

City above rails: Office building

Achten & Pavlíček design studio
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Introduction

Not enough living space. That is one of the biggest problems of the modern world. More city infrastructures are growing bigger and wider every day and are consuming agricultural land that could be otherwise used to sustain the needs of its citizens.

That very often however doesn't mean that there is no unused land in the cities themselves. It could simply be that the sites are unattractive to the developers or they don't want to have to deal with demolishing old decaying constructions. In cities with high historical value such as Prague there is another fact that makes revitalizing the city centre quite difficult. That being The national heritage institute trying to protect and preserve what is left here from the past.

All these objectives are contributing to the creation of "brown-fields" which are sites with high potential for new construction but for a variety of reasons are not being used or are prohibited from being utilized.

Our project

We decided to tackle one of the biggest brownfields in Prague's city centre. It being the space above the Main station's platforms. This place is a highly valuable transportation hub and as such is more than suitable for new development.

Dealing with the site as a whole wasn't an easy task. As it came with a great amount of restrictions and rules that needed to be followed. Keeping in mind the fact that the site is located in an area considered to be urban conservation zone.

As a team we analyzed the aspects that would affect our project and subsequently designed the most suitable and sufficient urban plan.

Afterwards we divided the site into separate plots that served as a base for our separate designs.

- Transport accessibility (public transport, cars)
- Historical center, attractive for tourists
- Many public and cultural places near
- Many green spaces

Strengths

S

- Overloaded highway near the building site (noise, dirt, vibrations)
- Unsatisfied condition of the park near the site
- Pedestrian ways only for transit
- Criminal personalities near the railstation

Weaknesses

W

O

Opportunities

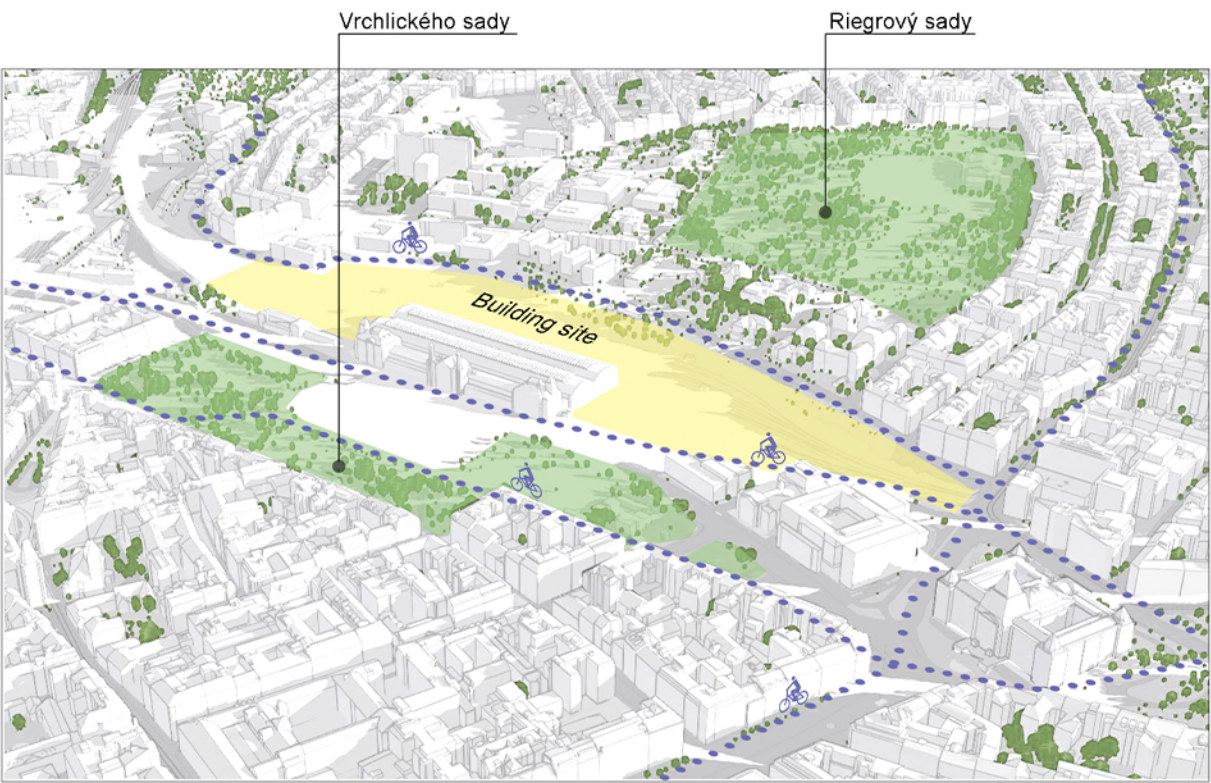
- Alive place
- Nice views of the historical center

T

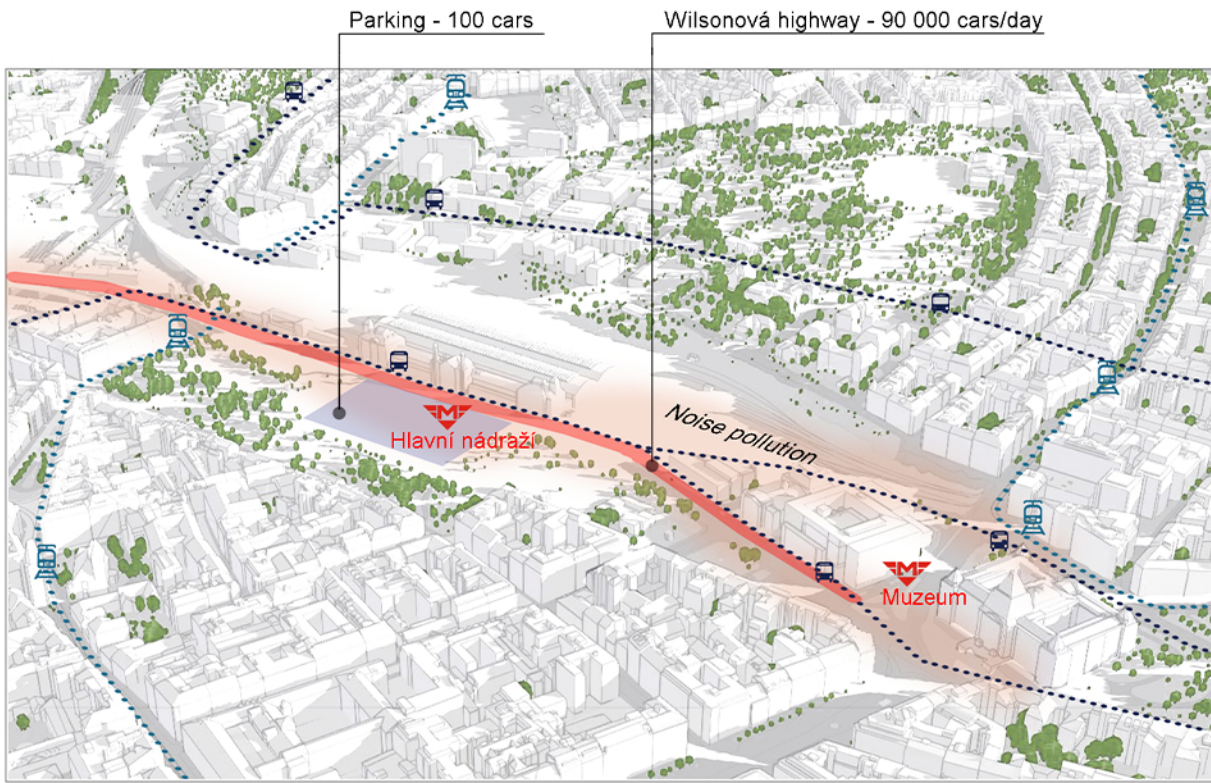
Threats

- Noise and vibrations from train station and highway
- Building restrictions in the historical part
- Problems with parking
- Relief differences

ANALYSIS OF THE TERRITORY



GREEN AREAS AND CYCLE ROUTES



TRANSPORT SITUATION



- | | | | |
|--------------------------------|------------------------|---|---------|
| Sport | Culture, education | Accommodations, shops, administration, commerce | Garage |
| Healthcare, police, government | Housing, multifunction | Administrative center | Railway |

