

REVITALIZATION OF CHARLES SQUARE
Stage II. – the park



Framework assignment with rationale

ANNEX TO THE NOTIFICATION OF COMMENCEMENT OF A PROCUREMENT PROCEDURE INVOLVING COMPETITIVE DIALOGUE

1. Information about Competitive dialogue procedure
2. Framework assignment
3. Overall analysis

**REVITALIZATION OF CHARLES SQUARE, STAGE II. (PARK) – PROCEEDINGS
INVOLVING COMPETITIVE DIALOGUE FOR DESIGN AND ENGINEERING SERVICES**

Public Contract VU 17-0047

Contracting Authority:

**PRAGUE INSTITUTE OF PLANNING AND DEVELOPMENT (IPR PRAGUE),
A PUBLIC-BENEFIT ORGANIZATION**

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(hereinafter “IPR Prague”)

and

THE CAPITAL CITY OF PRAGUE

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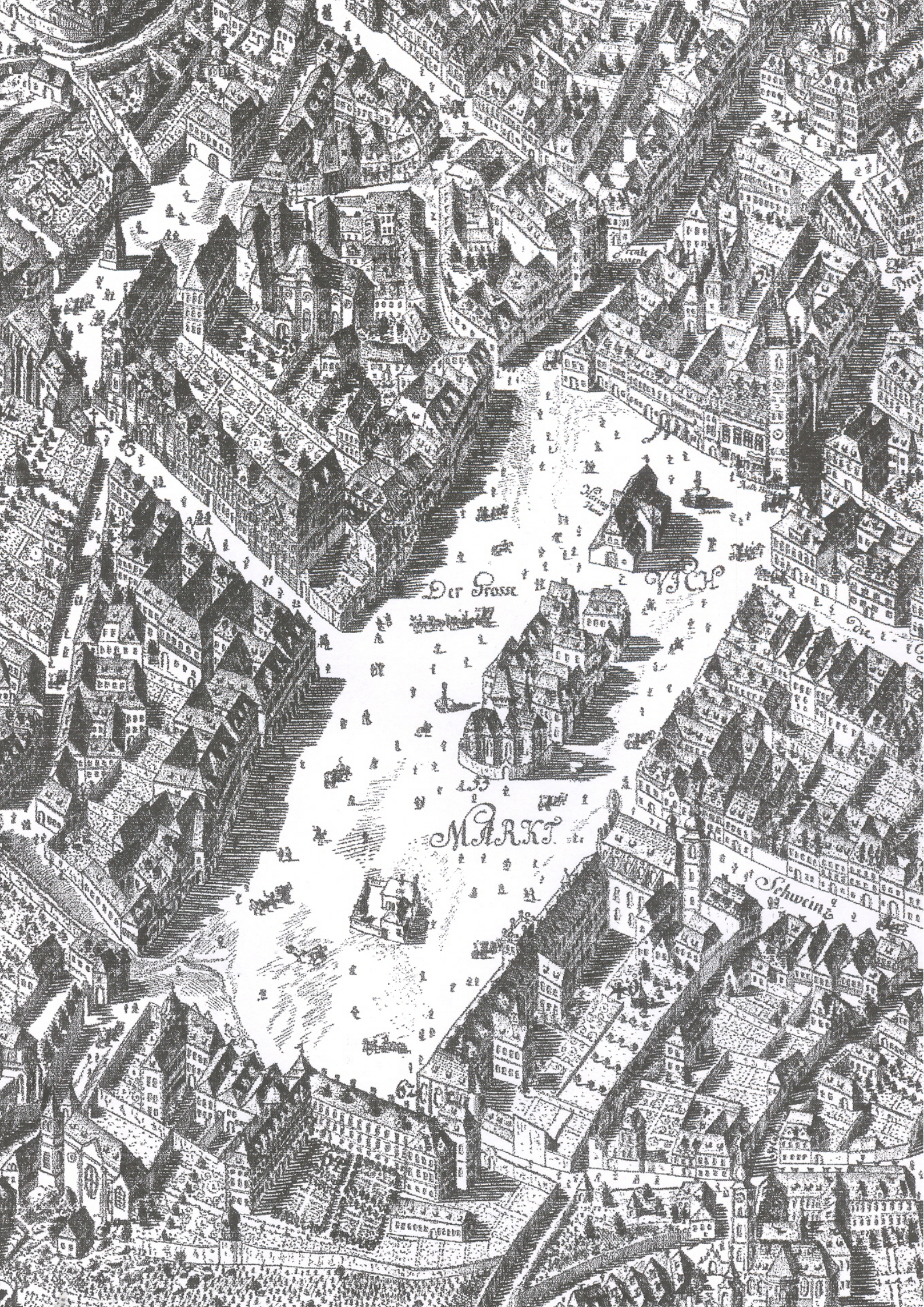
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(hereinafter “City of Prague” or “City”)



