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ADAPTIVE REUSE OF VILLA BONDY AND HOPS WAREHOUSE -  
VILLA PNEUMA  
TYRŠOVA STREET DISTRICT - PRAGUE SUBURB - ŽATEC  
ŽATEC REGION OF HOPS - WESTERN BOHEMIA

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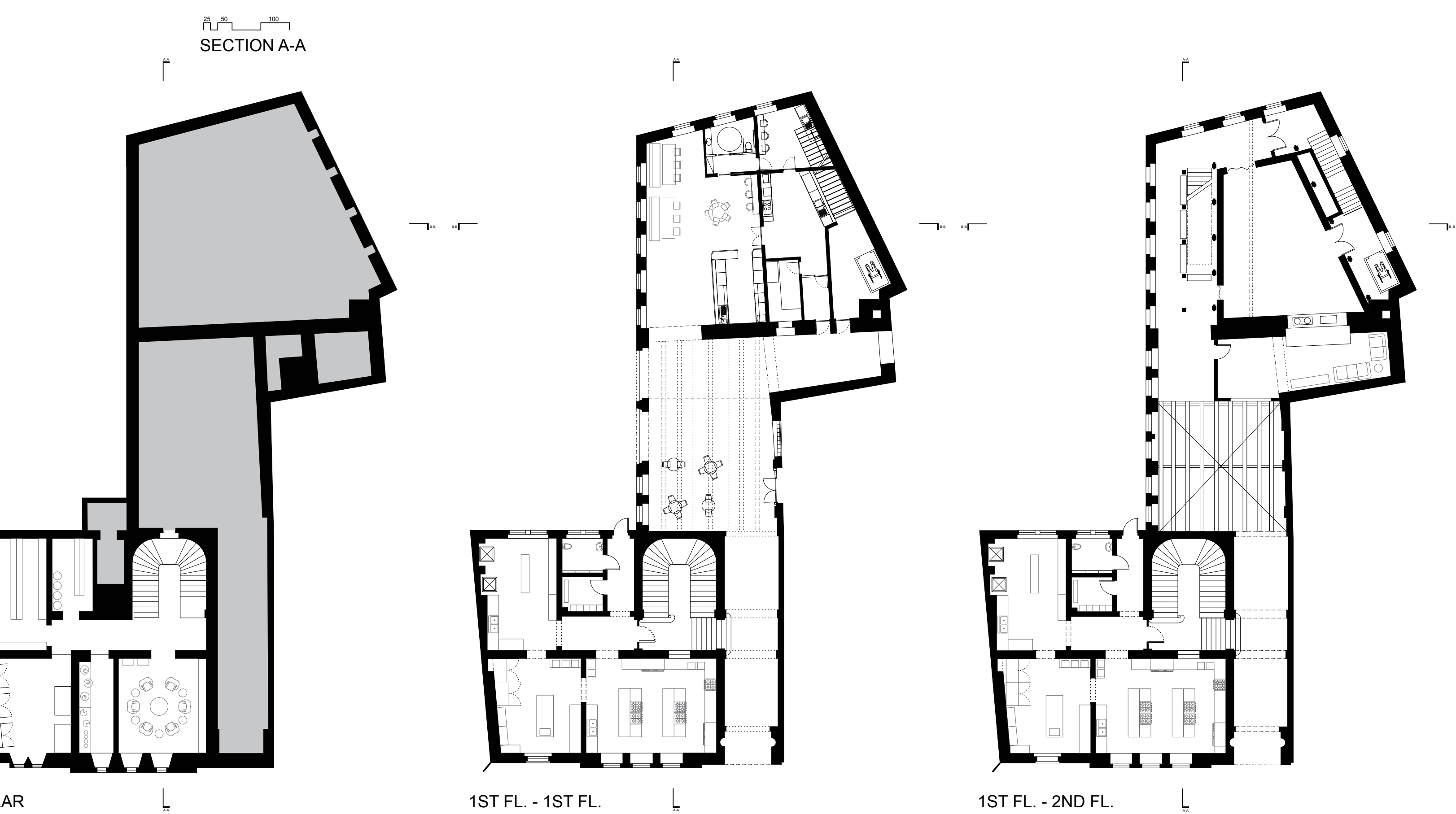
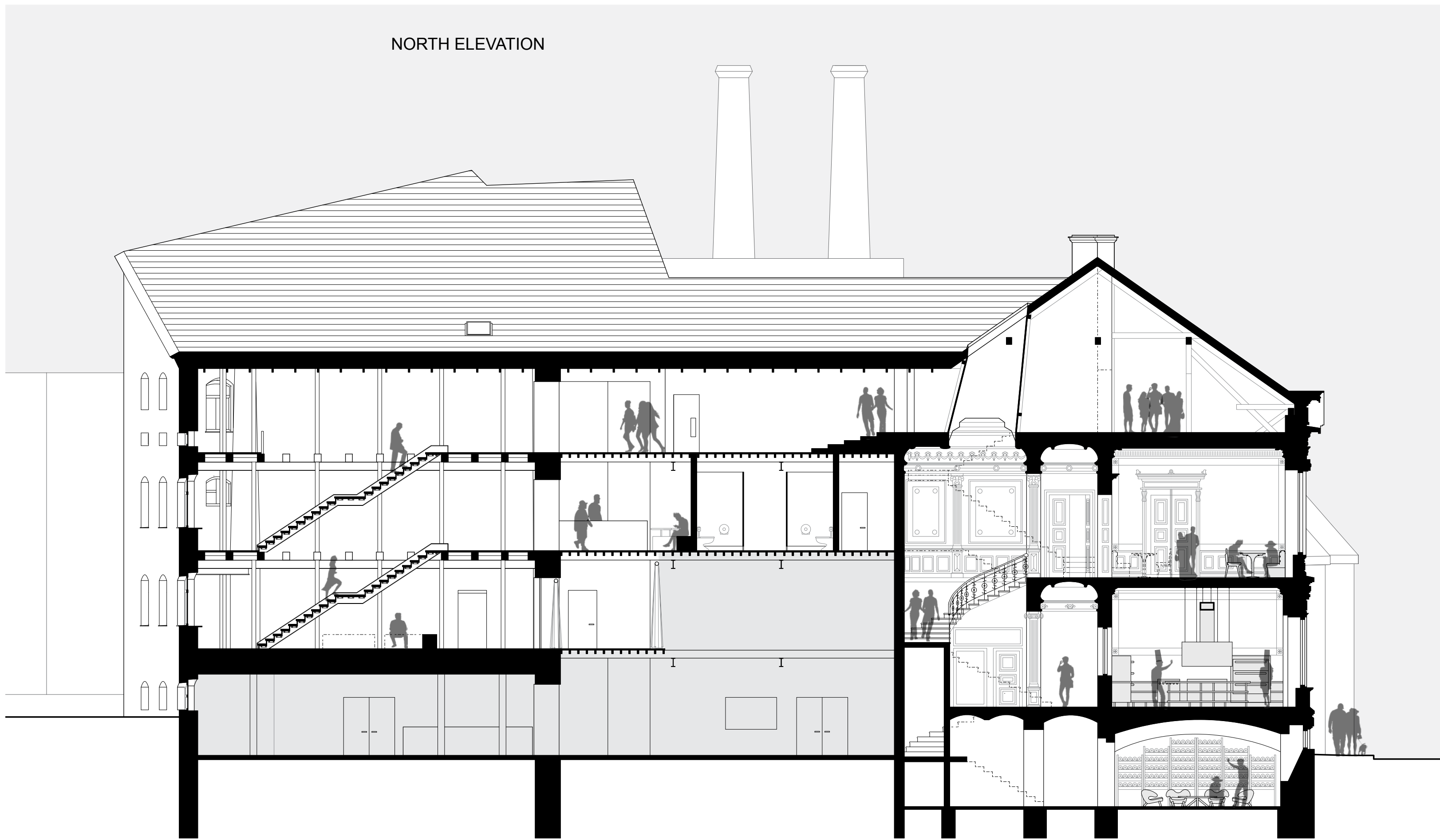
Villa Pneuma is a renovation project on an abandoned villa in the Czech town of Žatec. Located along a river in the Ústí nad Labem Region that provides perfect soil conditions for the growing of Hops. Žatec grew up with and around the hops, weaving it heavily into their culture. Hops unique processes for preparation of transport and storage created a need for many drying sheds. One type of drying system used hot sulfur chambers to dry and preserve the hops expelling the sulfur fumes through chimneys. These drying factories with chimneys created interesting building typologies in the town. One of the most unique typologies being the combination of a Villa and Factory under one roof.

