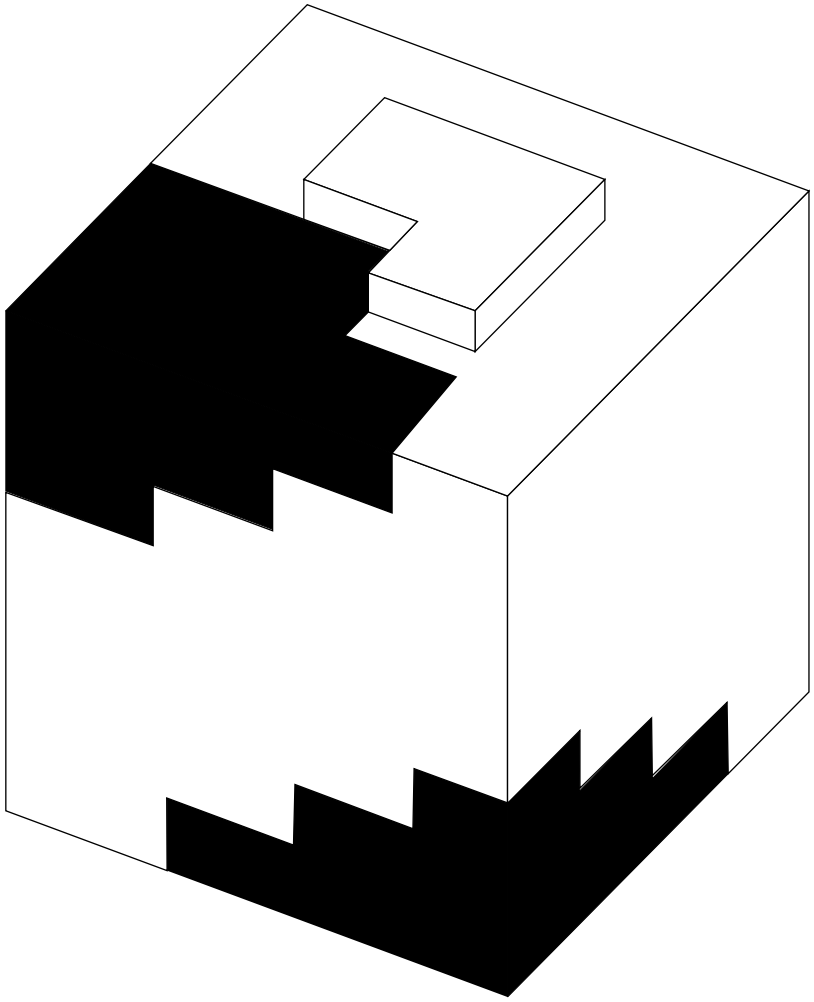
BOOKLET



NEW TOWN HALL FOR PRAGUE 7

ANNOTATION

SIGNAL ARCHITECTURE

The New Town Hall becomes a signal in the district.

LINK ARCHITECTURE

A continuity of the urban space is created by a transparent groundfloor.
The project is also respectful of the existing building by maintaining the grid.

FLEXIBLE

A Megafloor allows the building to be flexible and adaptable in the future.

FUNCTIONAL & EFFICIENT

Compact and vertical, 2 types of spaces organise the Megafloor: free plan / technical core

A CITIZEN BUILDING

The enlarged volume of the cafe on the groundfloor welcome the citizens to the New Town Hall.

DESCRIPTION OF THE DESIGN

The New Town Hall becomes a signal in the district, remarkable and appropriated by each.

By a large and generous transparent groundfloor, the urban space continues through the building.

CITIZEN BUILDING

The cafe and the gallery on the groundfloor welcome the citizens to the New Town Hall.

It also create a signal for the pedestrian from the street.

This space is enlarged by the void created on the 2 upper floor - which express the similarity with the remarkable existing terraces on the last upper floors.

This volume connects the floors visited by the public and make a visual connection with other functions, offering more than an offices building but a true lively building.

Part of the glass facade in the cafe corner can also open in summer time.

SPATIAL GRID

The existing grid 6x6 is maintained, so the beams and columns are in place.

The project propose an alternative solution for the bracing of the building which consist in replacing the bracing walls by a concrete core (6x6) and diaphragm floors.
This alternative allows more flexible floors but the project could also be adapted if the existing walls need be kept for economical reason.

