



SMICHOV CITY - NORTH

TEXT DOCUMENT

Bogle Architects



Smichov City - North

The first phase of the new centre for Smichov district represents an opportunity to create a vibrant piece of city fabric delivering new facilities in a true mixed use, high density intelligent development.

Townscape

Our proposal seeks to integrate the Masterplan with its immediate surroundings and, as such, have concentrated on the blocks bound by Radlicka, Za Zenskými Domy, Stroupežnického and Bieblova Street. The highest priority was taken to create a new lively public realm a truly complex urban fabric integrating the dense urban blocks with lively public realm offering a rich and complex urban experience.

To maximise the residential amenity space we have linked the two Southern blocks to create a city block similar in length to the Southernmost block of the masterplan and relating in streetscape terms to those on the opposite side of Radlicka Street. This allows for a continuous 'hidden garden' to be created with pedestrian accesses from Bieblova and Pivovarska Street as well as a pedestrian link through Na Valentine Street.

By linking the two southern blocks this delineates the North corner block as a unique element, within the masterplan, enhancing and elevating it's civic presence on one of the main perimeter corners of the Smichov City masterplan, setting the scene for the signature unique commercial office building block.

The link of city blocks is provided through the theme of the 'hidden garden' a public realm amongst the centre of the three building blocks delivering an additional urban value.

Block 01

Offices on Za Zenskymi domovy Street

The main office building is linked to the central garden space by the creation of a 'courtyard atrium' which separates the two office building parts. This maximises internal daylight conditions whilst continuing the strong townscape 'hidden garden' into the body of this block. This outside atrium also presents an attractive backdrop to the main central front door of the offices from 'archway' along Za Zenskimi domov Street.

The floor plates are configured to allow for maximum flexibility of a single tenanted or multi-tenanted development each building served by a central core, allowing also for the interconnection and creation of one large floorplate.

The office facades are designed to provide maximum internal daylight conditions while still minimising solar gain. The predominantly East/West orientation controls the solar gain and the external kinetic louvres are controlled across the façade depending on their orientation to the sun.

To increase the building presence the floor plates step slightly on a floor by floor level at the main corners to create a sculptural appearance to the overall building form.

Block 04+07

Offices along Radlicka Street

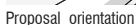
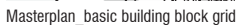
The linking of the two urban blocks in response to the scale of the street, the footprint of the office building offers great flexibility in its tenancy options as either a continuous floor plate or a number of smaller tenancies. The strong complication with the nature of these mixed use blocks in the masterplan is the overlooking issues between the Western office buildings and the Eastern residential buildings. The strong emphasis was taken to eliminate this, creation of the continuous central garden minimises this overlooking and allows maximum sunlight penetration by the omission of the two central block components. The second feature that reduces the overlooking issue is the positioning of the cores on the multi-layered external wall creating visual 'buffers'.

Residential buildings

The façade along Stroupezniceho is broken in scale by the staggering of the floor-plate on plan. This also creates the opportunity for East and West facing balconies to the residential units. All the units enjoy a visual aspect towards greenery and external amenity.

The facades are designed using a palette of three components each set within their own 'layer' of the building skin. Full height glazing, set furthest back to protect the occupants from the street while maximising internal light and views. Insulated solid panels as the 'middle' layer to brake the scale and increase privacy. The outer layer is a perforated shading screen which varies its number of apertures relative to it's orientation and internal use whether bedroom or living space.

All the blocks are split into individual phaseable building components of required size linked by an underground carpark with separate entrance for the residential and offices from Pivovarska street.



