



DESIGN STUDIO EFLER
DEPARTMENT OF
ARCHITECTURAL CONSERVATION
FA CTU IN PRAGUE

ANNE-GAËLLE DEVOUARD, FRANCE
BAR AND GUEST HOUSE
POLIČKA REGION - EAST BOHEMIA
SUMMER SEMESTER 2022

POLIČKA PHOTOS



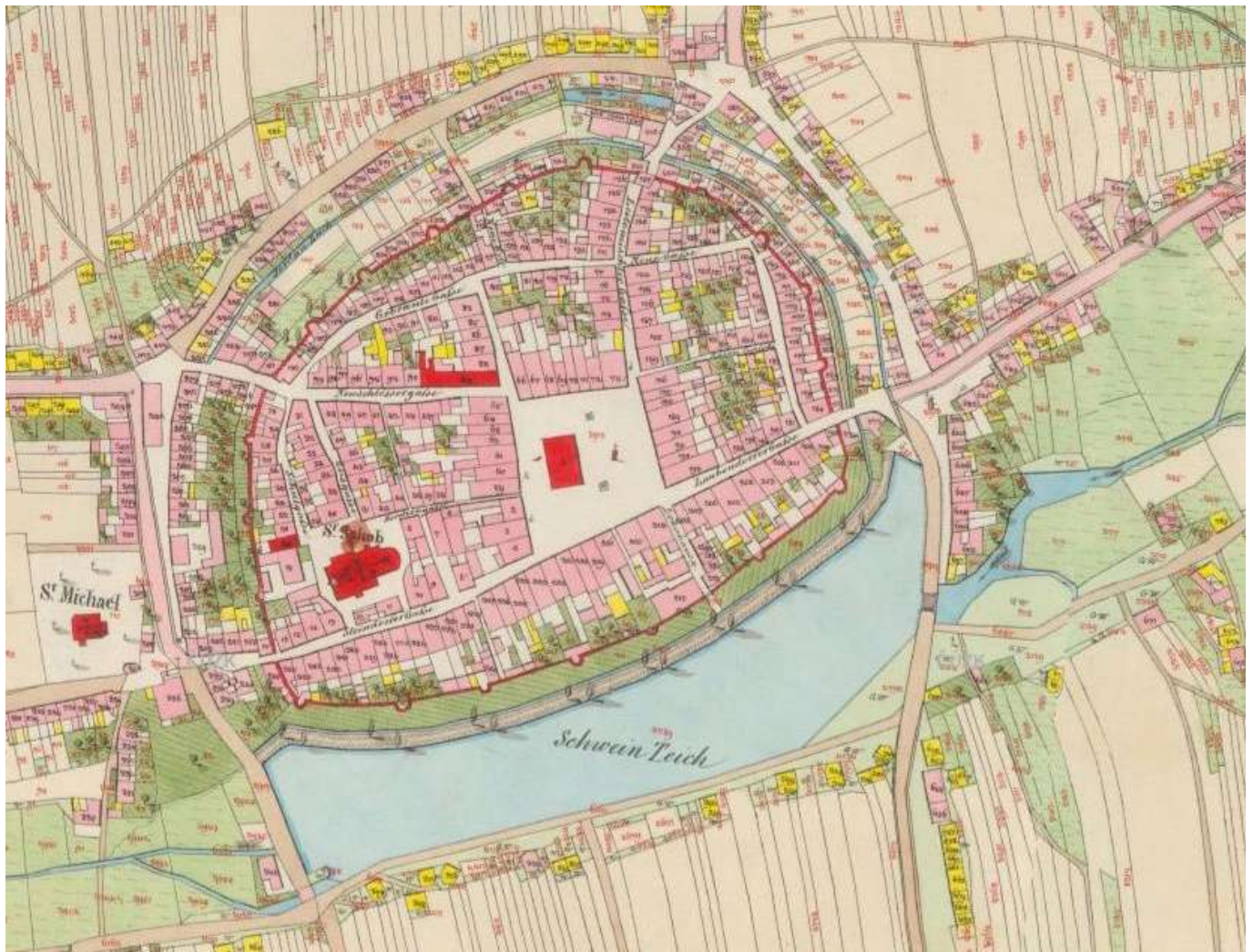


POLIČKA ANALYSIS

The project is situated in Polička, which is a 8 800 inhabitants town at the border of Moravia and Bohemia regions with a rich historical center. The town still has most of its medieval fortifications built by King Charles IV, although their current place into Polička's urbanism needs to be perfected. In 1613, a fire hit Polička and the previous vernacular gable front houses changed and were built with their gables on the sides. In 1990, the town was declared a monument zone.