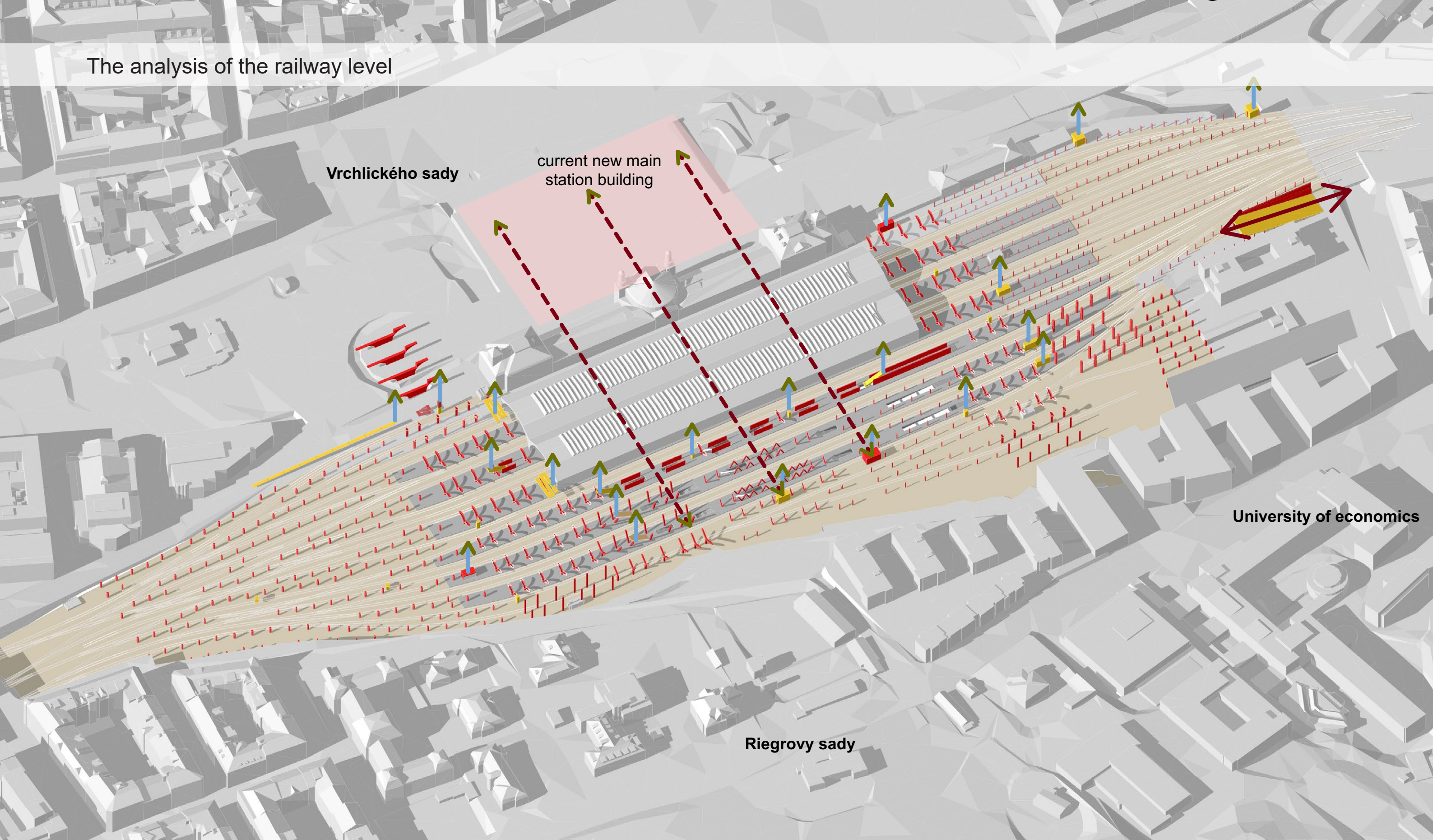
FUNCTIONS






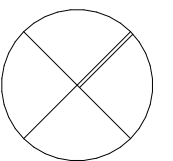
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|------------------|----------|------------|--------------------|
| 2 floors or less | 4 floors | 6 floors | 13 and more floors |
| 3 floors | 5 floors | 7-8 floors | |

HIGHT AND HISTORY

The analysis of the railway level



-  communications to parking level
-  Main station underpasses
-  Main micromobility communications (ramp leading to the higher floor)



The analysis of the parking level



Load-bearing structures



Load-bearing structures and
vertical communication combined



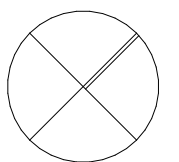
Underground parking exits



Vertical communication



Underground parking communication



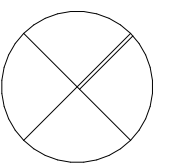
The analysis of the platform level



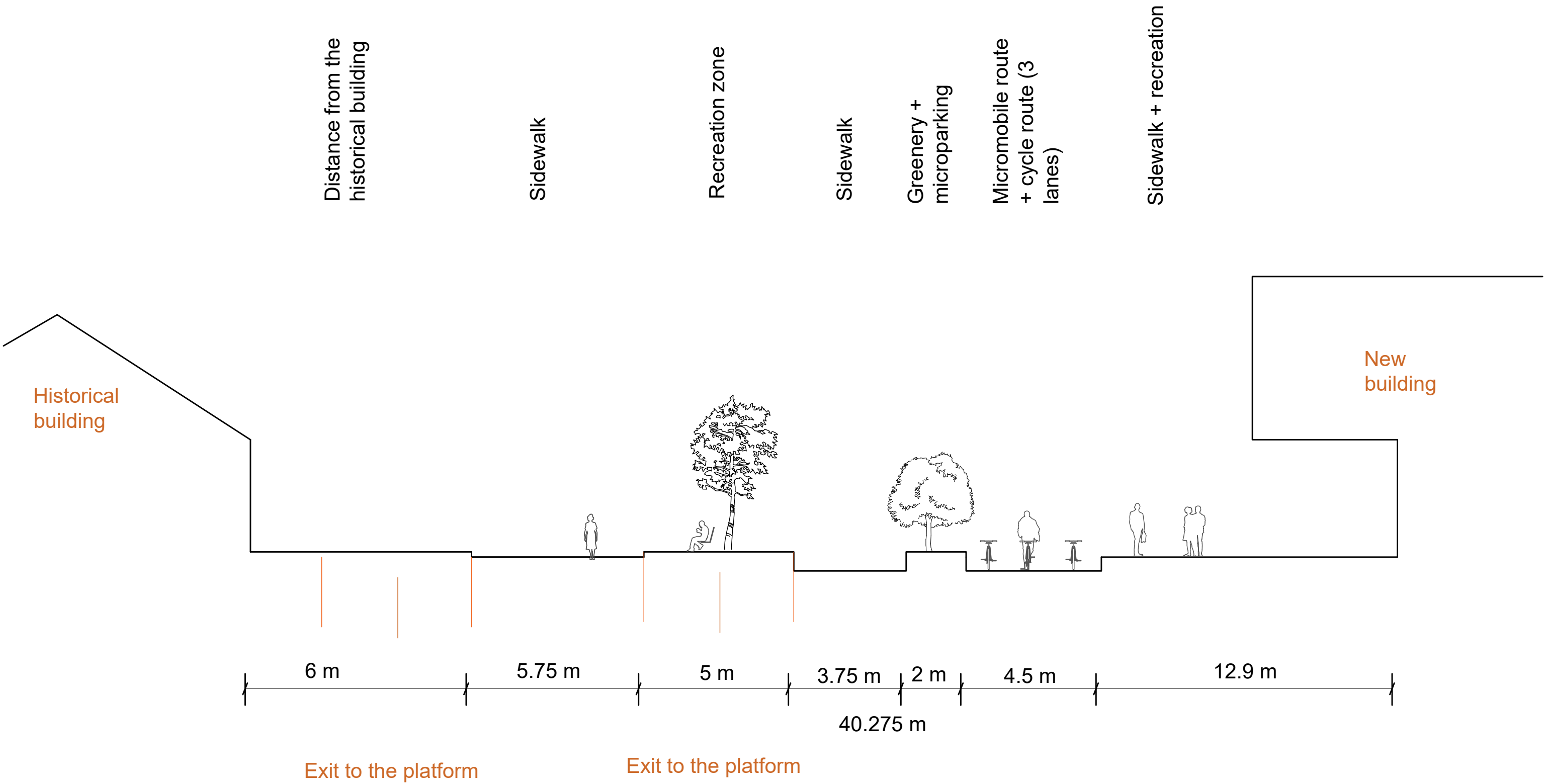
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|--|---|
| Park | Hotel |
| Residential | Sport |
| Offices | Culture |
| Commercial | Local centre |