1 MASTER SITE DEVELOPMENT PLAN, CONCEPT, ARCHITECTURAL REPORT



2 VISUALIZATIONS

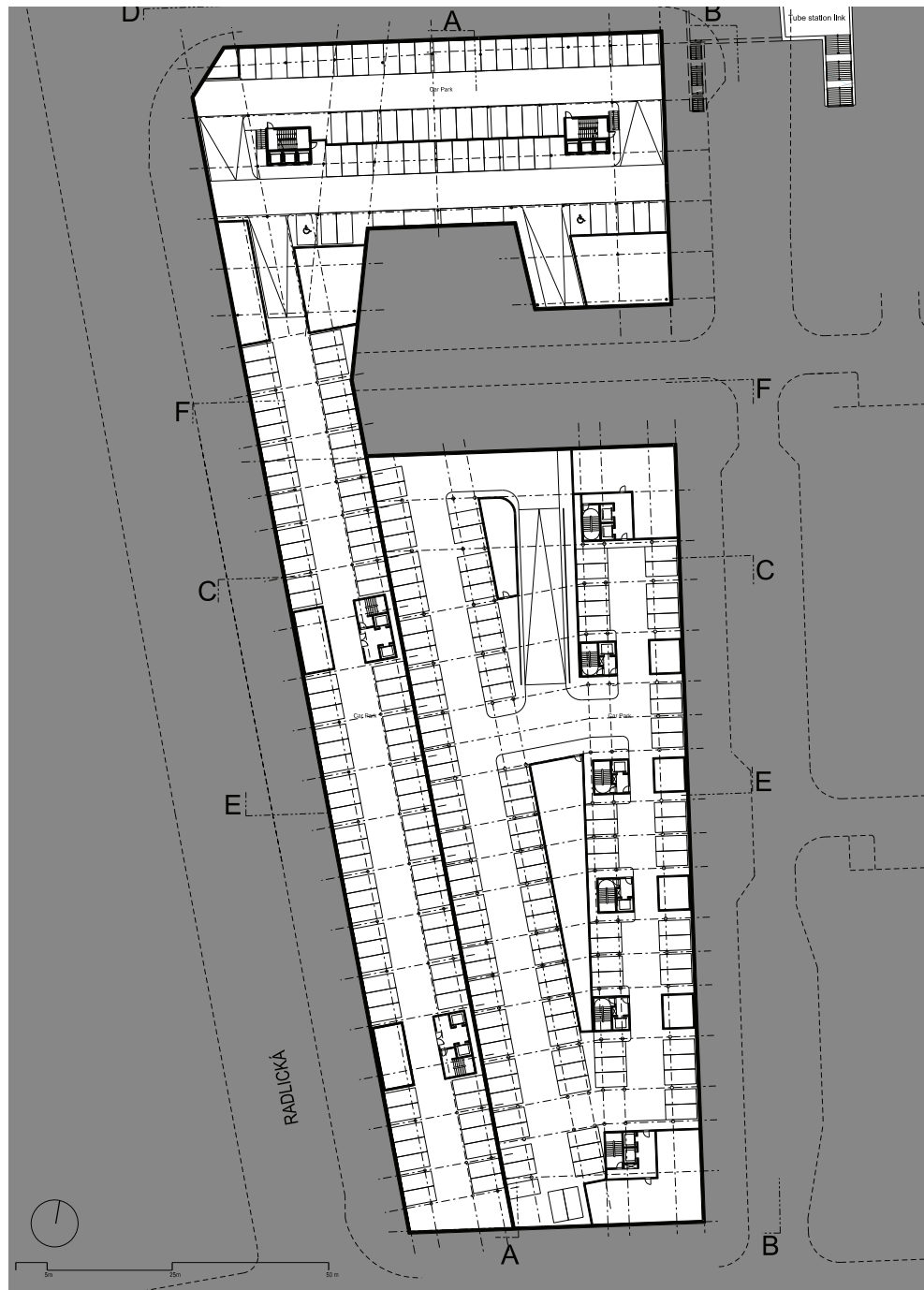
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2.