By looking at the building's functions in Polička, we can see that nothing is strongly lacking, but the functions which are not very present are bars/pubs and accommodations for guests. Only two pubs and three guest houses with a small hotel are in Polička. With a brief analysis of the population, we see that Polička's number of inhabitants has slightly decreased in the past 20 years and that there is enough housing. The project will then propose a bar and guest house building in the empty plot. Its location in the center and in a corner plot makes the building even more important and strategic for a bar.

The analysis of the public space brings our attention on the lack of life in the streets : the meeting spaces are mainly in the park or in the main square. But the small medieval center and its narrow streets don't permit people to stop and enjoy the calm and peace of the beautiful paved streets. This is why the project is going to focus on this exterior use.



XIXTH CENTURY MAP (EMPEROR MAP)



TODAY'S MAP WITH BUILDING FUNCTION

POLIČKA TYPICAL HOUSE IN THE CENTER

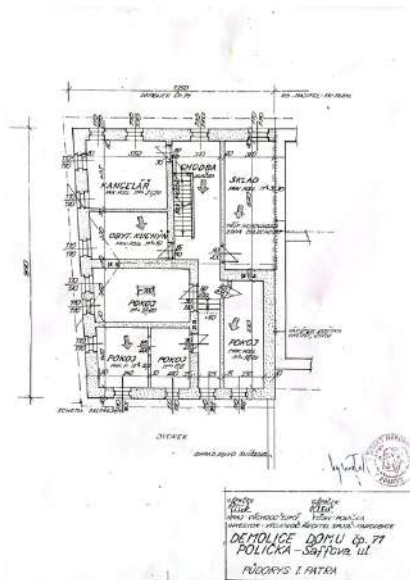
The typical house in the center has some characteristics which must sometimes be respected for new constructions. The typical house in the center has a commercial ground floor and one housing floor. The ground floor often has a passageway to the yard and one or two shop windows. Windows on the first floor have two openings and a transom bar. The facade must respect the street line, but bow windows are possible. The building height must be three level maximum and be aligned with the neighbour house. The roof shape must stay gable or hip for corner ; it's height must stay as the other buildings. There can't be solar panels on the roofs. The materials should stay slate or ceramics and can't be of a bright colour. The facades can only be in mineral or silicate plaster. The windows must keep their typical shape. Finally, no building shape can look atypical from the church tower.





PLOT OF THE PROJECT

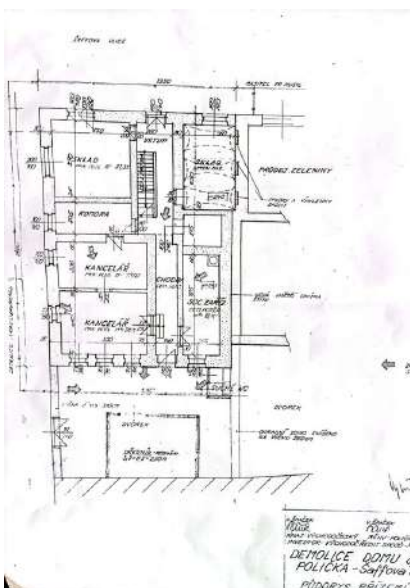
Not far from the medieval walls is an empty corner plot previously occupied by a house. The project proposes to build a bar and a guest house to fit the strategic location. The project will also let the south of the plot free of construction in the upper floor to reflect the previous house and to let the sun enter the neighbouring plot.