FUNCTIONALITY

The Megafloor is organized:
- free plan for all the offices
- technical core (stairs, lifts, shaft, bathrooms, cleaning rooms)

The Megafloor allows the building to be flexible and adaptable in the future.
To enhance the extension of the uses, and to avoid to freeze the program functions.

The terraces on the last floors are also connected to the rooms offering outside spaces for the employees.

EFFICIENT ENVELOPE

The envelope of the building is made of a glass wall on the 4 facades, which offers generous natural light for all the rooms.

Also the transparency of the building contribute to create an opened building to his environment and facing the citizens.

ENERGY CONCEPT OF THE BUILDING

EFFICIENT ENVELOPE

The glass wall on the 4 facades give solar inputs during winter.
The glasses will be very transparent on the north and east facades.
To avoid overheating during summertime, solar protection will be installed on the south facade and glasses with high solar factor on the west facade.

Also the glasses will have the required thermical coefficient.

HEATING

A heating floor will be installed on every floor to provide a good confort of use in all the rooms.

The rooms that are not heated are the cores and the technical rooms at the underground floor.

VENTILATION

A system of ventilation double flow will provide a good hygienic air.
The employees will also have the possibility to open a window directily on the facade.

AIR CONDITIONING

The project propose an air-refreshment by night ventilation, which is especially adapted to the typology of the building (air crossing).

RE-USE OF RAINWATER

Rainwater will be reused for all the toilets in the building.

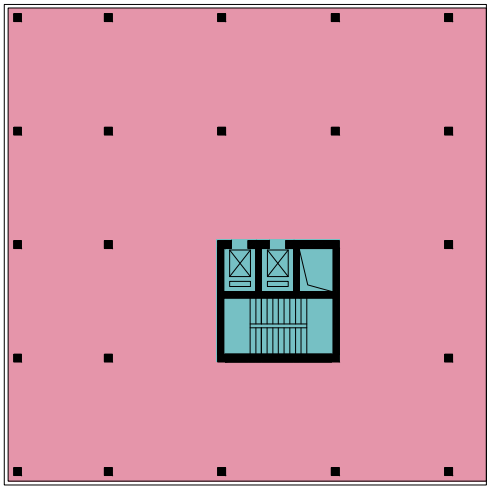
SOLAR PANEL

On the technical part of the terrace on 8th level will be installed solar panels to provide part of the electricity energy of the building.

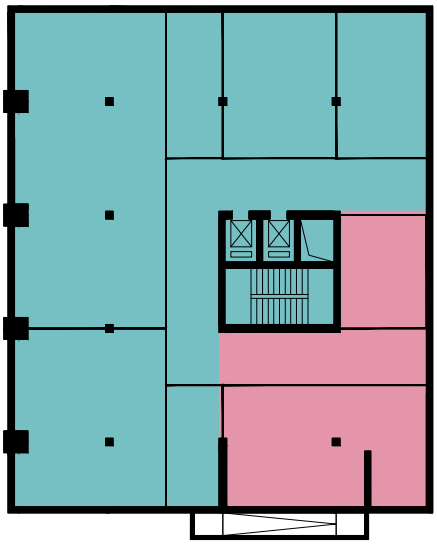
LIGHTING

As the envelope is made of glass, the building will be enlighten as a lantern at dusk and dawn.
So the life of the New Town Hall will be largely seen from the outside, giving more animation to the street and the environment.