RADLICKA STREET



UNDERGROUND FLOOR

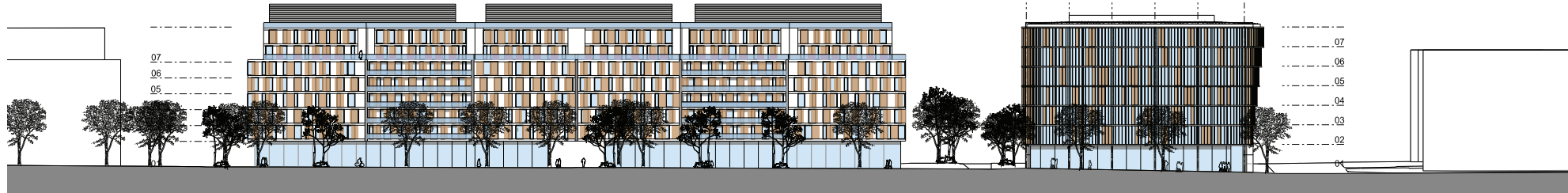
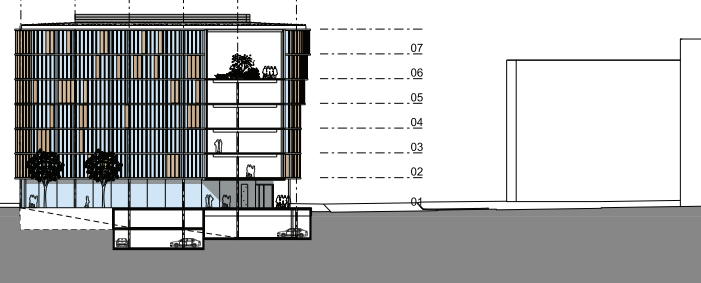
S/A LONGITUDINAL SECTION



S/B STROUPEZNICEHO STREET



GROUND FLOOR



3 VISUALIZATIONS, PLANS, SECTIONS, ELEVATIONS - Area I. 1:500

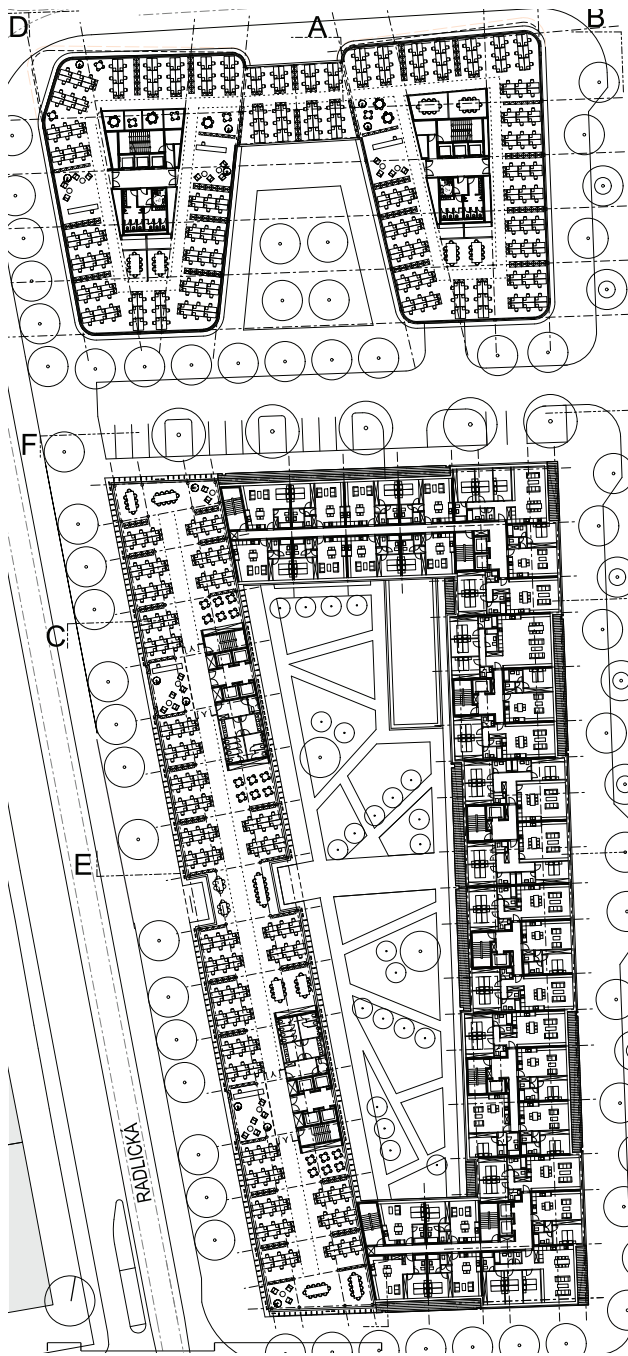
AREA I.