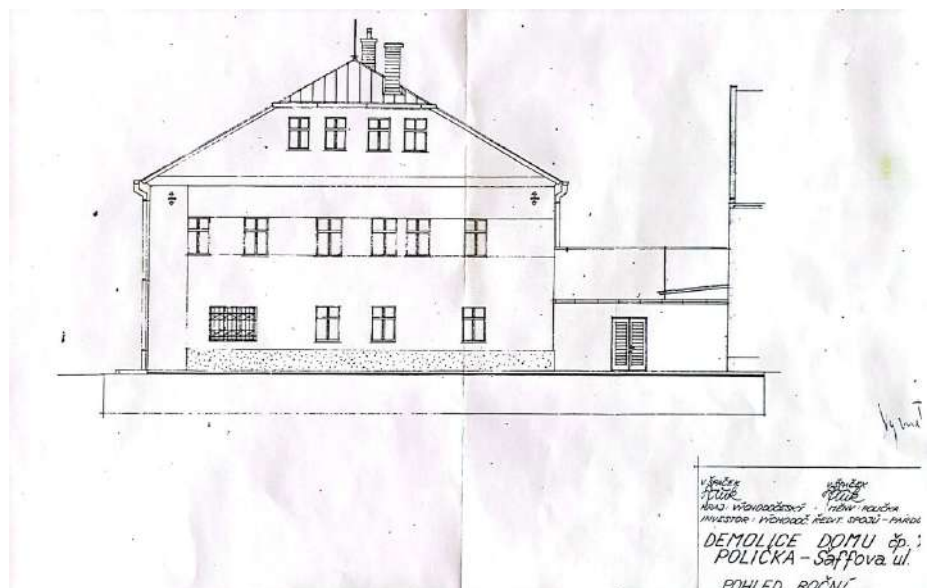
PREVIOUS HOUSE - FIRST FLOOR



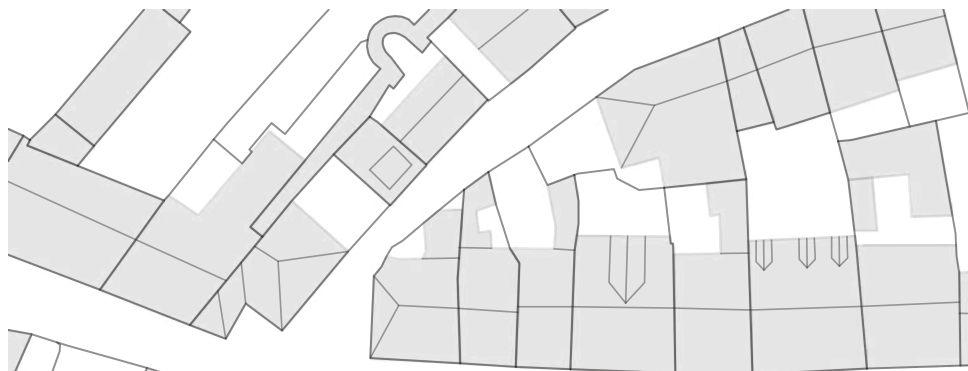
PREVIOUS HOUSE - NORTH FACADE



PREVIOUS HOUSE - SECOND FLOOR



PREVIOUS HOUSE - WEST FACADE

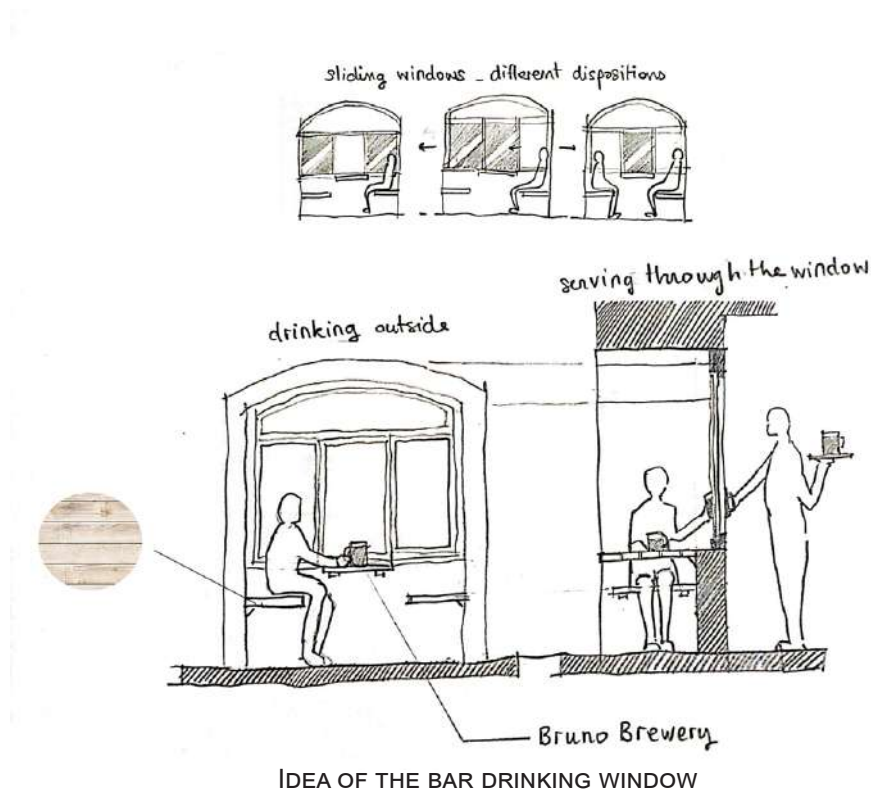


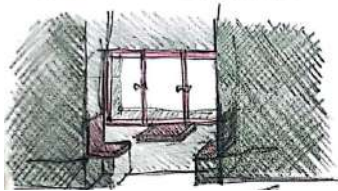
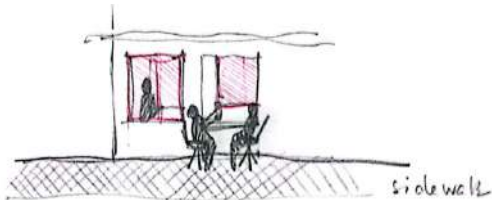
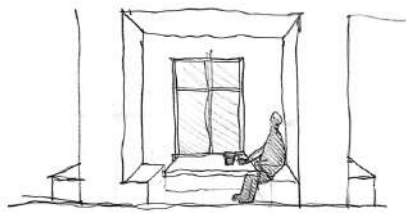
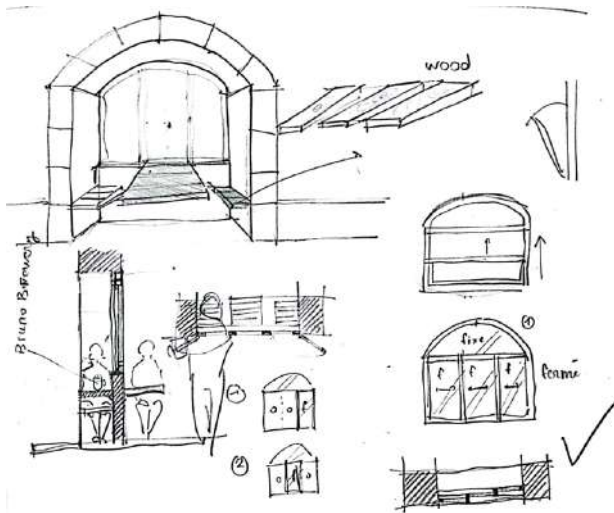
PROJECT SITUATION PLANS

CONCEPT

The leading idea of the project is to bring more outside life to the pleasant streets of the town. The bar on the ground floor offers windows with external seats to enjoy drinks outside. The tables are in the depth of the wall and permit people to sit