A WORD FROM CITY REPRESENTATIVES AND STAKEHOLDERS



ADRIANA KRNÁČOVÁ
Mayor

Charles Square is a public space of city-wide importance. It is one of the largest squares in Europe, providing in its park a space for relaxation within the densely built up historic centre for inhabitants of the surrounding buildings and also for the many patients and staff of the neighbouring hospitals, Czech Technical University students and employees of several large institutions having their offices nearby. A long term conflict between the current needs for use of this important public space and considerable traffic load coupled with uncertainties with regard to the nature of heritage protection for the square's park all contributed to its dismal condition, which needs to be urgently addressed. Needing to obtain an effective and generally acceptable proposal, we have decided to resolve this issue by pro-actively cooperating with all stakeholders in gradually developing a much needed plan. We expect that revitalization will make the square more attractive for Prague citizens and visitors.

A WORD FROM CITY REPRESENTATIVES AND STAKEHOLDERS



JANA PLAMÍNKOVÁ

Counsellor, political administrator of the project

The park at the Charles Square is a listed site protecting a cultural heritage of European-wide importance; it is a well preserved example of the late 19th century city park planning in the Czech Republic. Its current state of neglect requires extensive, yet sensitive, revitalization preserving its sense of heritage. After long years of stagnation and search for suitable approach to revitalize the Charles Square, the currently starting interactive process involving workshops promises an effective and generally acceptable route to a revitalization proposal. We are expecting a first-rate architectonic and landscaping proposal, which will return to this important square and its park its attractiveness as a public space, and which will provide opportunities for its use by all age groups, while providing a system for a good long term and sustainable management of its existing and newly planted vegetation and rainwater.



VÁCLAV VONDŘÁŠEK

Vice-Mayor of Prague 2

Charles Square – everyone knows that this square, being one of the largest in Europe, had been laid down during the reign of Charles IV., that there is a metro station and one of the largest hospitals in the country, that it is a vital traffic junction and that the square, as a whole, does not work or facilitate its use according to the present needs. Not many will remember that 12 years ago its renovation had been put on hold, after various activists chained themselves to nearly dead trees in front of the New City Hall to stop them from being cut down. Not many understand that the city seeks to protect František Thomayer's original design from late 19th century and that this hindered previous proposals for its revitalization. And almost nobody understands that in protecting the original dispositions of the park, which are subject to heritage protection, we cannot concede to leave the well-trodden paths across the lawns in place. The current competitive dialogue will facilitate participation in the creative process, that should result in a proposal, not only for representatives of important institutions but also for heritage protection officers. Participation of all stakeholders should produce partial agreements during the workshops' stage and thus reduce the risk that the process will again be blocked at its end. I am glad that the Prague 2 district addresses this issue in close cooperation with the Prague City Hall. I trust that this dialogue will lay everyone's cards down on the table and that each of the stakeholders will bear their responsibility for their specific requirements.



PAVLA MELKOVÁ

**Director of the City Detail Section,
Prague Institute of Planning and Development**

Rehabilitation of the Charles Square had long been an entirely essential requirement for preserving this heritage site, however all hitherto taken steps had been always blocked by one of the many participating parties due to their significantly differing expectations. The IPR's Public Space Office therefore prepared an Examination Study which approaches the landscaped park on conceptual level providing an analysis and elaboration of the themes defined in the František Thomayer's original proposal, as well as recommendations as to specific effects of modifications on the current use of the park within its overall concept. This Study opened the discussion about individual themes and facilitated preparation of a framework assignment and process enabling all participating parties to seek detailed proposal through an interactive process with architects and landscaping experts while this process also reduces the risk of being blocked by one of stakeholders. We expect that the resulting proposals will both preserve the quintessential elements of the Thomayer's park design and address the contemporary needs of this large and important public space in the city centre.