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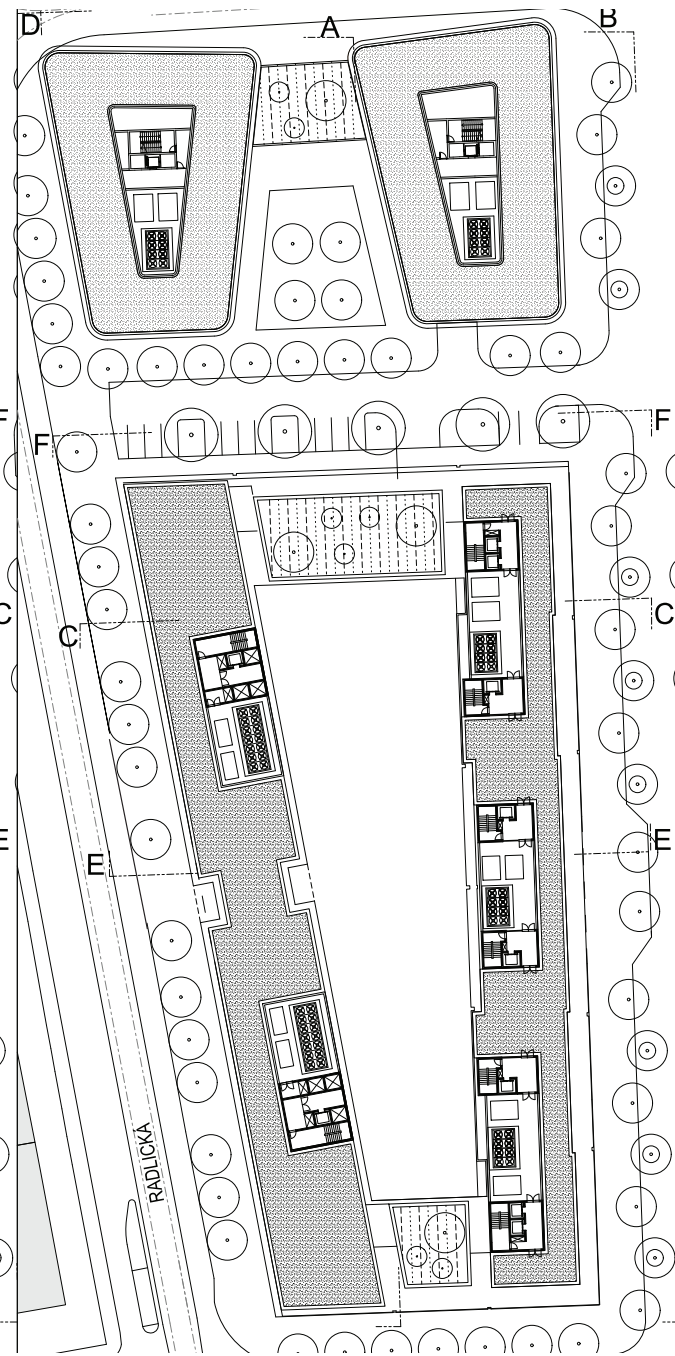
STROUPEZNICKEHO STREET