Villa Bondy was the home and business place of Josef Bondy. In the front facing the street sits the home and villa proper. Extending back away from the street was built a factory for hops drying with its own chimney. In the past Villa Bondy was an extravagant living space and working space right in the heart of town. Now it exists in disrepair from neglect. Taking advantage of the historically interesting typology and rich history of Žatec, Villa Pneuma aims to bring new life to the surrounding district.

Πνευμα: πνεῦμα is an ancient greek word for breath and nourishment, in religious context soul or energy.



Working together with the other adaptive reuse projects in the Klášterní district, Villa Pneuma finds its niche at night. Many new cultural activities will be happening in the district but none when the sun goes down. Villa Pneuma will be a fine-dining restaurant and bar in the "front of house" and a music club in the "back of house." The restaurant will serve dinner, serve cocktails, host small events, and provide wine and cheese tastings. Existing in the intricately restored villa, it will be an up class venue allowing people to feel as the nobility of Žatec. In the "back of house" is a unique music club, Club Pneuma, with a music hall inspired by how light enters chimneys. The club is accessed through the Villa's attic where you then descend down to the dance floor. The restaurant and the club seek to reimagine Villa Bondy programmatically and architecturally while preserving or even exaggerating the atmosphere that I found when discovering this unique project.



- 01: Music Hall
- 02: Service/Handicap Elevator
- 03: Club Bar
- 04: Club Bathrooms: Female
- 05: Cleaning Closet
- 06: Club Stair
- 07: Grand Stair
- 08: Restaurant Bathrooms: Mixed
- 09: Cocktail Bar
- 10: Saloon
- 11: Main Dining
- 12: Grand Dining