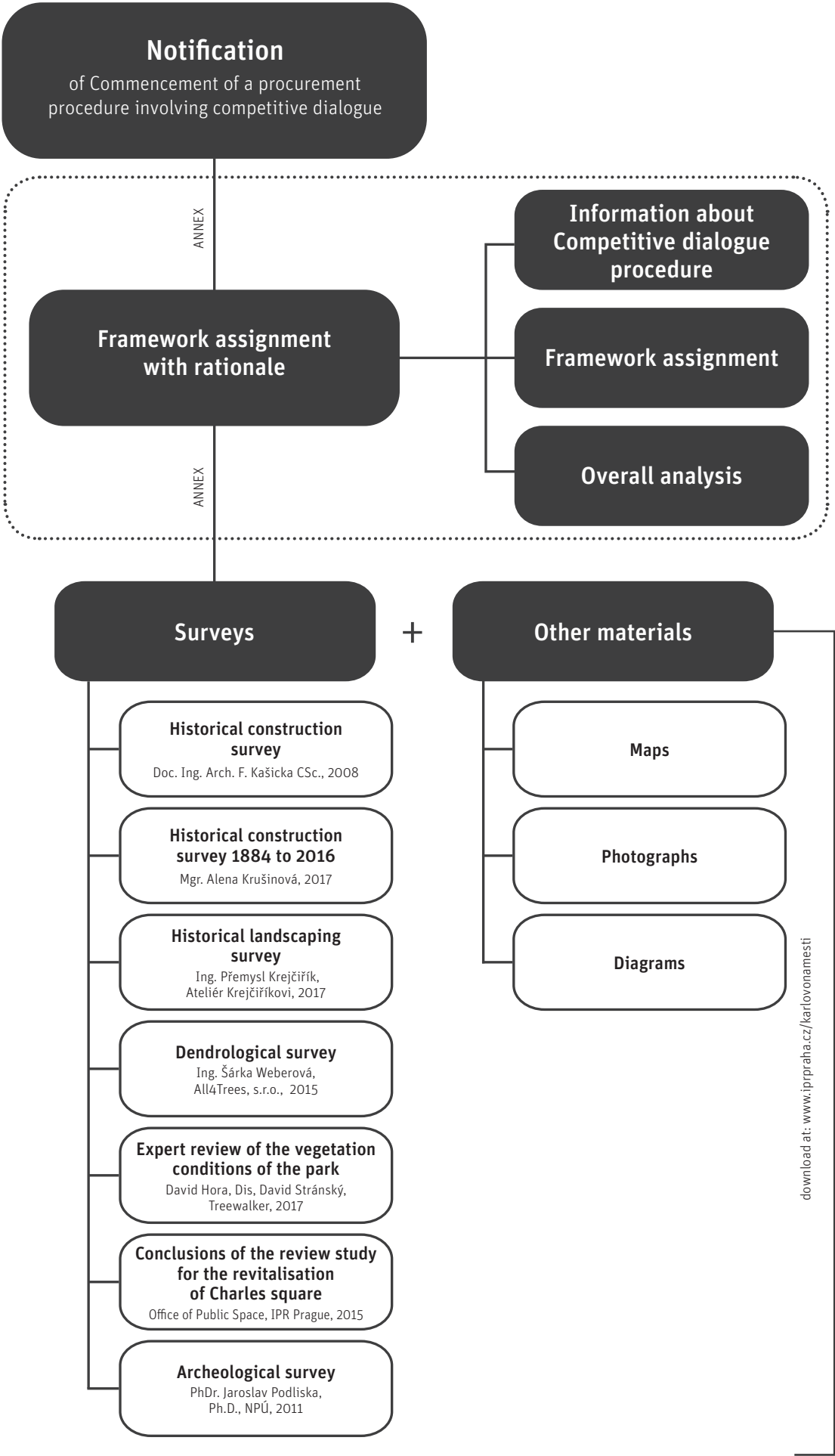
ONDŘEJ ŠEFCŮ

**Director of the Prague Regional Office
of the National Heritage Institute**

The urbanistic project for the New Town had likely been in the process during the early 1340's, with the New Town being officially founded in the spring of 1348. While it is impossible to find its authors today, it is clear that this was a well-thought project, elaborated with knowledge of classical principles for laying down cities and reflecting the strong symbolic and visionary content of its founder. Its underlying horizontal projection, based on grand composition of three squares, has worked to this day. It was probably the Emperor Charles IV. himself who assigned the most importance to the massive square in the southern part of the New Town within the overall concept. The original name of the square was 'Forum magnum' meaning the Great Square or market, later being renamed to Cattle Market, and later on still to the Charles Square. During the Luxembourg reign heyday the square did not function just as the market but also for more superior purposes. It was a ceremonial gathering place, a site where the Empire's crown jewels were shown, as well as the remains of saints. For these purposes a remarkable building was built in the square centre – the Sacred Heart Chapel – whose foundation lie to this day under the tram lines in the middle of the square. The chapel, and this original purpose, cannot be recreated today. But it would be commendable if we could find, through a professional dialogue, a suitable arrangement of many and often contradicting requirements. The park needs cultivation, its dead spots minimized, its traffic and undesirable visitors suitably regulated while attracting citizens of Prague to it without vulgarizing it. The chief value of this space is the genius park composition designed by Thomayer, which greatly helps in creating genius loci. For these values the park at Charles Square had been listed as a heritage site. Integrating buildings / constructions such as coffee kiosks etc. would fundamentally damage the nature of this site. Enticements in the form of coffee houses and playgrounds need to be dosed with wisely without losing sight of the square's character and its surroundings. Charles Square is a unique site, not only in Prague or in the Czech Republic but also on European level.