TYPICAL FLOOR



TYPICAL 2/ TOP FLOOR



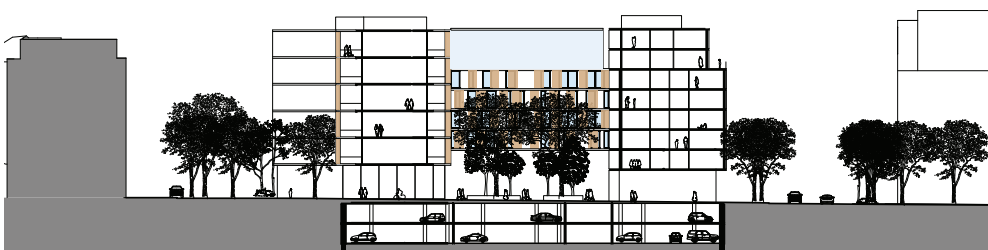
ROOF PLAN

S/C CROSS SECTION

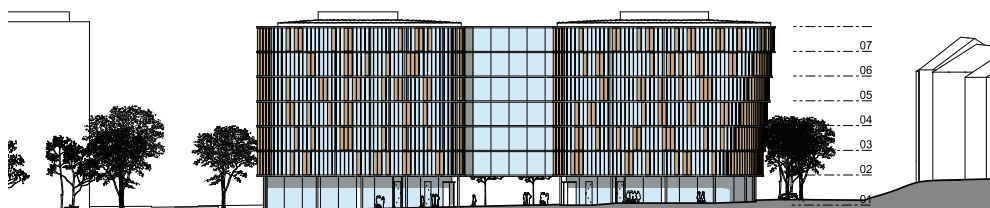


S/D NA KNIZECI

S/E NA VALENTINE STREET



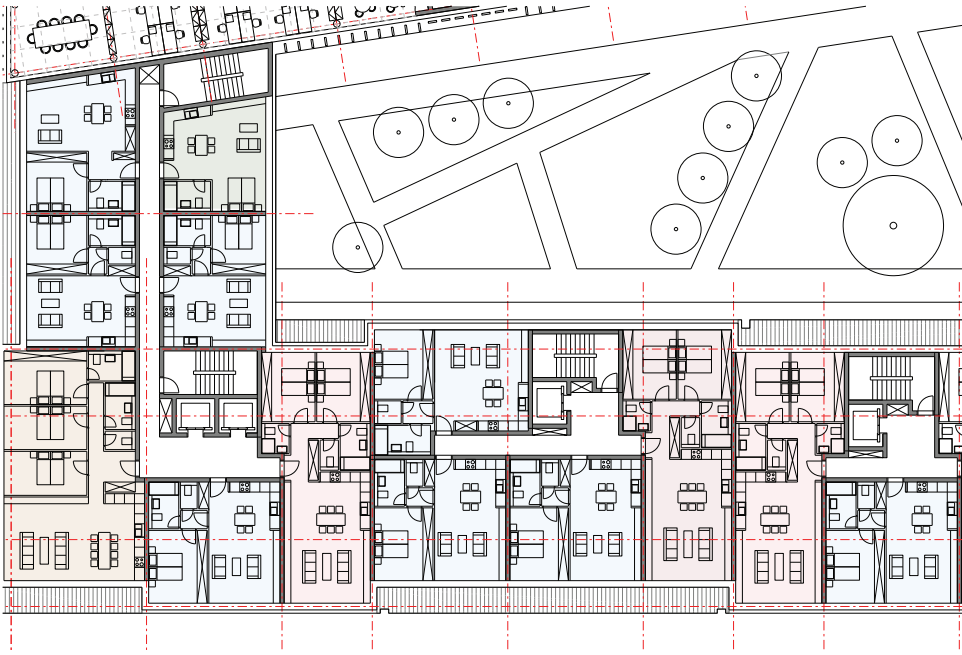
S/F PIVOVARSKA STREET



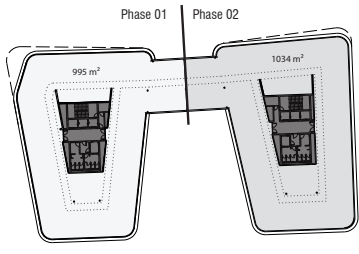
4 VISUALIZATIONS, PLANS, SECTIONS, ELEVATIONS - Area I. 1:500

AREA I.

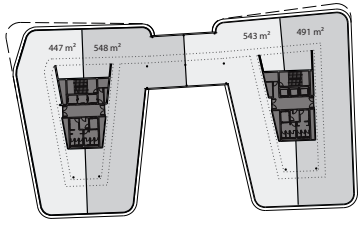
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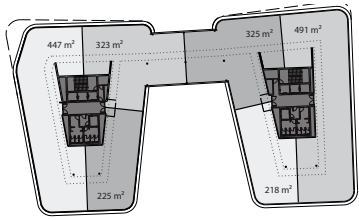
1:200 DETAIL DESIGN OF FLATS



