠK	EDUCATION DEPARTMENT	1V+3	2K	4	40		
410	OPP	LEGAL DEPARTMENT	2V+6	2K	8	80		
309		BATHROOM WOMEN (PUBLIC)				5		
310		BATHROOM MEN (PUBLIC)				5		
311		CLEANING				2		
312		KITCHEN				5		
313		CLOACKROOM				2		
314		BATHROOM MEN (EMPLOYEES)				5		
315		BATHROOM WOMEN (EMPLOYEES)				5		
		TOTAL			33			

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NEW TOWNHALL FOR PRAGUE 7 DISTRICT

Fourth floor

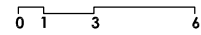
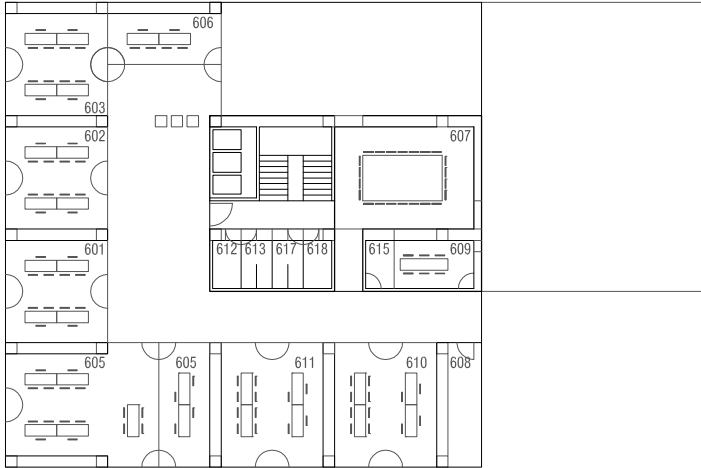


FOURTH FLOOR									
ROOM	DEPARTMENT, OFFICE	DEPARTMENT	STRUCTURE	K	TOTAL	m2	MEET. ROOM	NOTE	
501	OVT	DEPARTMENT OF MASTERPLANNING	1V+2	2K	3	36,0			
501	OVT	CALL-OFFICE		2K		5,0			
502	OVT	BUILDING DEPARTMENT	1V+8	8K	9	126			
503	OVT	LEGAL AND ADMINISTRATIVE DEPARTMENT	1V+4	2K	5	40			
504	OVT	WATER MANAGEMENT DEPARTMENT	2	4K	2	20			
505		ARCHIVE				12			
506		CALL-OFFICE		6K		14			
507		MEETING ROOM		10K		36,0			
508	OŽP	LIVING ENVIRONMENT DEPARTMENT	1V+6	2K	7	86			
509	ORZ	DEVELOPEMENT DEPARTMENT	1V+3	2K	4	40			
510		BATHROOM WOMEN (PUBLIC)				5			
511		BATHROOM MEN (PUBLIC)				5			
512		CLEANING				2			
513		KITCHEN				5			
514		CLOAKROOM				5			
515		BATHROOM MEN (EMPLOYEES)				5			
516		BATHROOM WOMEN (EMPLOYEES)				5			
		TOTAL				30			

V-HEAD
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NEW TOWNHALL FOR PRAGUE 7 DISTRICT

Fifth floor

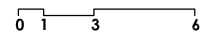
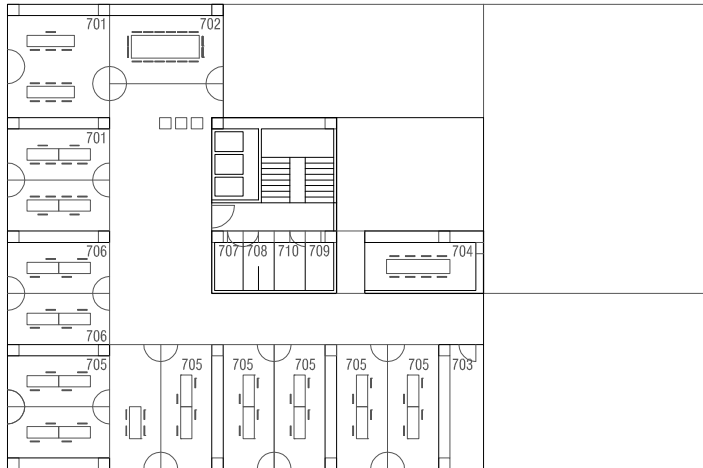


FIFTH FLOOR								
ROOM	DEPARTMENT, OFFICE	DEPARTMENT	STRUCTURE	K	TOTAL	m ²	MEET. ROOM	NOTE
601	OFI	HEAD OFFICE	2V+1R+3	2K	6	36		1 METODIC
602	OFI	LOCAL FEES DEPARTMENT	4	2PP	4	36,0		2 COUNTERS
603	OFI	FINANCE DEPARTMENT	1V+4	8K	5	54		
604	OFI	ARCHIVE				12		
605	OFI	ACCOUNTING DEPARTMENT	1V+9	4K	10	76		
606		SPARE ROOM	4			20		
607		MEETING ROOM		25K		40		
608		ARCHIVE				12		
609	KT	ARCHIVE DEPARTMENT	3		3	14		
610	KT	INTERNAL ADMINISTRATION DEPARTMENT	1V+4	2K	5	40		
611	OPP	PERSONNEL DEPARTMENT	1V+4	2K	5	40		
612		BATHROOM WOMEN (PUBLIC)				5		
613		BATHROOM MEN (PUBLIC)				5		
614		CLEANING				2		
615		KITCHEN				2		
616		CLOAKROOM				2		
617		BATHROOM MEN (EMPLOYEES)				5,0		
618		BATHROOM WOMEN (EMPLOYEES)				5		
		TOTAL				38		