- | |
|---|
| Vertical communications |
| U3 Street profile |

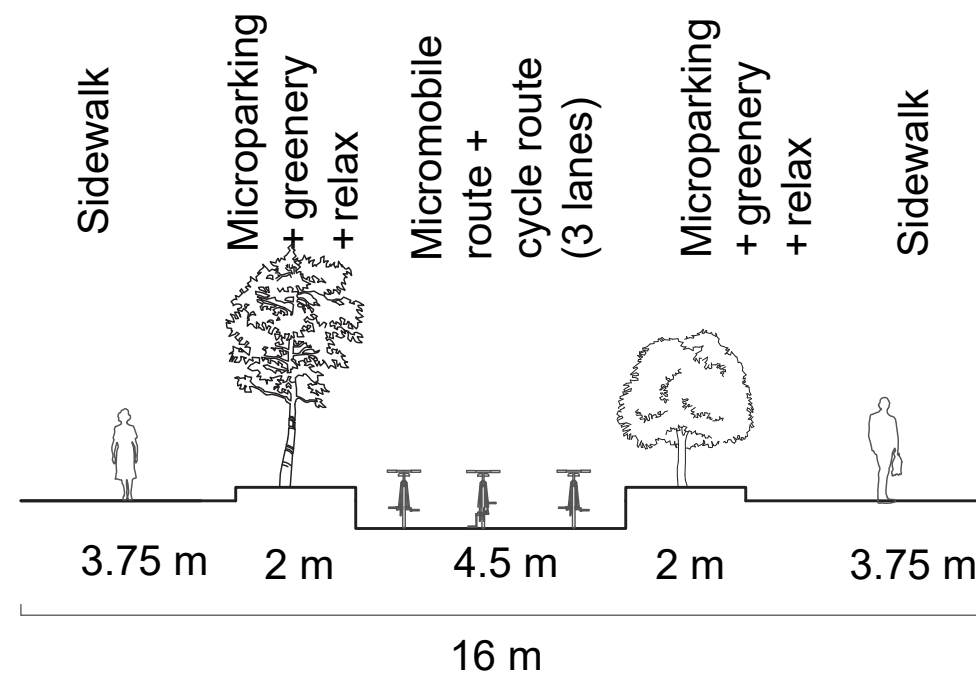
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| Main micromobility communications |
| Side micromobility communications |
| Španelská street |
| Geen connection line |