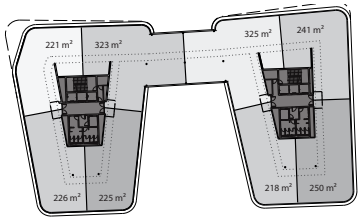
2 1034 m² 995 m²
TYPICAL FLOORPLAN BLOCK 01 1:750_2 TENANTS



4 548 m² 543 m² 491 m² 447 m²
TYPICAL FLOORPLAN BLOCK 01 1:750_4 TENANTS

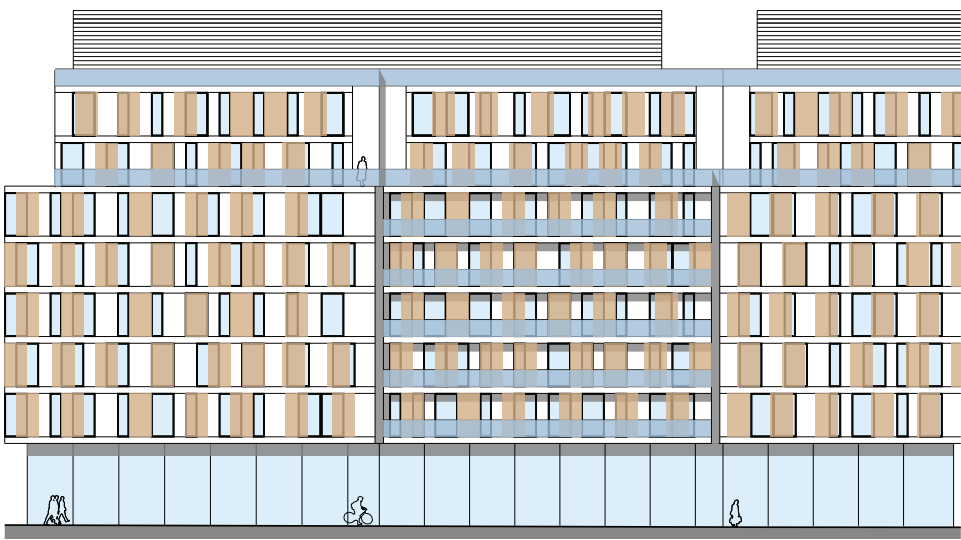


6 491 m² 447 m² 325 m² 323 m² 225 m² 218 m²
TYPICAL FLOORPLAN BLOCK 01 1:750_6 TENANTS

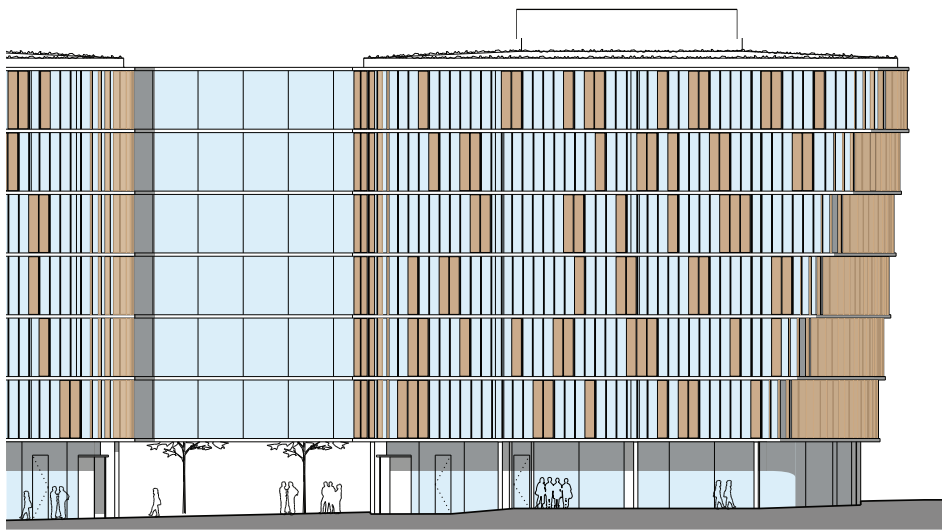


8 325 m² 323 m² 250 m² 241 m² 226 m² 225 m² 221 m² 218 m²
TYPICAL FLOORPLAN BLOCK 01 1:750_8 TENANTS