OVERVIEW OF AVAILABLE MATERIALS TO REVITALISATION OF CHARLES SQUARE



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INFORMATION
ABOUT
THE SCHEDULE
FOR THE
COMPETITIVE
DIALOGUE
PROCEDURE

A. INFORMATION ON THE PROJECT

The subject-matter of the public contract is the preparation of a proposal and complete set of project documentation on the revitalisation of the park on Charles Square, referred to as the 2nd stage, including an update of the overall concept for Charles Square.

The aim of the revitalisation is to adapt the park, which is a cultural monument, in order to achieve a versatile and high-quality public space within the context of today's Prague, while at the same time preserving, renewing and developing the park's main natural and historical treasures. Achieving a versatile and top-quality result implies finding a comprehensive solution to all the essential aspects and expectations, and harmonising them into a single entity. Given the importance of this space and the need to find a solution that enjoys widespread support, the contracting authority expects a high quality of overall performance and a first-class landscape architecture project. The specific subject-matter of the public contract will be detailed during the proceedings with competition dialogue. The contracting authority has decided to apply a competition dialogue procedure as no public contract can be awarded without prior negotiation because of the special circumstances arising from the nature, complexity and legal and financial conditions associated with the subject of a public contract. At this stage, the contracting authority is not objectively able to define the technical conditions and the legal and financial requirements for the performance of the public contract in order to be able to compile a complete set of tender documents.

The project to update the plan for Charles Square is, in addition to the actual design of the park within the context of the square as a whole, also a conceptual architectural plan for the streets on the square and a verification of the suitability and location of underground garages in its south-eastern part. The aim of this part of the proposal is to determine an optimal location for the exits and the method of working with all the ground-level elements of underground garages. This part of the proposal will not be the subject of further stages of the project documentation for this public contract.

B. COMPETITIVE DIALOGUE

1. CREATIVE ASPECT OF THE PUBLIC CONTRACT

Given the fact that the subject-matter of the public contract is a landscape architectural project, which, like architecture, falls into the creative sector, the main measure of overall economic benefit is its so-called architectural quality*. Each stage of the landscape architecture project, including its authorial supervision, is characterised by a high level of creative input.

Proposals will therefore be judged predominantly in terms of architectural (landscape architectural) quality by a respected expert committee, which will be introduced to participants and the general public in advance. The qualitative criteria the committee will use for its evaluation have been set in a way that takes account of the architectural quality.

**The expression "architectural quality" was defined in the document entitled "Impacts of architectural practice on the economy of the CR, p. 9, EEIP, which was commissioned by the Ministry for Regional Development in 2014 as a basis for the preparation of the Czech Architectural Strategy. This emphasis on architectural quality is also incorporated in the Policy of the architectural and building culture of the Czech Republic, which makes public administrations at the level of the municipality responsible for implementing measure 4.1.1, i.e. for "ensuring that the main criterion during tenders for territorial planning and design activities (including landscape architectural modifications) is quality". Measure Objective 4.1 – When awarding public contracts, strive to achieve the highest quality of their performance, Policy of the architectural and building culture of the CR.*

2. WHY IS THE PROCUREMENT PROCEDURE IN THE FORM OF A COMPETITIVE DIALOGUE PROCEDURE

The contracting authority has decided to apply a competitive dialogue procedure, in accordance with Section 68 paragraph 1, in association with Section 60 paragraph 1 (c) of Act No. 134/2016 Coll., on public procurement.

The contracting authority may apply this type of procurement procedure if the public contract cannot be awarded without prior negotiations because of specific circumstances related to the nature, the complexity or the legal and financial make-up connected with the subject-matter of the public contract.

It is expected that, within the framework of a multi-phase discussion by the stakeholders and architects experienced in modifying public spaces, it will be possible to formulate the terms and conditions of the assignment and to find a consensus between the stakeholders regarding the subject-matter of the public contract. The on-going formulation of the assignment, based on proposals from the participants, and discussion of all aspects of the proposed solutions is only possible under the competitive dialogue procedure, of all the different procurement procedures detailed in Act No. 134/2016 Coll., on public procurement. This method of awarding public contracts enables the effective and desirable interconnection of all the necessary

phases of preparing documentation for the revitalisation of the park (creating the assignment + selection of authors + preparing the revitalisation proposal) into a single process. The stakeholders are therefore directly involved in the creation of the proposal.