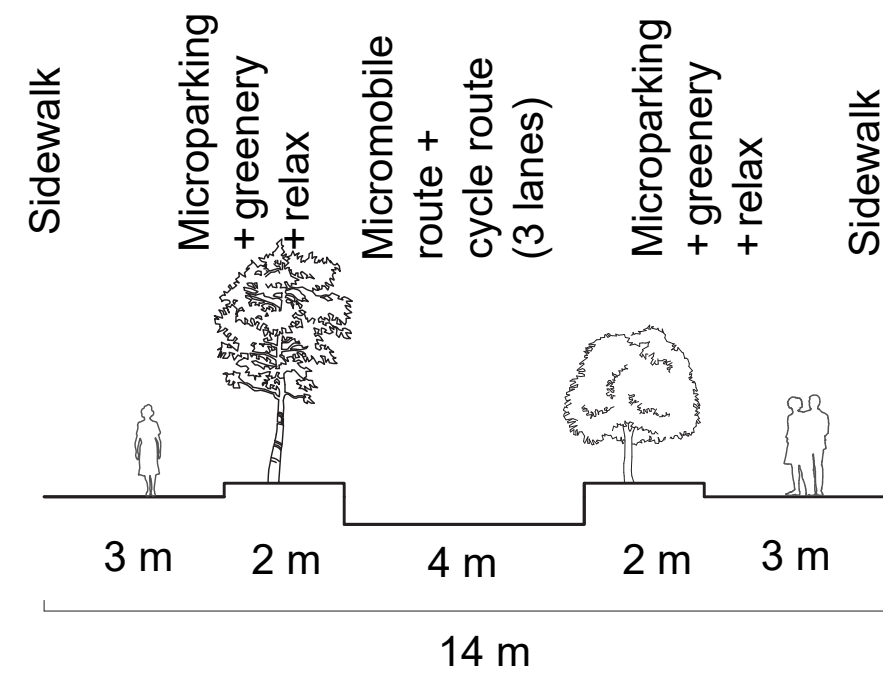
U 1 PROMENADE PROFILE



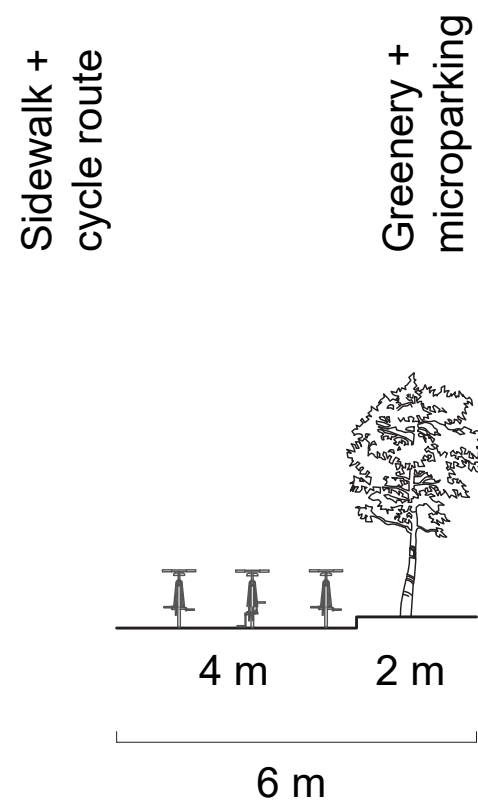
U 2 PROMENADE PROFILE IN THE
NORTHERN AND SOUTHERN PARTS



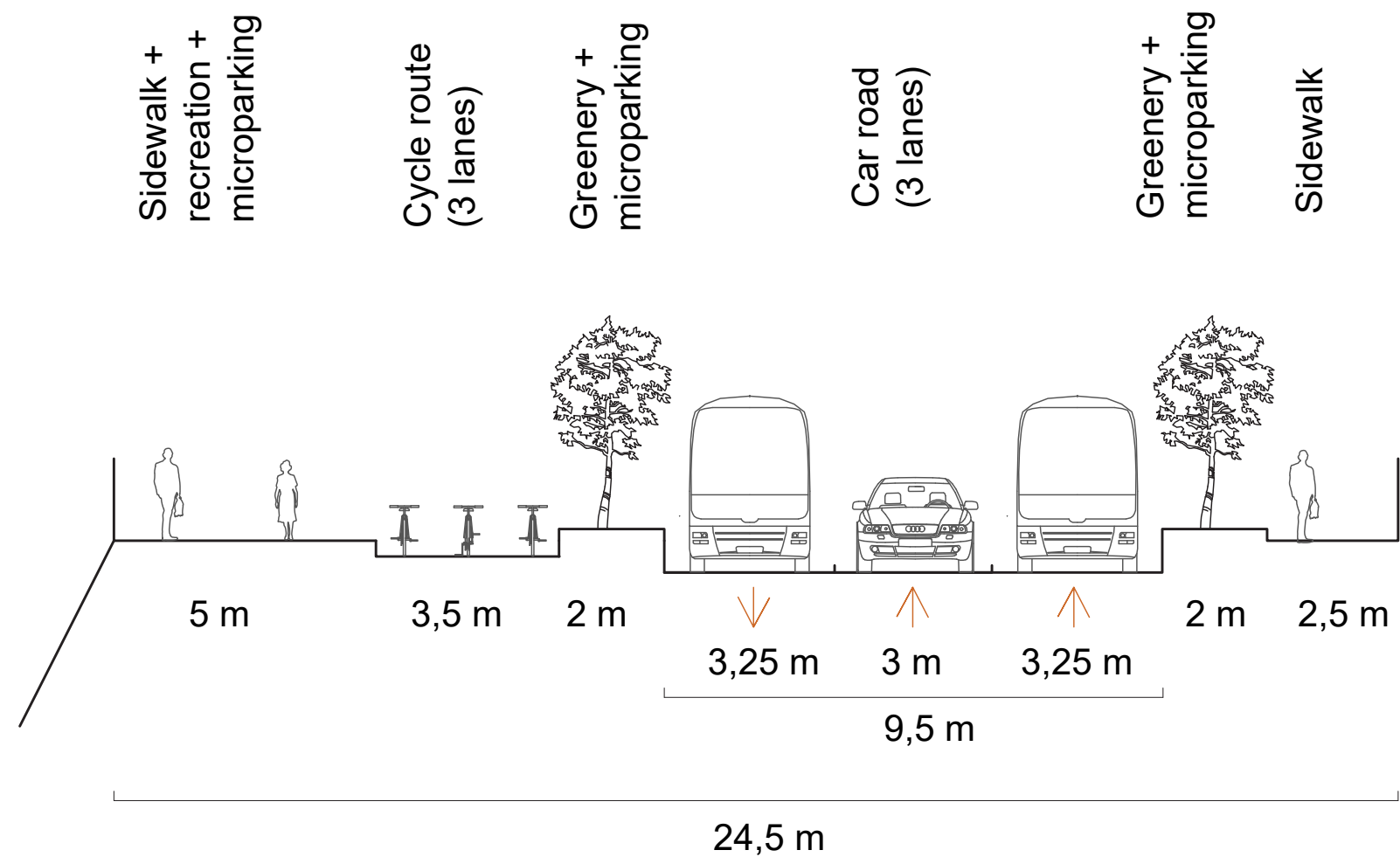
U 3 MAIN STREET PROFILE



U 4 SECONDARY STREET PROFILE



U 5 PROFILE OF THE STREET ŠPANELSKÁ

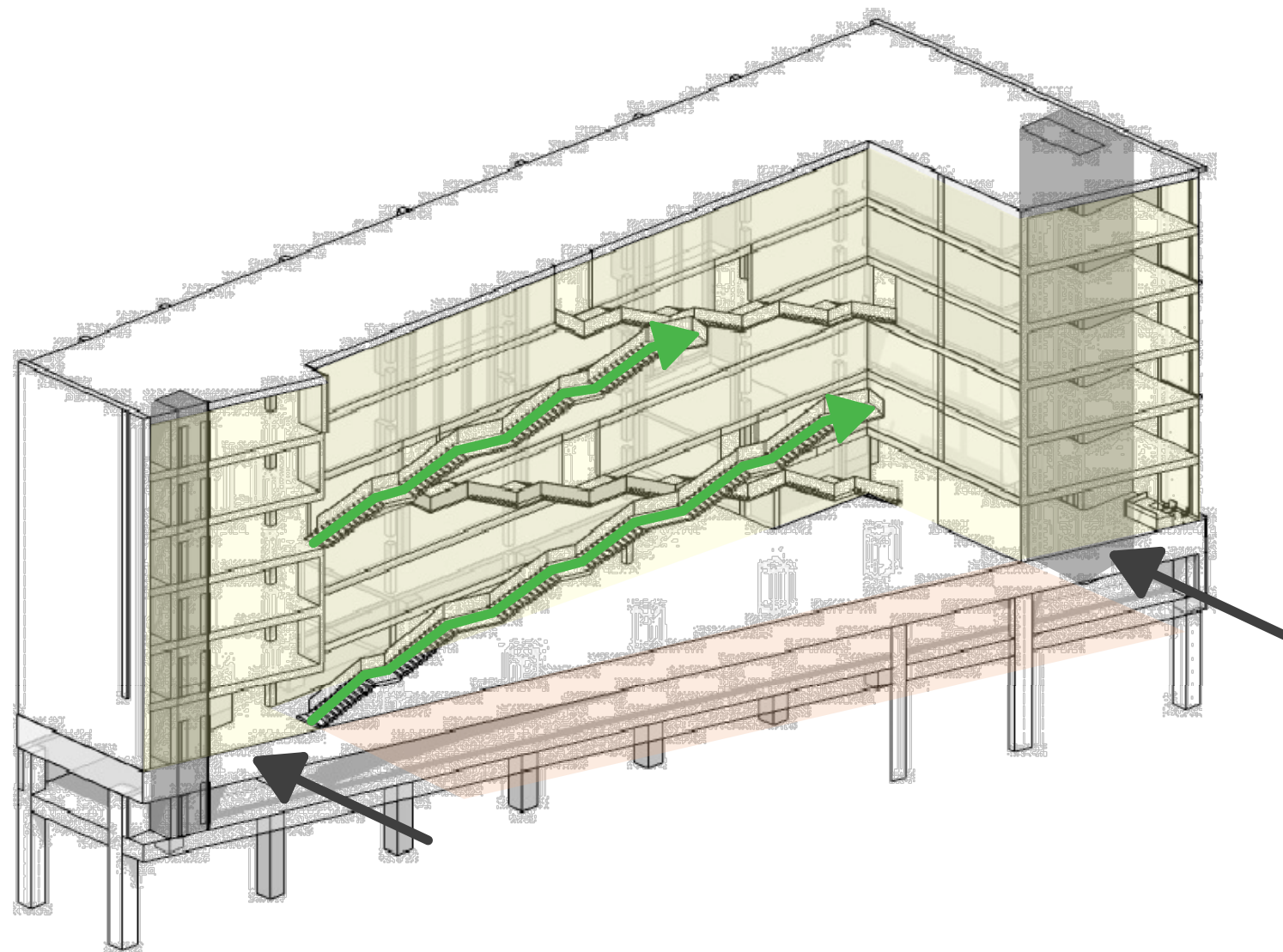


My project

I decided upon designing an office building above the Main station. Considering the convenient location I thought it would be a good idea to use all the given advantages and work with them.

Creating a building to which people go just so they can be sitting in the office with their door shut