HEATING SCHEME



TYPICAL FLOOR

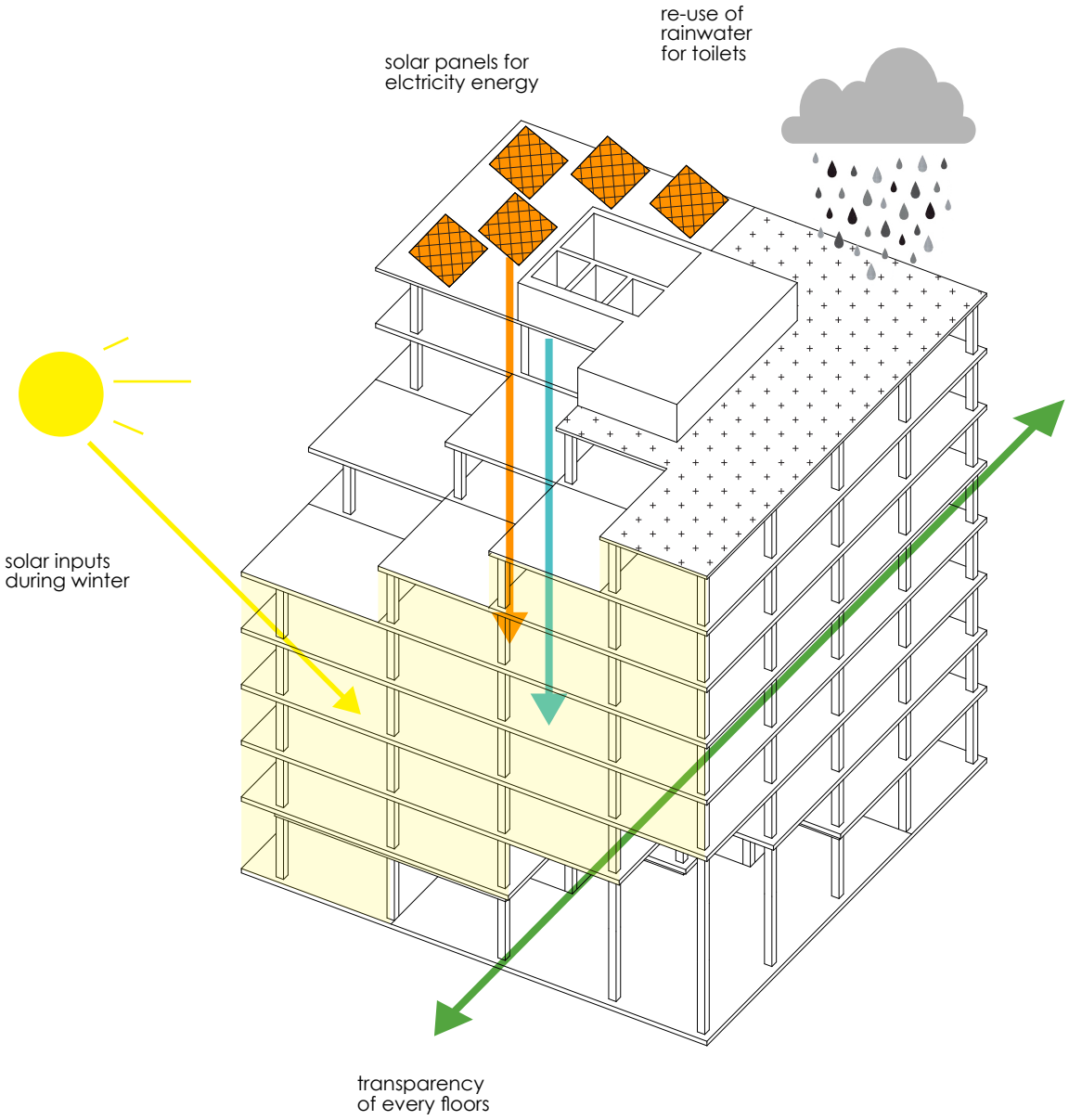


UNDERGROUND FLOOR

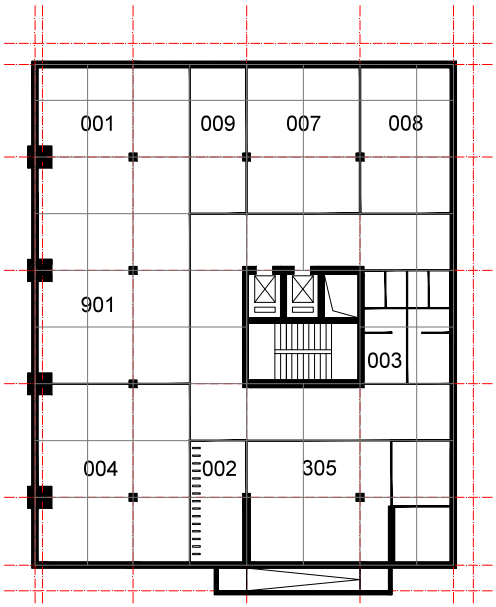
non heated area

heated area

ENERGY EFFICIENCY SCHEME

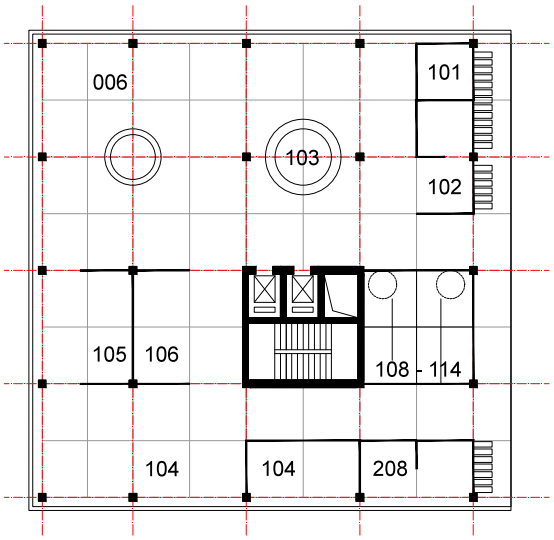


FLOORPLANS



FISRT UNDERGROUND FLOOR

001 technical equipment
002 bike storage
003 cloakroom
004 utility room
007 cafe facilities
008 town hall storage
009 archives
305 IT department
901 technical room



GROUNDFLOOR

006 cafe gallery
101 driver - security
102 KT-OVS
103 OSA
104 OSA
105 OSA
106 KT
108 public bathroom women
109 public bathroom men
110 cleaning
111 kitchen
112 cloakroom
113 employee bathroom women