3. OBJECTIVES AND NATURE OF THE COMPETITIVE DIALOGUE PROCEDURE

The objective of the competitive dialogue procedure is, together with the architectural teams competing for a public contract to prepare project documentation for the Revitalisation of Charles Square Stage II – park, firstly to elaborate on the assignment and, secondly, to produce a proposal. The authors of these proposals, selected on the basis of their suitability, will be invited to submit offers for the preparation of project documentation based on their design. The offer, consisting of modified proposals prepared by architectural teams, will be the subject of the evaluation and the selection of the author of the documentation.

The nature of the competitive dialogue allows the direct involvement of stakeholders in creating the proposal. It is preferable to find a common solution at the beginning of the process than when it is approaching completion. Given that this is a joint creative process, standard discussion procedures would not be appropriate. The basis will be a joint debate as a way towards a wider, common, understanding of the problems involved. It is assumed that participants will be open and respect the interests and perspectives of the individual parties. At this stage, it is expected that each participant will approach the dialogue with a willingness to accept views and solutions that are different to those he/she anticipated. However, competitive dialogue does not replace the standard discussions on the land use documentation, which will take place at a later stage of project document preparation.

4. DEFINING THE ROLES IN THE COMPETITIVE DIALOGUE PROCEDURE

The contracting authority is responsible for the outcome of the project, in the case of this project this is IPR Prague and the PCH Department of Strategic Investments.

Participants in the competitive dialogue provide their know-how and their proposal for how to approach a solution to the public contract in the creation of the assignment, allowing them to meet the quality standard of the public contract. Their proposed solutions will produce a range of ideas and contribute to the agreements on and the formulation of the assignment. During the workshops, they will defend their solutions in front of the committee and stakeholders, thereby obtaining feedback which they can incorporate into their proposals.

Stakeholders participate in elaborating the assignment from a position of users, administrators or potential administrators, providing feedback to the participants in the form of comments and questions on the presentations. By participating in the workshop they

are able to supervise and influence the result, contributing to the creation of outputs and monitoring the process from the perspective of users, administrators or potential administrators. (*National Heritage Institute, PCH Department of Monument Care, Prague 2 city district, IPR Prague, representatives of local stakeholders*).

Experts, providing technical feedback, are present both in the committee and as invited experts. In a competitive dialogue procedure, the roles of the experts and the stakeholders may overlap in exceptional circumstances.

5. EVALUATION COMMITTEE

Given the nature of the performance, proposals will be evaluated primarily from the perspective of their architectural (landscape architectural) quality. For this we need a **respected expert committee**, which will be introduced to the participants and the general public in advance. More than half the committee will consist of independent and well-respected experts. The committee will be selected in a manner that ensures that it is credible, independent and competent so that its decisions can be widely accepted and trusted. During the workshop, it will guarantee the continuity of decision making by monitoring the development of the proposals during the course of the workshops.

The committee will appoint expert advisors to assist it in its task, who will attend committee meetings and workshops in an advisory role and assess the proposals before their final completion from specific, technical perspectives, in terms of transport and traffic, the accuracy of the budgets submitted, a proper understanding of the cultural heritage, impact on trees, rain water management, care for greenery and criminality (*quantity surveyor, dendrological surveyor, and others*).

The procedure for committee meetings will correspond to the nature of the evaluation of the overall quality of the proposed solution, which must be the subject of mutual discussions. Although rating points will be used for the different criteria, committee members will be required to first justify their evaluation in open discussions. The final decision will be justified in the minutes (record), which will be available to everyone.