even if the sidewalk is not wide enough for tables and chairs. The guest house has a generous terrace on the first floor associated with a common kitchenette and balconies on the attic for rooms.

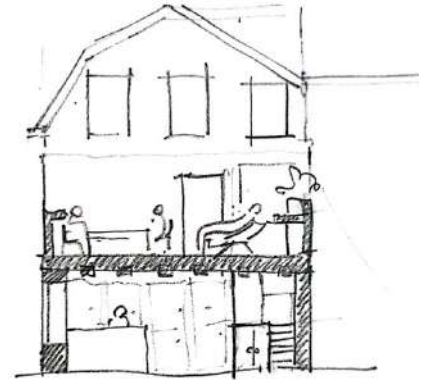
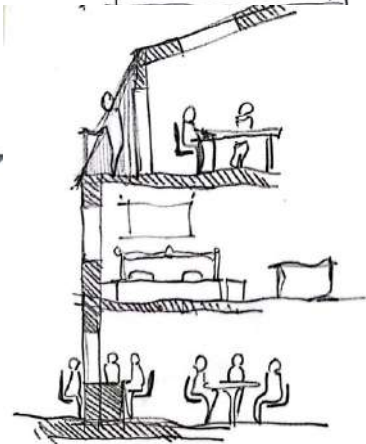
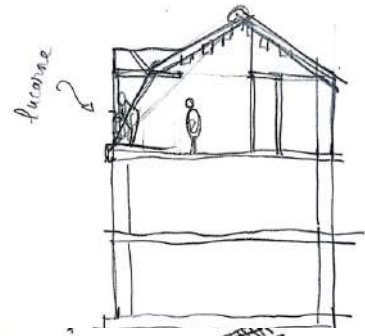
The whole building has been designed by taking into account people with reduced mobility. The bar can welcome workers with reduced mobility with an adapted bar counter. It is adapted not only for customers, but also for workers. Rooms for PRM are situated on the first and second floor of the guest house. An elevator gives accessibility to each floor of the guest house and the bar.