114 employee bathroom men
208 social department room

N

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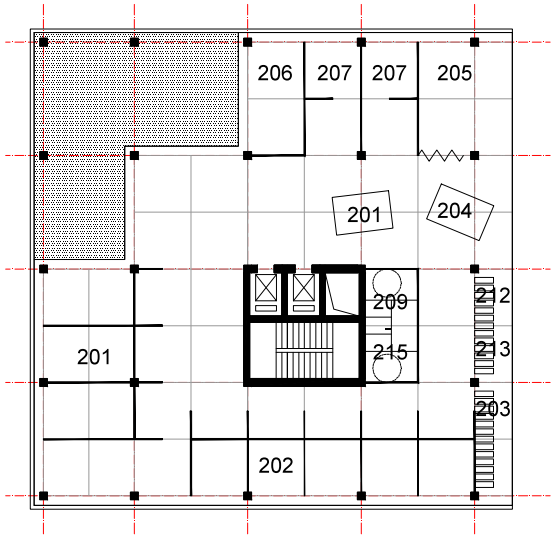
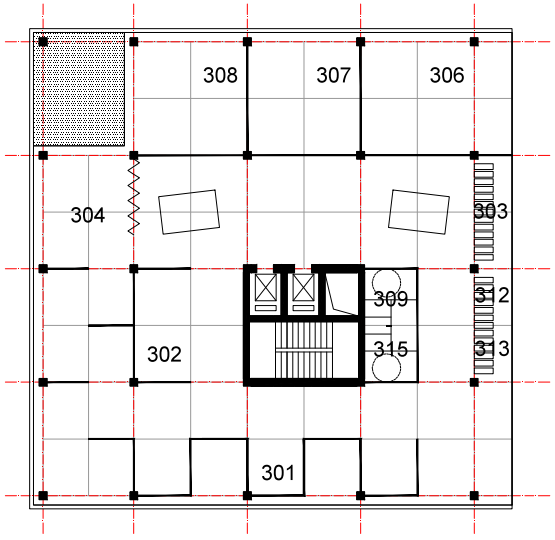


FIRST FLOOR

201	OSZ
202	OSZ
203	archive
204	kids corner
205	meeting room
206	head of OSZ
207	KS
209	public bathroom women
210	public bathroom men
211	cleaning
212	kitchen
213	cloakroom
214	employee bathroom women
215	employee bathroom men



SECOND FLOOR

301	OZV
302	OZV
303	archive
304	meeting room
306	OKS
307	KS
308	OSP
309	public bathroom women
310	public bathroom men
311	cleaning
312	kitchen
313	cloakroom
314	employee bathroom women
315	employee bathroom men