was not my goal. I wanted to create space where people would feel motivated and relaxed This way becoming more effective an efficient.

The most prominent element of the interior is created by the stairway located in the atrium of the project. It's connecting all of the floors and this way deconstructing the strict box-like old fashioned office space. Making the interior feel more open. This waz people could meet up more easily and work togrther.



FLOORSPACE OVERVIEW

OFFICES - 6852 m²

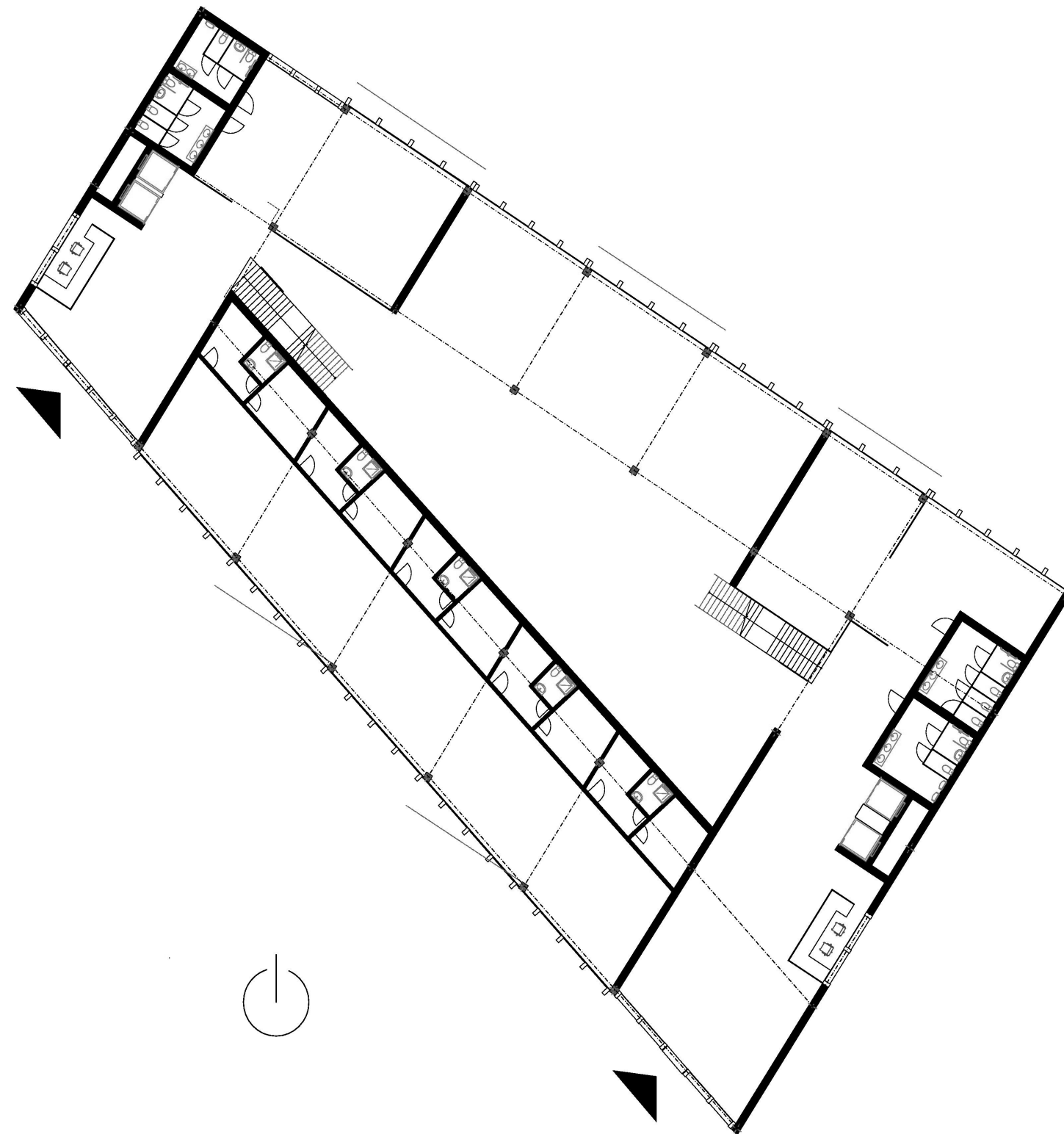
COMMERCIAL RENTAL SPACE - 400 m²

ELEVATORS (CONNECTION BETWEEN THE
OFFICE BUILDING AND THE UNDERGROUND
PARKING AREA)