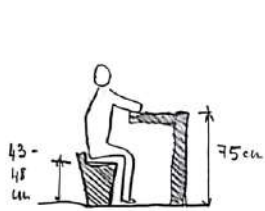


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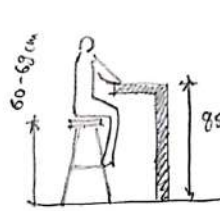
CONCEPTION SKETCHES OF THE DRINKING WINDOW



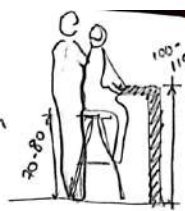
CONCEPTION SKETCHES OF THE TERRACE AND
BALCONIES



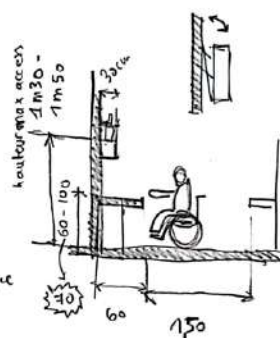
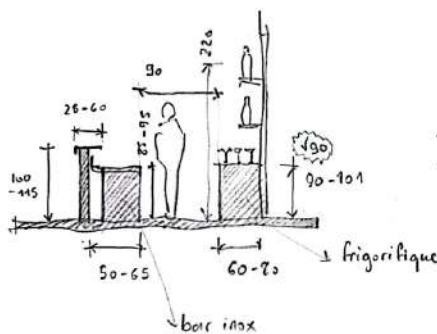
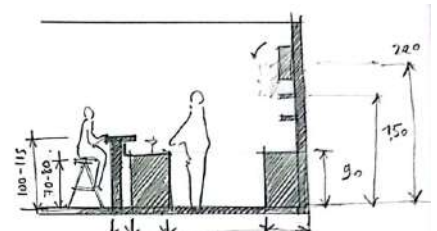
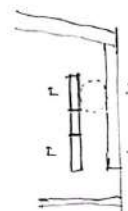
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CONCEPTION SKETCHES OF THE BAR

DESIGN

The exterior of the building matches the height (visually in the street) of the neighbours while having a third floor in the attic. With a light green grey for the facade color, the building brings another pastel color to Polička's town center. The roof is in slate tiles.