N

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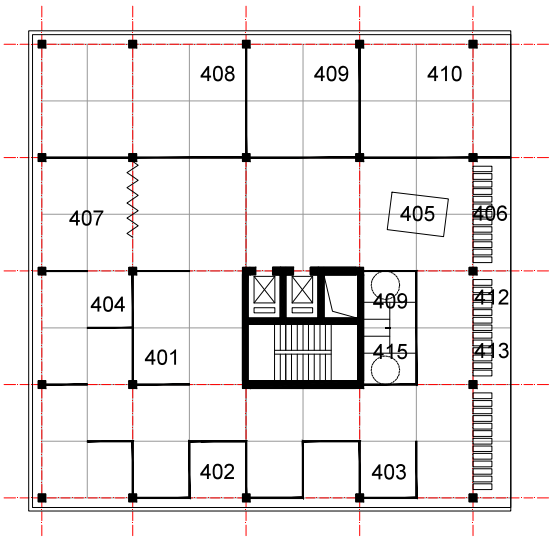
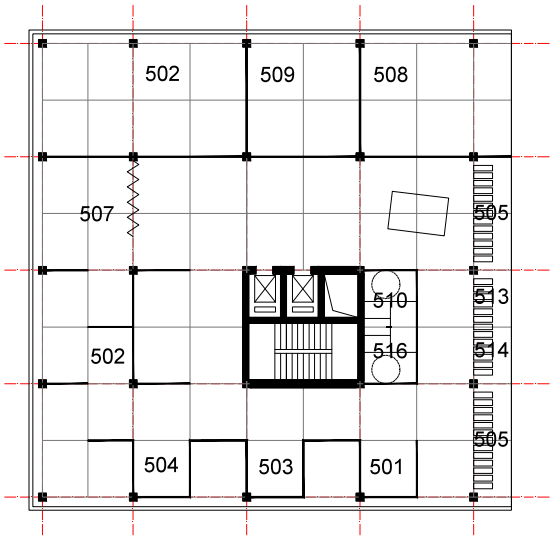


THIRD FLOOR

401 OMA
402 OMA
403 OMA
404 OMA
405 OMA
406 archive
407 meeting room
408 OIVZ
409 OSK
410 OPP
411 public bathroom women
412 public bathroom men
413 cleaning
414 kitchen
415 cloakroom
416 employee bathroom women
417 employee bathroom men



FOURTH FLOOR

501 OVT
502 OVT
503 OVT
504 OVT
505 archive
506 call office
507 meeting room
508 OZP
509 ORZ
510 public bathroom women
511 public bathroom men
512 cleaning
513 kitchen
514 cloakroom
515 employee bathroom women
516 employee bathroom men

N

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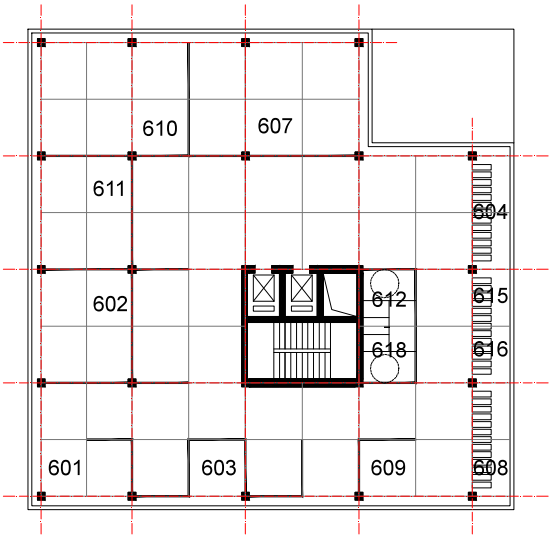
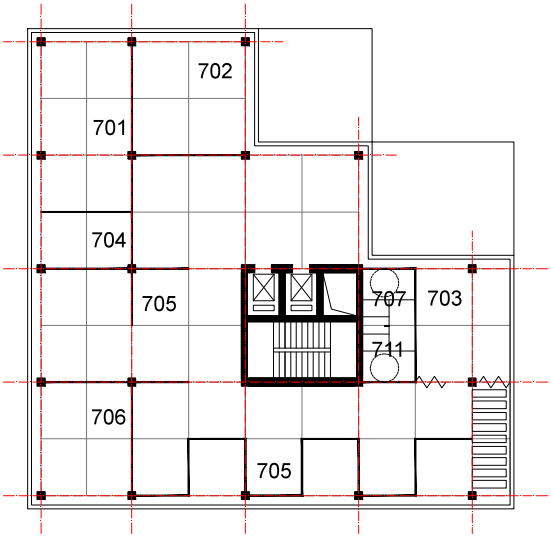