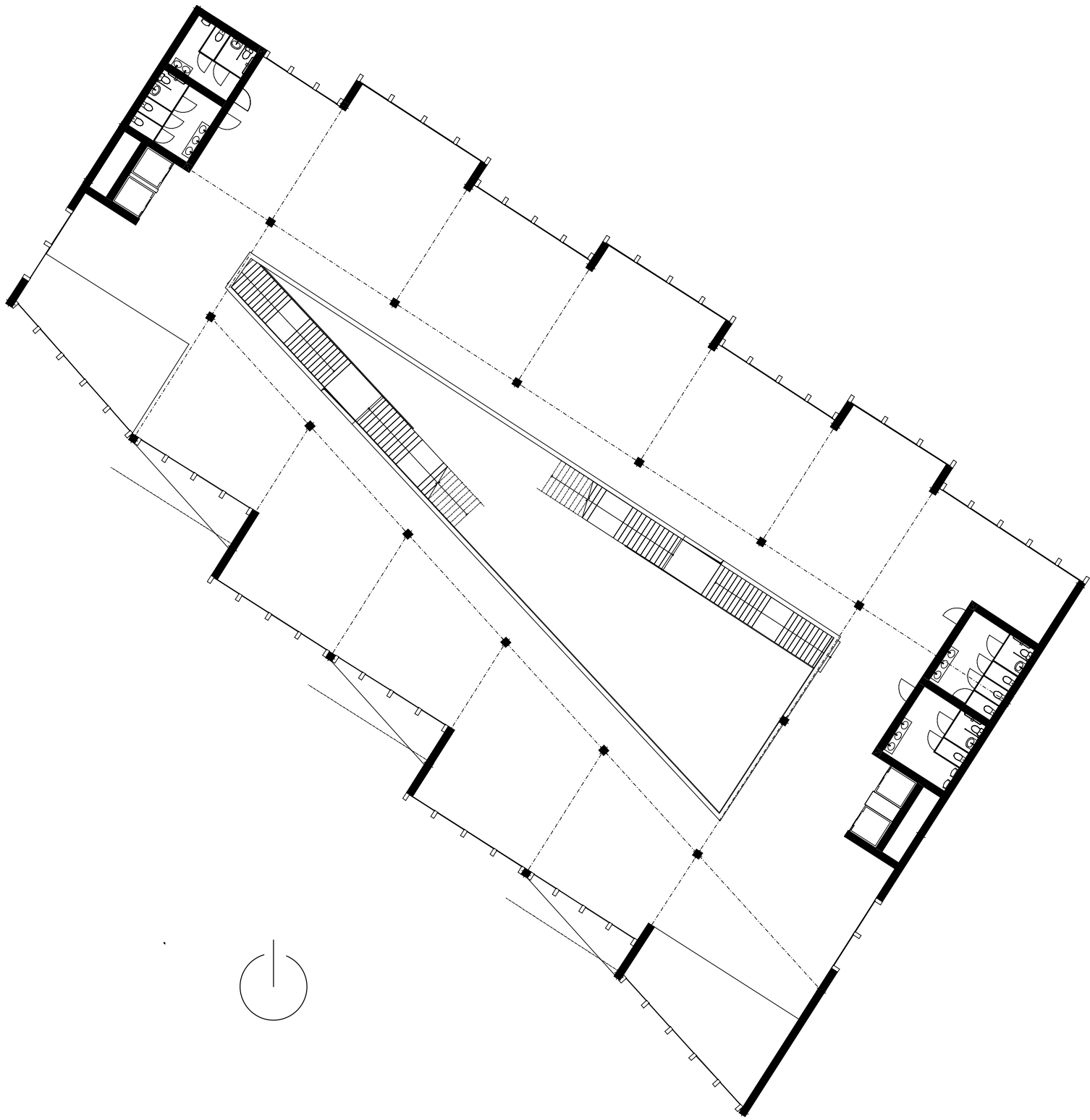
STAIRCASE

MAIN ENTRANCES INTO THE OBJECT

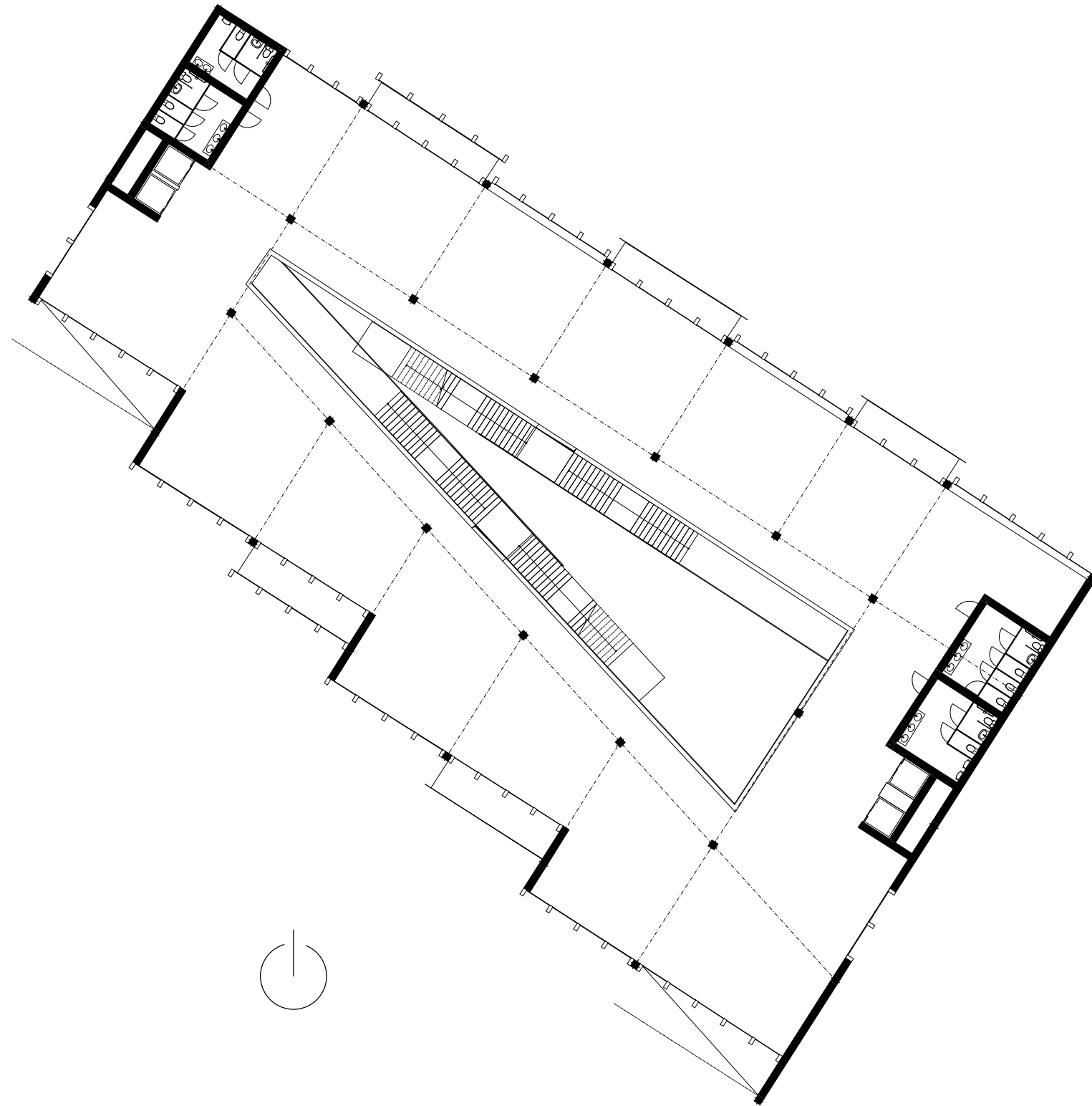
Ground floor plan



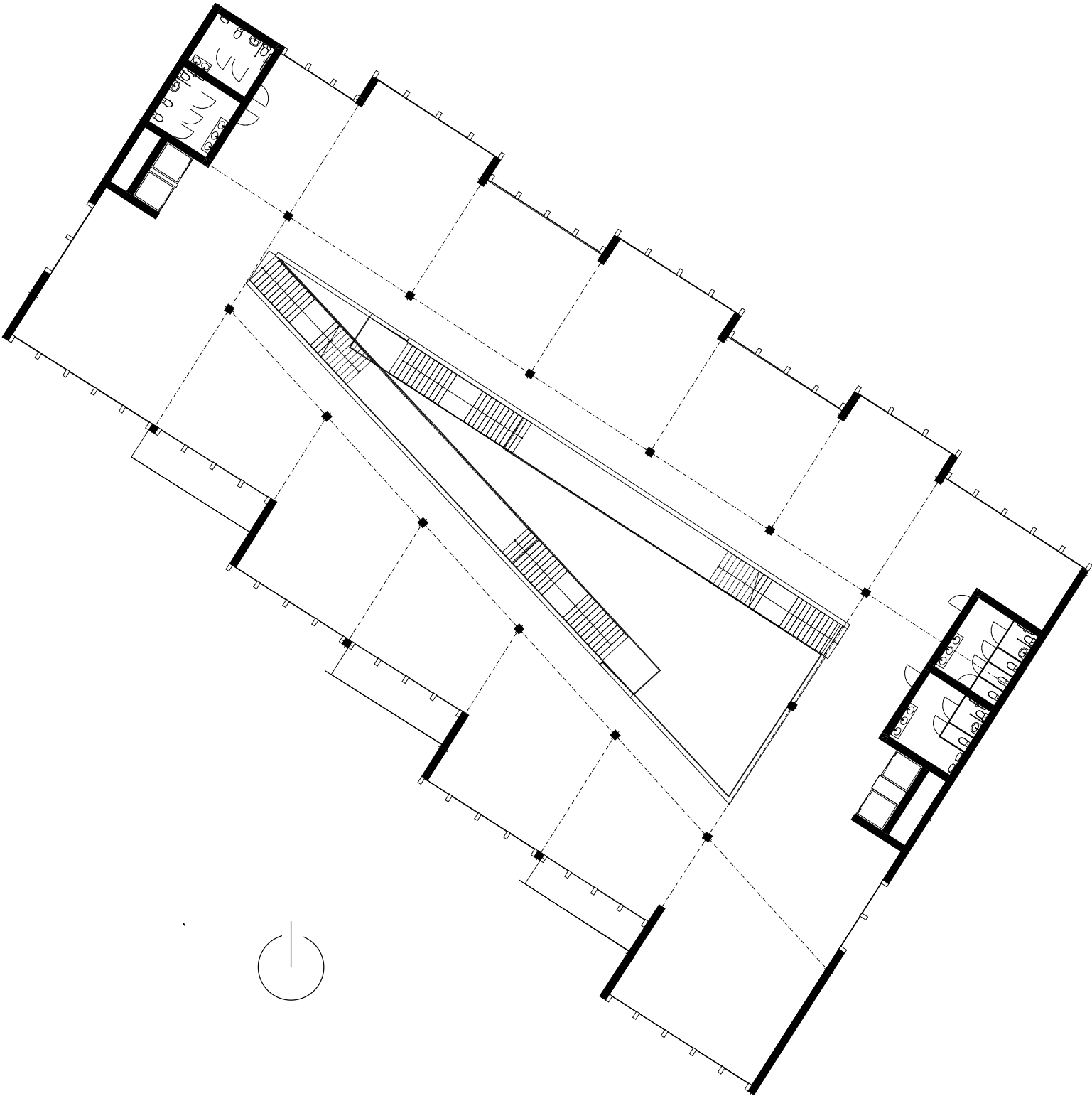
2nd floor plan



