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Review diploma work Dalibor Pospíšil

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Theme of work:

Skyscraper, 610 Lexington Avenue, New York

Diploma Winter semester 2017–2018

Dalibor Pospíšil designed a mixed-use skyscraper in New York on the site 610 Lexington Avenue. The design is based on analysis of commodities in New York, the zoning regulations in New York, and personal visit of Dalibor Pospíšil to New York.

The analysis of commodities in New York is done very well, and leads to a mixed-use program of commercial functions, three-star hotel, and residential units. The vertical distribution of the functions corresponds with the building height and value of the view-shed on that height.

The zoning regulations of New York, with additional amendments and trade-options dictate in many ways the maximum envelope of a skyscraper. Dalibor Pospíšil has analysed these regulations very well and developed the main volume of the skyscraper while respecting the zoning regulations.

The site 610 Lexington Avenue has a very small footprint, of roughly 35x35m². It was under development for more than 13 years, based on an original scheme by Foster + Partners that changed program multiple times. Also, the site changed ownership and developer multiple times. The visit of Dalibor Pospíšil to New York helped to better understand the nature of the city and the specific character of the site and the neighbouring buildings. Missing in the approach is an architectural reflection on the phenomenon of

skyscrapers in general and skyscrapers in New York especially, which could have prompted the concept to a bit more surprising development. However, the very rational and minimalistic approach taken by Dalibor Pospíšil is also very fitting for a skyscraper project in New York.

The façade development has floor-to-ceiling windows which is standard practice in contemporary skyscrapers in New York. The residential and hotel entrance part are separated. Both entrances are supervised, and they have their own elevator access. The only point where mixed entrance by hotel visitors and residents may occur is in the single emergency staircase. The additional amenities in hotel and residential part add value to the building and for the occupants. The four commercial floors widen the offer available to residents and hotel guests. This introduces however also a security issue of non-hotel visitors entering the hotel floors.

The designed project by Dalibor Pospíšil fits very well in the context of a skyscraper in New York. Based on the above analysis, I propose that the project is passed with mark 'B' - Very good.

Thank you for your consideration,



Henri Achten