BLOCK 01_OFFICE BUILDING FLORPLATE FLEXIBILITY



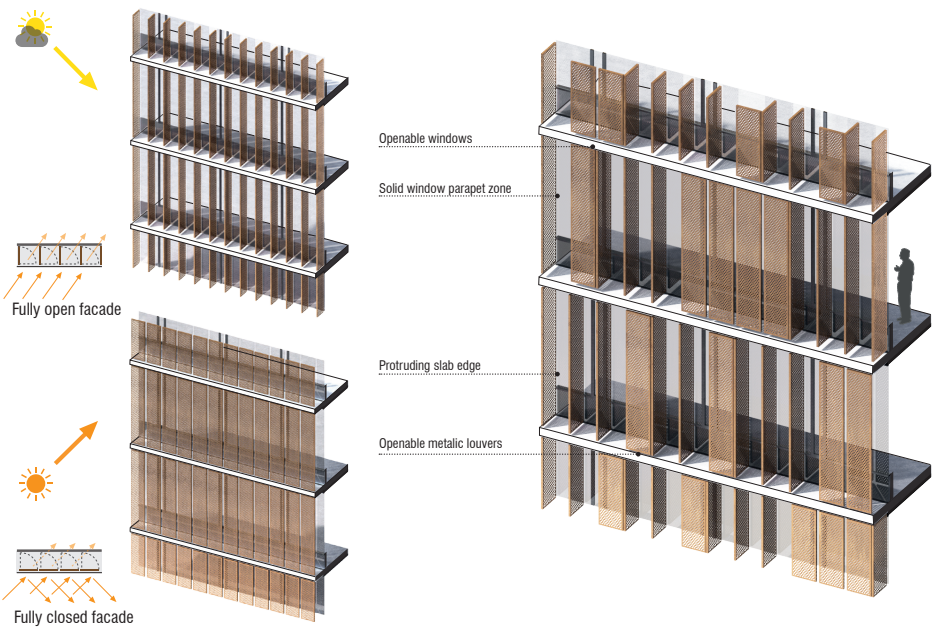
1:200 DETAIL RESI ELEVATION



1:200 DETAIL OFFICE ELEVATION



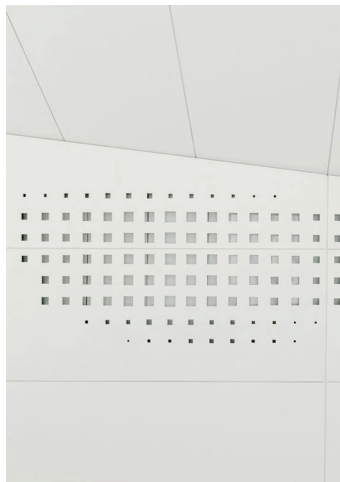
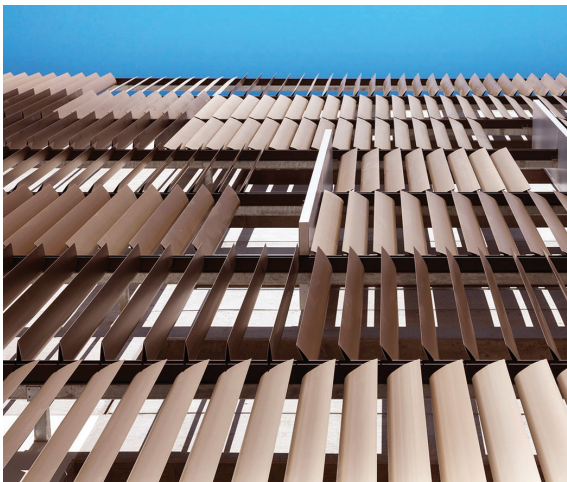
3D DETAILED SECTION AXONOMETRY_RESIDENTIAL



Facade skin consisting of kinetic louvers layer

Real life scenario visualize individual tennants requirements.
Louvers could be controlled by the automated system or manually.

REFERENCE IMAGES



5 DETAIL DESIGN, VISUALIZATIONS

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