FIFTH FLOOR

601	OFI
602	OFI
603	OFI
604	OFI
605	OFI
607	meetng room
608	archive
609	KT
610	KT
611	OPP
612	public bathroom women
613	public bathroom men
614	cleaning
615	kitchen
616	cloakroom
617	employee bathroom women
618	employee bathroom men



SIXTH FLOOR

701	KS
702	KS
703	meeting room
703	archive
704	UIA
705	KS
706	KT
707	employee bathroom women
708	employee bathroom men
709	small kitchen
710	cleaning
712	storage

N

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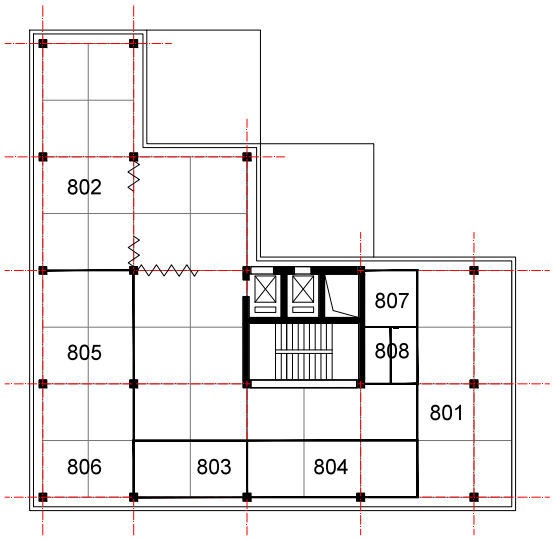
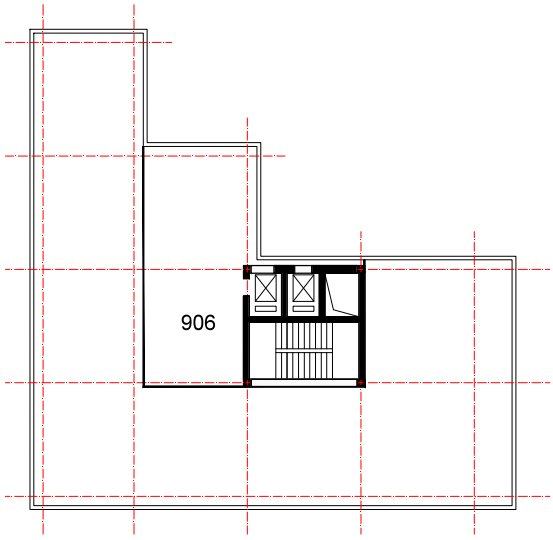


801 KS-OKR
802 meeting room
803 KS
804 KS-OKR
805 KS
806 chairmans of department
807 employee bathroom women
808 employee bathroom men

SEVENTH FLOOR



906 roof event

EIGHTH FLOOR

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CALCULATION OF INVESTMENT COSTS

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document No. 08

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				
Reconstruction of the building, including all installations and built-in equipment	m2	32	3 867 Kč	123 744 Kč
Carpet area without corridors and technical equipment rooms - Pu	m2			
Corridors area - Pk	m2	5 279		
Area for technical equipment - Ptv	m2	3 880	4 865 Kč	18 876 200 Kč
		887	3 972 Kč	3 523 164 Kč
Surface of facades in total	m2	512	2 967 Kč	1 519 104 Kč
Lightweight external facade	m2			
Heavy external facade	m2	2 796		
Other……	m2	2 533	21 009 Kč	53 216 474 Kč
		263	15 974 Kč	4 201 162 Kč
Area of the roof and terraces	m2			
Roof	m2			
Walkable roof	m2	467		
Green roof	m2	115	1 954 Kč	224 710 Kč
		388	2 765 Kč	1 072 820 Kč
Technology		79	2 362 Kč	186 598 Kč
aircondtioning	set			
smart building system (Measurement and control, smart instalation etc)	set			
elevators	set	65	379 303 Kč	24 654 700 Kč
other technologies	set	52	254 723 Kč	13 245 600 Kč
		2	890 500 Kč	1 781 000 Kč
Embedded Interior	set	1	396 000 Kč	396 000 Kč
Furniture and settings	set	73	272 129 Kč	19 865 431 Kč
Reserve	0,00%	56	93 640 Kč	5 243 890 Kč
				148 130 597 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