WEST FACADE

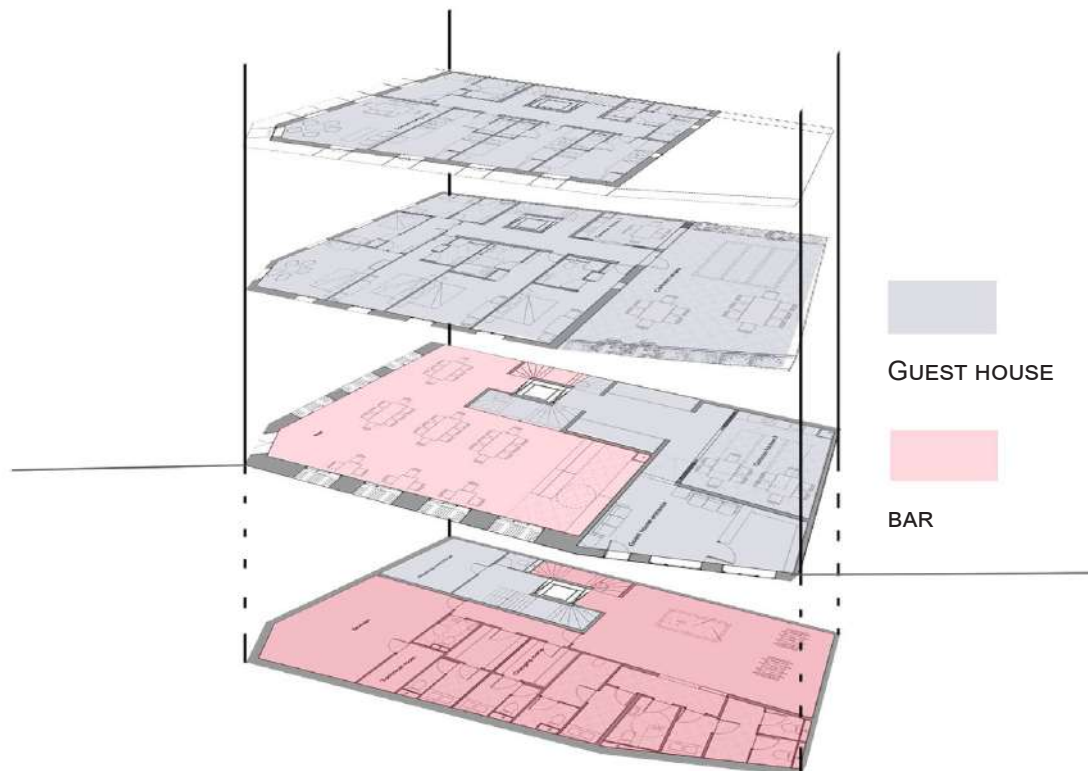


BEFORE



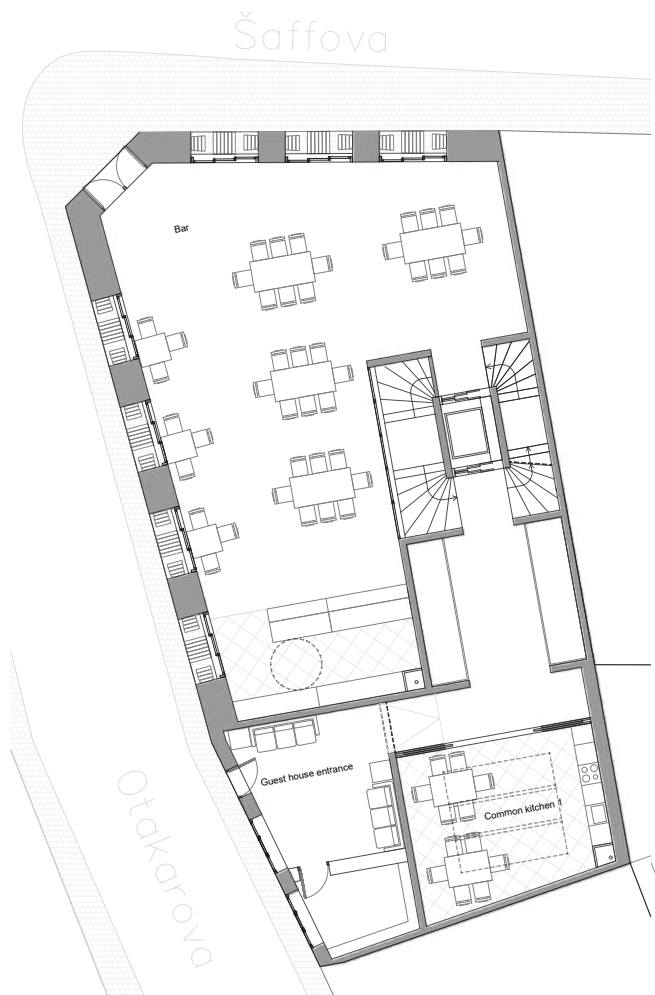
AFTER

The ground floor is split between the bar and the guest house entrance. We enter the bar in the corner. The guest house entrance gives access to a small reception and kitchen lighted by above. After a corridor with storage for luggage, we can access the underground or the upper levels with rooms. The first floor is composed of suites (bedroom and bathroom) and one small apartment for a family while the second floor is for economical rooms of three beds each associated to a toilet cabinet and a sink. The showers are common. The best room in the corner is a common living room for the whole guest house. The underground permits the bar to have an extra room to play games and gives access to facilities like WC, changing room or storage and locals. Part of the underground is also a cleaning local for the guest house.