6. COMMITTEE MEMBERS

ORDINARY MEMBERS – DEPENDENT

ADRIANA KRNÁČOVÁ, *mayor*

VÁCLAV VONDRÁŠEK, *vice-mayor for Prague 2*

PAVLA MELKOVÁ, *IPR Prague*

KAREL PRAJER, *Department of Strategic Investments*

ORDINARY MEMBERS – INDEPENDENT

Foreign landscape architect

Foreign landscape architect

Czech landscape architect

Czech architect

Historian focusing on 19th century parks

SUBSTITUTES – DEPENDENT

JANA PLAMÍNKOVÁ, *City Hall counsellor*

SYLVIE HÁJKOVÁ, *Prague 2 Development Office*

ŠTĚPÁN ŠPOULA, *IPR Prague*

PETR HANKOVEC, *Department of Strategic Investments*

SUBSTITUTES – INDEPENDENT

Foreign landscape architect

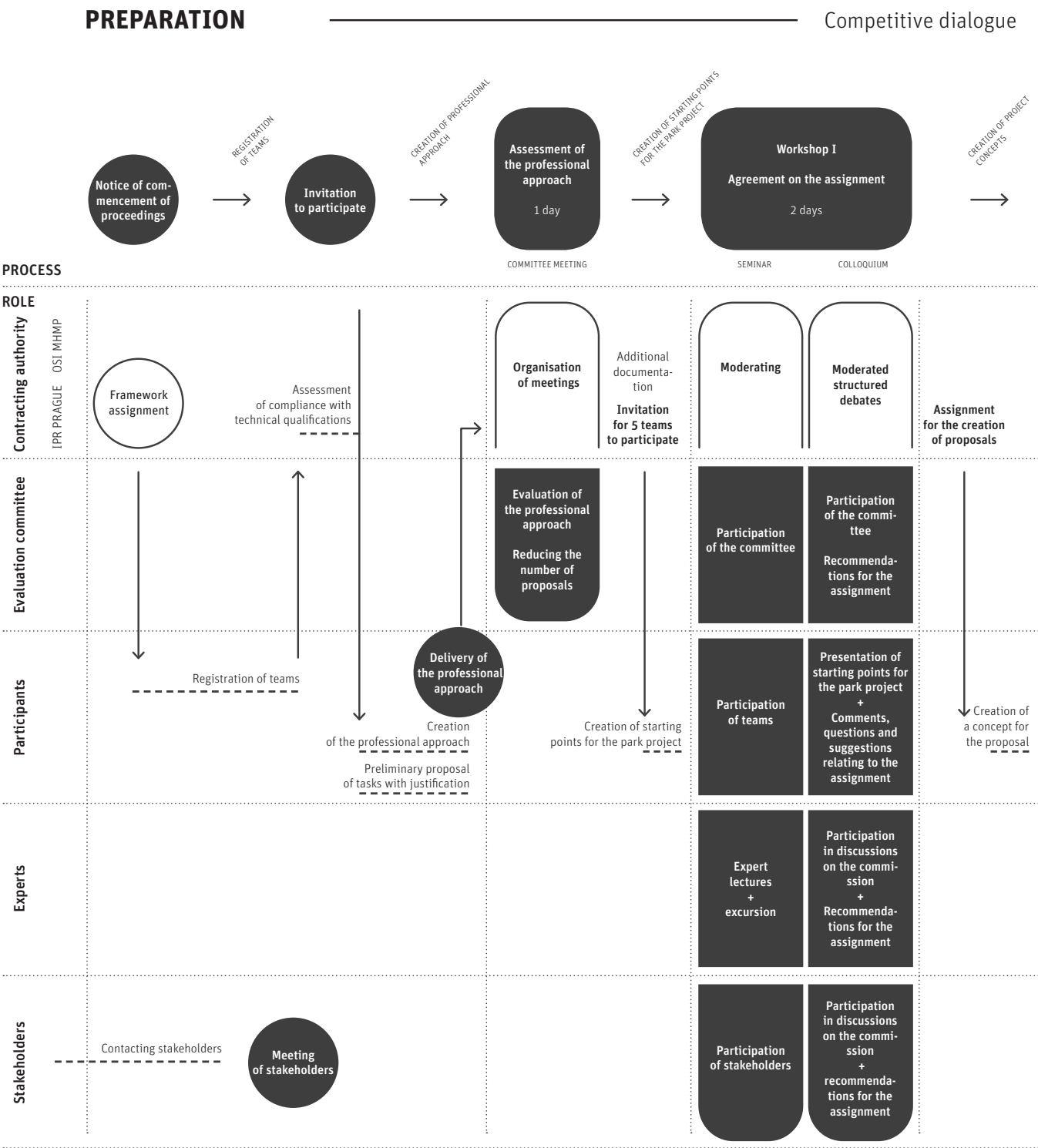
Czech landscape architect

Evaluation committee will meet for the 2nd and 3rd phase of the competitive dialogue.