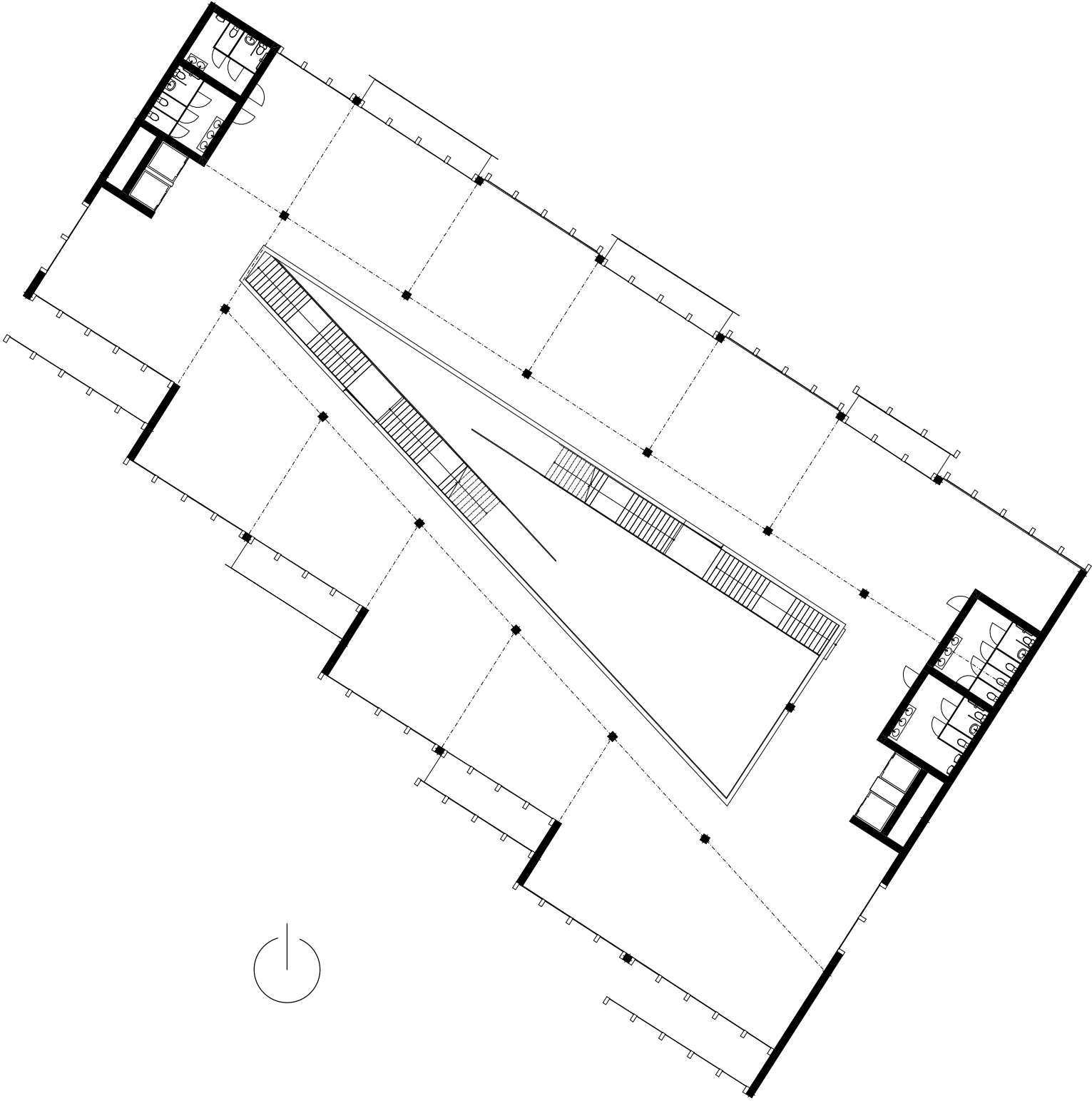
3rd floor plan



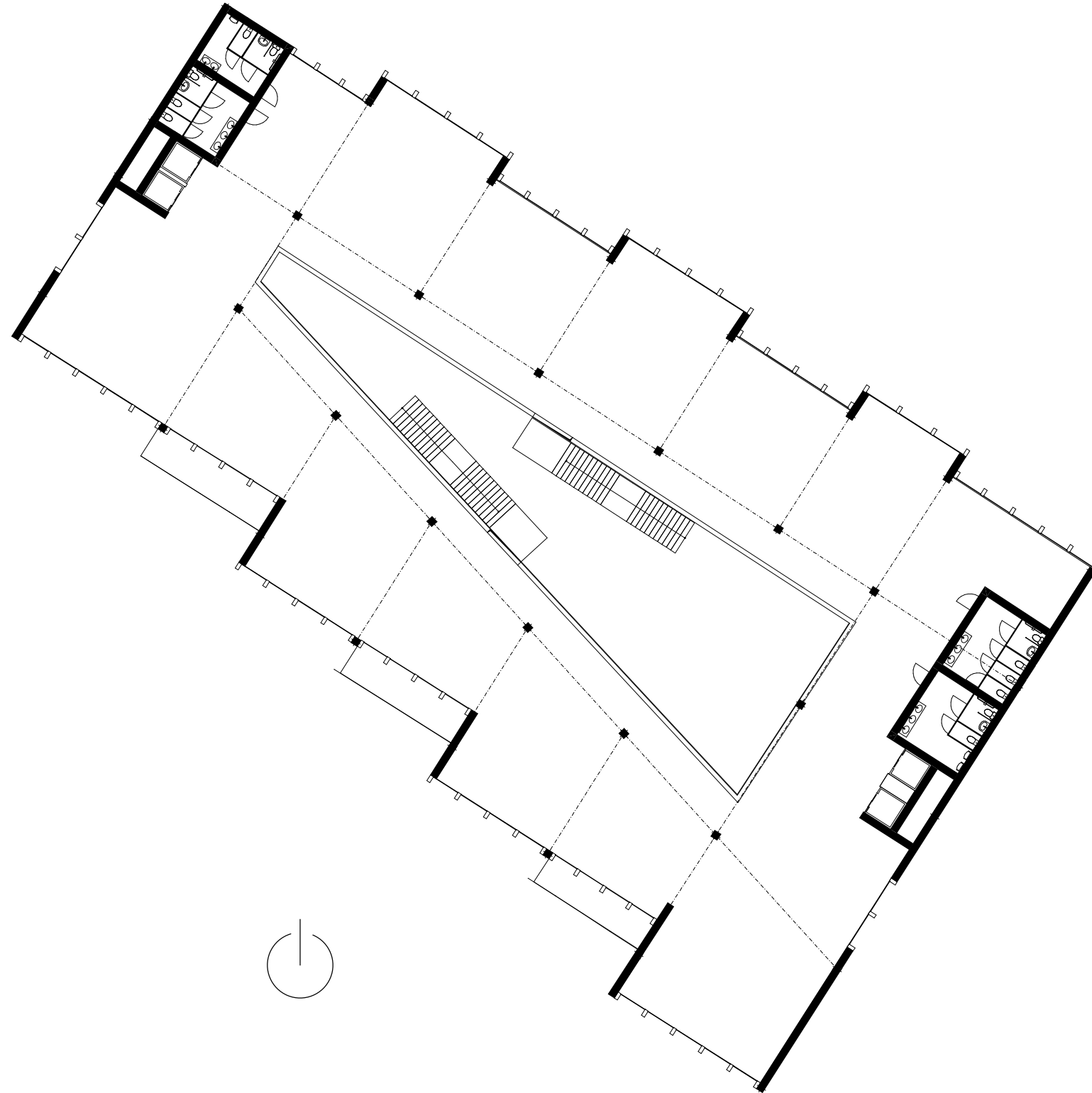
4th floor plan



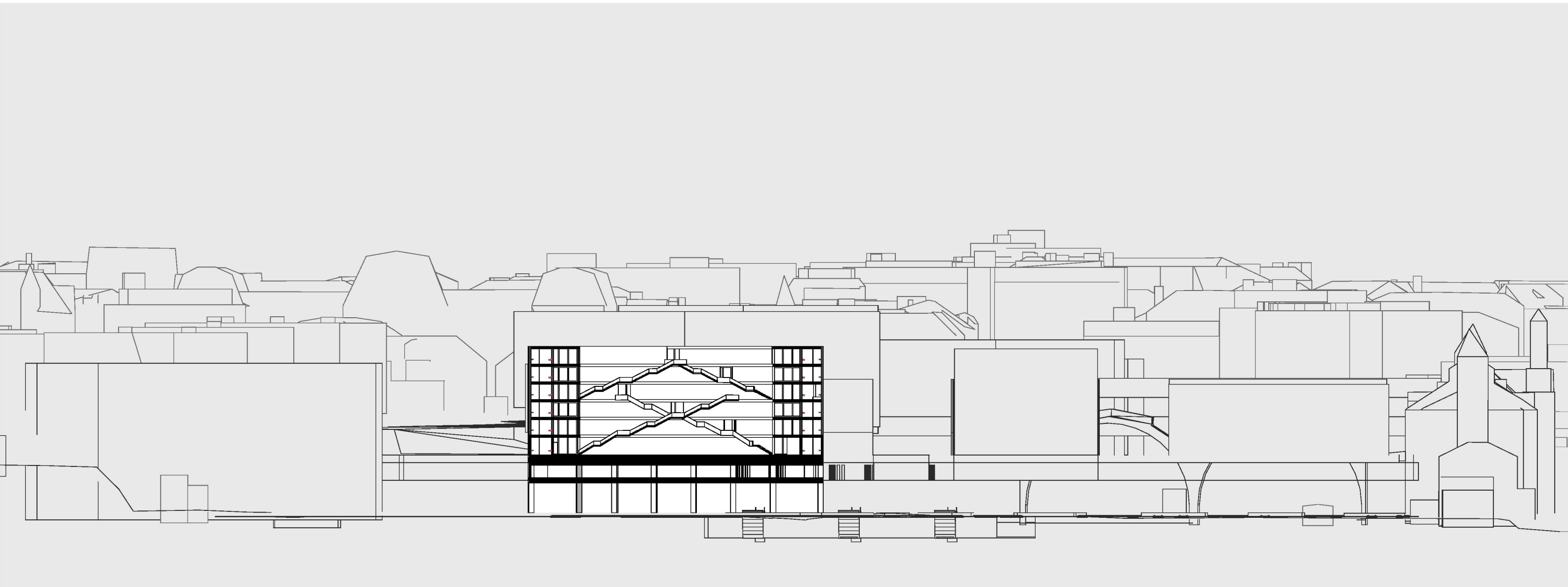
5th floor plan



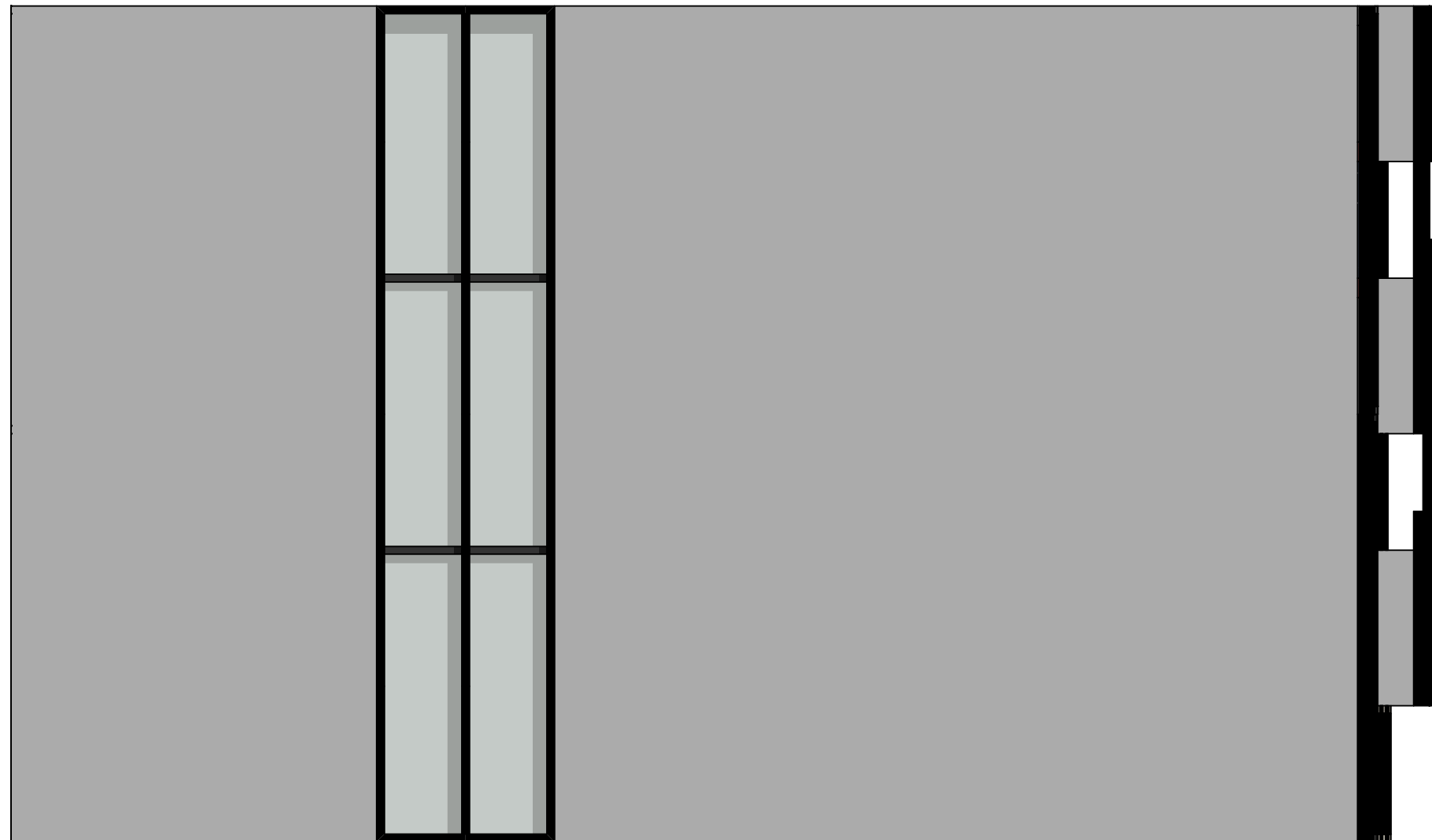