UNDERGROUND



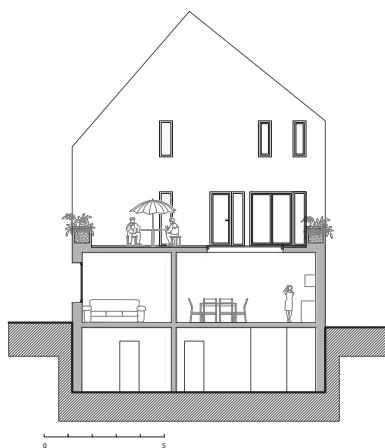
GROUND FLOOR



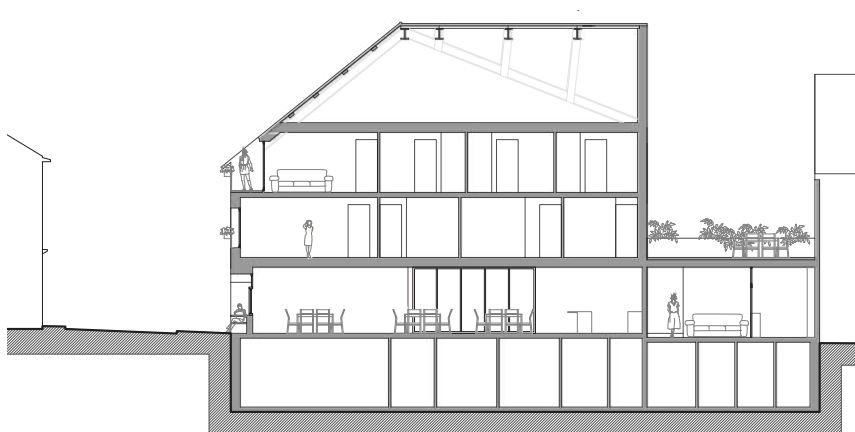
1ST FLOOR



2ND FLOOR



SECTION THROUGH THE TERRACE



SECTION THROUGH THE BAR AND GUEST HOUSE