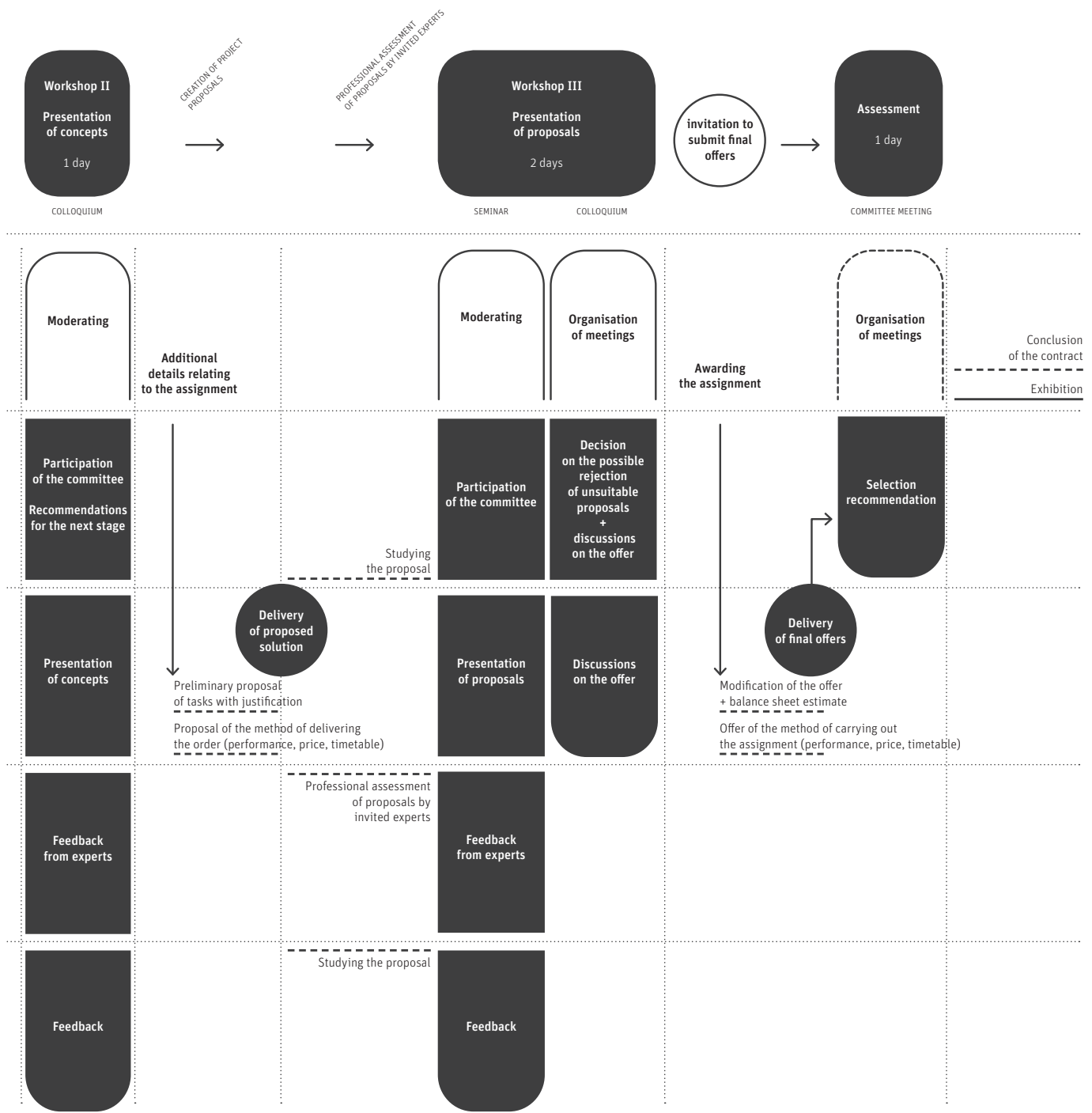
Evaluation committee may choose to invite other experts or professional to their deliberations.

The list of members of the Evaluation Committee is part of a separate document „Information on the Evaluation Committee“.

7. INFORMATION ABOUT THE SCHEDULE FOR THE COMPETITIVE DIALOGUE PROCEDURE



EVALUATION



8. REDUCING THE NUMBER OF PROPOSALS

Each stage at which the number of suitable proposals is reduced will ensure that architectural quality is the deciding criterion.

In the case of Charles Square, the competitive dialogue procedure has been selected because of the need for mutual dialogue between the contracting authority, independent experts, participants and the affected parties, aiming to arrive at an agreement on the creation of the assignment and finding a suitable solution. It is therefore necessary, not only for technical and financial reasons, to restrict the volume of proposals to be discussed to a number that will enable mutual dialogue and a quality discussion of the individual proposals. This number has been set at 5.

9. INFORMATION ON THE PROPOSED SOLUTION

The proposed solution is divided into

1. A landscape-architectural proposal for the revitalisation of the park on Charles Square, including the surrounding streets, providing the same level of detail and quality as in the standard 2nd stage of the project the “study” (hereinafter referred to as the “proposal”)
2. The method of executing the public contract – e.g. an exact definition of the scope of the public contract, the tasks involved, a draft timetable and the cost (hereinafter referred to as the “offer”, “preliminary offer”).