V-HEAD
P-COUNTER
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NEW TOWNHALL FOR PRAGUE 7 DISTRICT

Sixth floor

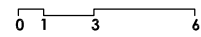


SIXTH FLOOR									
ROOM	DEPARTMENT, OFFICE	DEPARTMENT	STRUCTURE	K	TOTAL	m2	MEET. ROOM	NOTE	
701	KS	ASSISTANTS	1V+1+1AGENDA 21	2K	3	36			
702	KS	MAYOR	1	6K	1	36			
703		MEETING ROOM		15K		30			
703		ARCHIVE				12			
704	ÚIA	DEPARTMENT OF INTERNAL AUDIT	1		1	20			
705	KS	COUNCILLOR, ASSISTANTS	8+6A+1R		15	114			
706	KT	SECRETARY, ASSISTANTS	1+1A		2	36			
707		BATHROOM WOMEN				5			
708		BATHROOM MEN				5			
709		SMALL KITCHEN				5,0			
710		CLEANING				2,0			
711		STORAGE				2,0			
		TOTAL			22				

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NEW TOWNHALL FOR PRAGUE 7 DISTRICT

Seventh floor

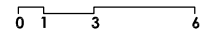
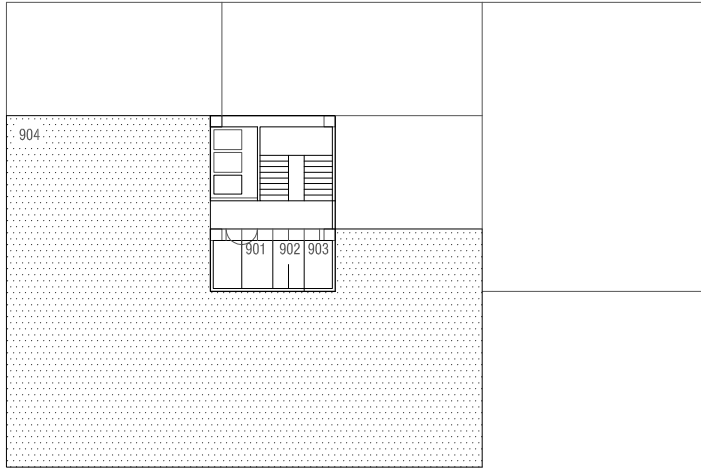


SEVENTH FLOOR								
ROOM	DEPARTMENT, OFFICE	DEPARTMENT	STRUCTURE	K	TOTAL	m ²	MEET. ROOM	NOTE
801	KS-OKŘ	CRISIS MANAGEMENT	4 BEDS			100		SECURED ROOM
802		MEETING ROOM	50	2x25K		76		
803	KS	ORGANISATION DEPARTMENT	1V+2+1		3	20		COPY, PROJECT COORDINATOR
804	KS-OKŘ	CRISIS MANAGEMENT DEPARTMENT	1V+2		3	20		
805	KS	COMMUNICATION DEPARTMENT	4+2		6	36,0		
806		CHAIRMAN'S OF DEPARTMENTS	3		3	36		
807		BATHROOM WOMEN				5		
808		BATHROOM MEN				5		
		TOTAL			15			

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NEW TOWNHALL FOR PRAGUE 7 DISTRICT

Eight floor



EIGHT FLOOR									
ROOM	DEPARTMENT, OFFICE	DEPARTMENT	STRUCTURE	K	TOTAL	m ²	MEET. ROOM	NOTE	
901		UTILITY ROOMS				52			
902		BATHROOM MEN (PUBLIC)				5			
903		BATHROOM WOMEN (PUBLIC)				5			
904		PUBLIC TERRACE				336			
		TOTAL				62			

Building parameters

	unit	number of units
Land area	m2	1.282
Built-up area	m2	626
Built-up space	m3	19.200
Carpet area	m2	5.566

Investment costs

	unit	number of units	unit price*	price Nr of units x unit price
Outdoor spaces	656	1	2.000 Kč	1.312.000 Kč
Reconstruction of the building, including all installations and built-in equipment	m2	3,00		
Carpet area without corridors and technical equipment rooms - Pu	4370	1	17.000 Kč	74.290.000 Kč
Corridors area - Pk	1038	1	17.000 Kč	17.646.000 Kč
Area for technical equipment - Ptv	180	1	10.000 Kč	1.800.000 Kč
Surface of facades in total	m2	3,00		
Lightweight external facade	602,8	1	5.000 Kč	3.014.000 Kč
Heavy external facade	785,17	1	5.000 Kč	3.925.850 Kč
Glass facade	1124,28	1	5.000 Kč	5.621.400 Kč
Area of the roof and terraces	m2	2,00		
Roof	62	1	4.000 Kč	248.000 Kč
Walkable roof	557,29	1	5.000 Kč	2.786.450 Kč
Green roof	m2	0	0 Kč	0 Kč
Technology				
airconditioning	set	estimate costs		250.000 Kč
smart building system (Measurement and control, smart instalation etc)	set	estimate costs		1.000.000 Kč
elevators	set	estimate costs		1.200.000 Kč
other technologies	set	estimate costs		1.000.000 Kč
Embedded Interior	set	estimate costs		6.000.000 Kč
Furniture and settings	set	estimate costs		6.000.000 Kč
Reserve	20,00%			25.000.000 Kč

Investment costs in total 124.781.700 Kč

*Indicate the price list of works on the basis of which the price is determined, or describe a method for determining the unit price

Technical database / COAA Reference Costs 2016