NORTH ELEVATION



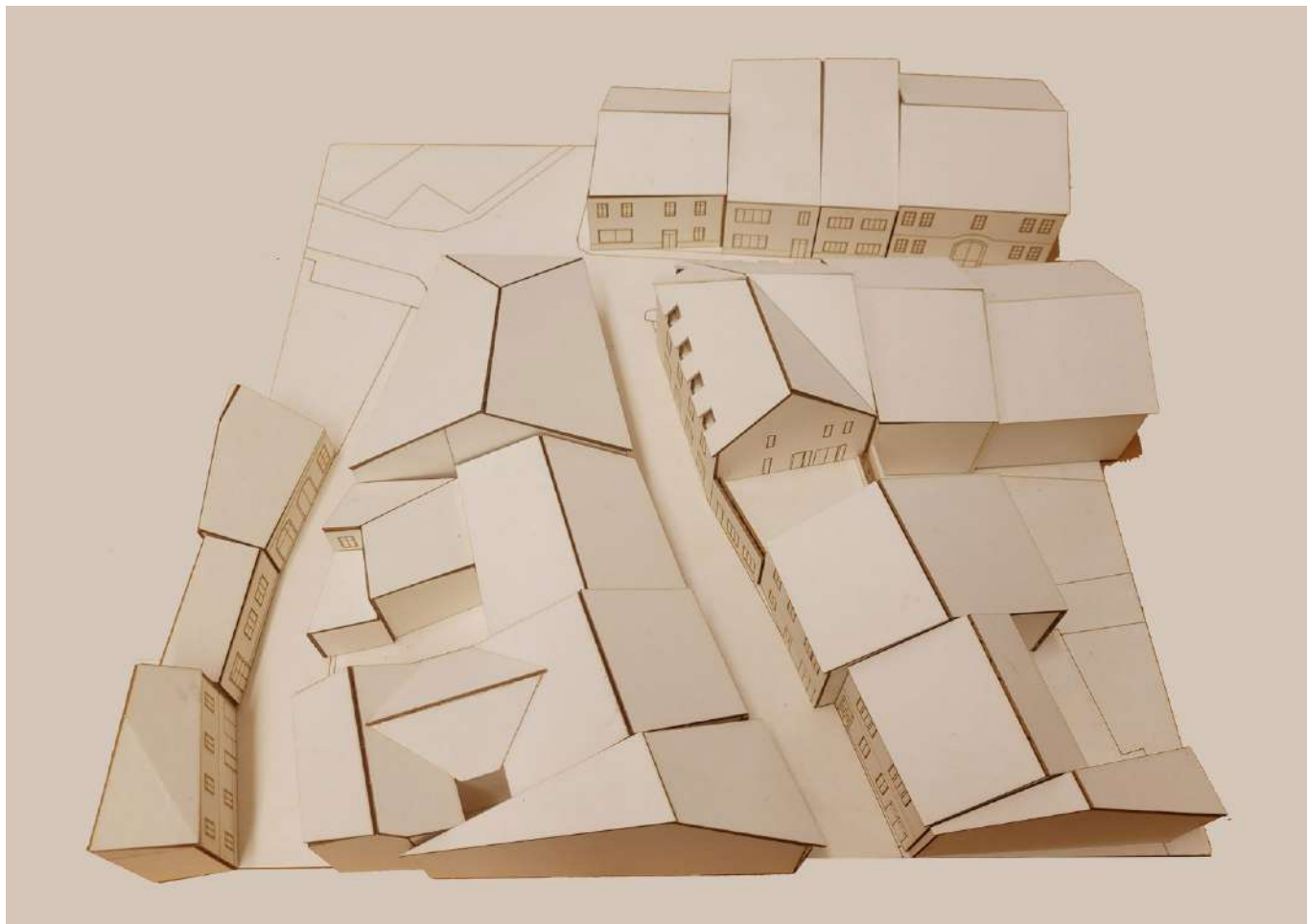
WEST ELEVATION



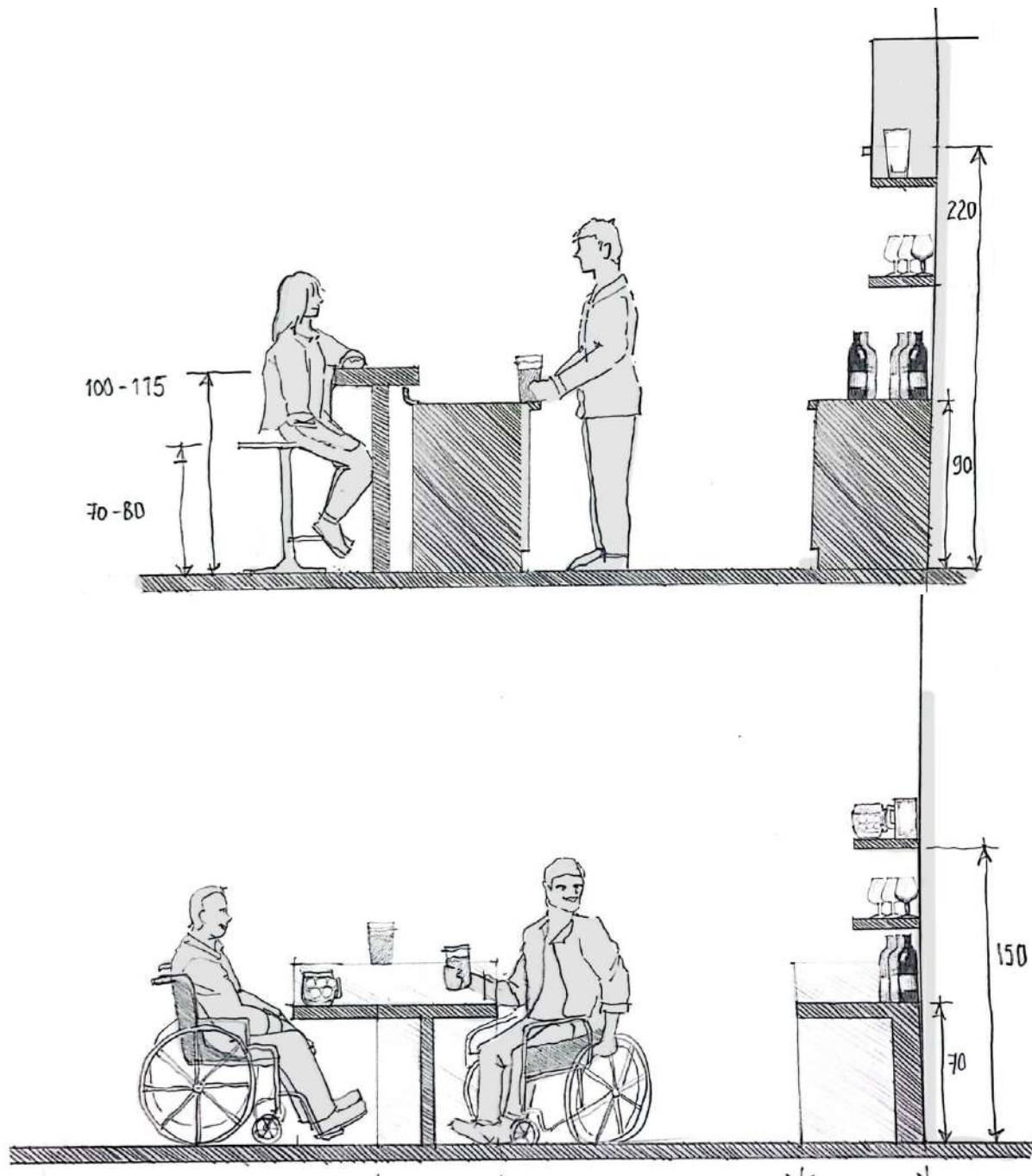
DRINKING WINDOW



GUEST HOUSE TERRACE



PHYSICAL MODEL - INSERTION TO THE SITE



BAR DESIGN (ADAPTED TO PRM)