6th floor plan



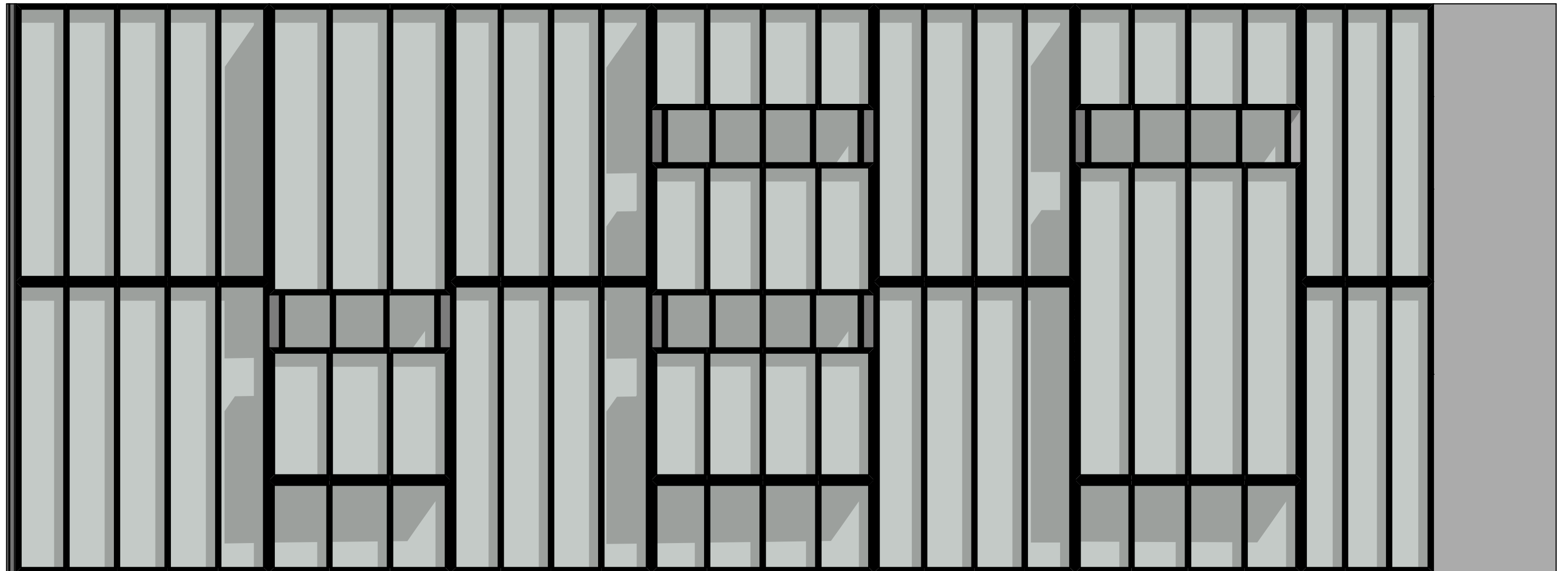
Section



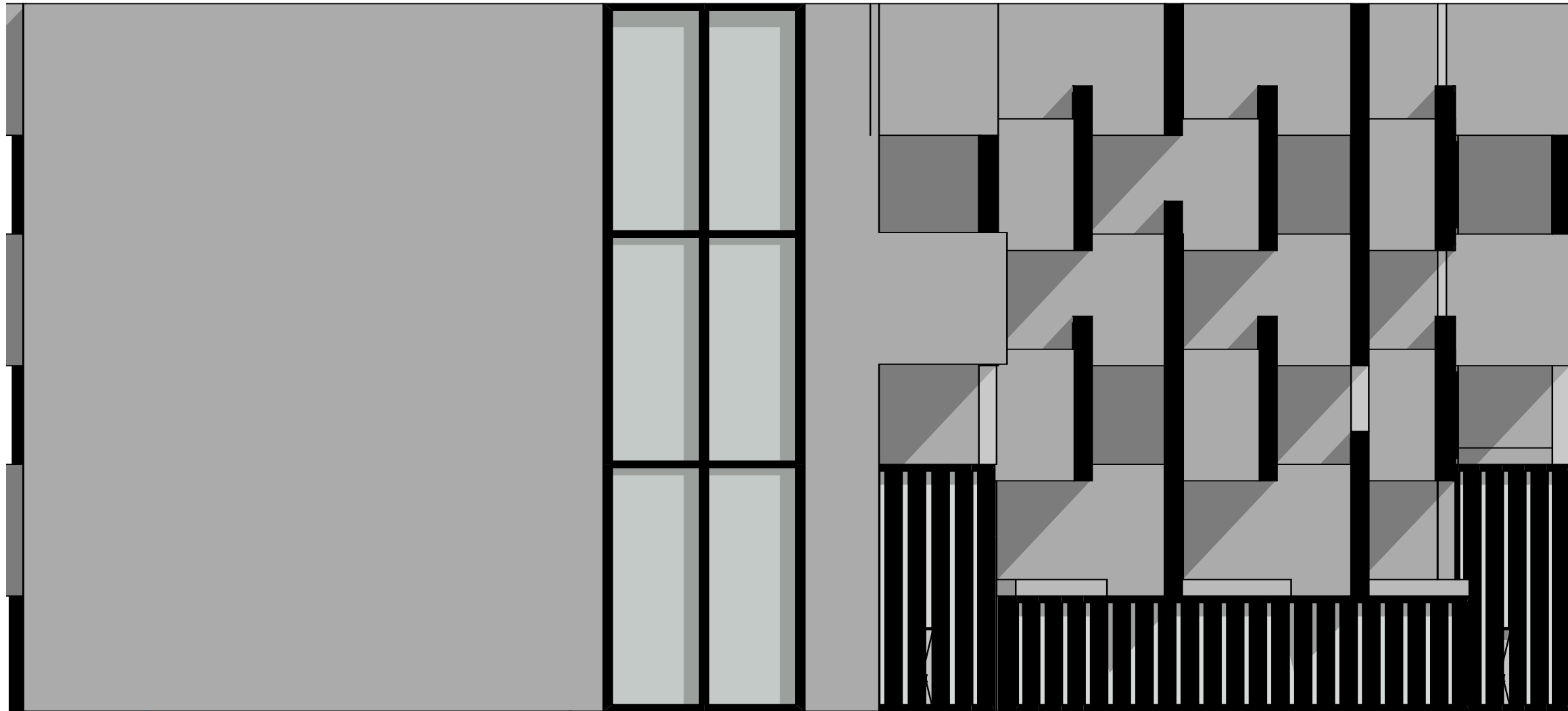
Northwest facade



Northeast facade



Southeast facade



Southwest facade