During the creation of the proposed solution, outputs corresponding to different stages of completion will be progressively submitted. The proposal will be submitted for assessment, discussion and evaluation, separated into a total of 4 different outputs. Only the 1st and the 4th outputs will be evaluated and the number of proposed solutions will be reduced based on this evaluation, or, if necessary, Section 69 paragraph 5 of the Act can be applied to exclude participants whose solutions are found to be not suitable from the procurement procedure. The 2nd and 3rd outputs are working documents, used as a basis for detailing the assignment and proposals submitted.

1st output – Professional approach to creating the proposed solution

2nd output – Starting points for the solution to the park
on Charles Square

3rd output – Concept for the proposal

4th output – Proposed solution

The basic principle is the gradual elaboration of the proposed solution. Outputs 1-3, submitted individually, will be updated, elaborated and resubmitted as part of the proposed solution (output 4) and also as part of the offer to find a solution after completion of the competitive dialogue.

10. DESCRIPTION OF INDIVIDUAL PARTIAL OUTPUTS DURING THE CREATION OF THE PROPOSED SOLUTION

The formal requirements laid down for the individual outputs are only preliminary (particulars of the proposed solution, graphical section, text section, digital version, labelling, packaging) and will be specified in the individual Calls during the course of the competitive dialogue.

10.1. PROFESSIONAL APPROACH TO CREATING THE PROPOSED SOLUTION (DESIGN APPROACH) AND REFERENCE PORTFOLIO

This first stage of the creative process precedes the first workshop.

A Professional approach to creating the proposed solution will be submitted, containing the basic principles for the creation of a proposed solution for Charles Square.

Participants will describe their approach to specific aspects of the solution (urban planning, landscape architecture, architectural plan for the street area, renovation of monuments, the efficiency and cost-effectiveness of the solution and the concept of infrastructure (especially transport and rainwater management system)). The individual aspects will correspond to the evaluation criteria.

Each recommended approach will be justified and compared to approaches to the creation of public spaces, parks, etc. In terms of relevance it is however important that at least one person from the supplier architectural team is also the author/co-author of projects of public spaces or landscaped areas that are used as examples (illustrations).

During this stage, participants will also set out a preliminary list of tasks for the proposed performance with a justification. By justification we mean an explanation of the steps and processes needed to achieve a high level of quality for the public park, including a definition of the role played by the architect (the author of the proposal and project documentation) in this process. This summary of tasks does not necessarily have to be complete. The participant should emphasise in particular proposed tasks that will enable him/her to ensure that the plan is of the highest quality in terms of its architecture and landscaping.

The Professional approach to creating the proposed solution (Design Approach) will be a book of the A3 format, completed based on the template that will be a part of the materials provided for the preparation of the design approach. A preliminary template was provided within the already published materials (each aspect of the design shall be on one double page and will include photographs or plans and diagrams of actual practical examples; language: Czech or English), and will include a provisional proposal of outputs with substantiation (a total of 12 pages of the A3 format, presented jointly; language: Czech or English).

Preliminary specification of the portfolio content: with each project will be enclosed graphic materials, photographs of completed objects, text description – no more than 1,000 characters with spaces – with specification of the completed project phases, time of performance, including the time of implementation and opening, and investment costs.

The presented materials must provide a comprehensive picture of the overall concept; location in territory; spatial arrangement of the public space; materials and surfaces chosen; landscaping design; technical infrastructure and transport elements; urban furnishing and lights, etc. Each service shall be on one double page of the portfolio; language: Czech or English."

** Pursuant to Act No. 128/2000 Coll., on municipalities, Section 34: "The term "public spaces" shall mean all squares, streets, marketplaces, pavements, public green areas, parks and other places publicly accessible without restriction, i.e. places serving for public use regardless of the ownership of such places.*

10.2. STARTING POINTS FOR THE SOLUTION TO THE PARK ON CHARLES SQUARE

The aim is to familiarise the participants with the project area and with the information provided and for them to express where they themselves see the main advantages and problems and what they see as their causes.

A concept of starting points will be submitted before the start of workshop I. Their personal presentations during the managed discussions on the second day of workshop I will be considered to be their main output.

Starting points for the park solution: 2 standard pages of text.

The method of presentation will be specified in the Call to participate in the workshop.

10.3. CONCEPT FOR THE PROPOSED SOLUTION

Based on outputs from workshop I, participants will prepare a concept for the proposed solution. This concept will be presented at workshop II. The concepts will be presented in person using a wall projector and a screen to an expert evaluation committee and invited stakeholders. The time allocated for the presentation and responses to questions will be specified (cca 60 min.). The organiser of the proceedings will decide the order of the presentations. The contracting authority prefers that the presentation of the proposals and discussions on them take place with the participation of the competing teams as this makes the workshop more effective and produces better results. This stage will not be evaluated. It only serves to provide feedback and discussion. The main aim of the presentation is to present a conceptual approach to Charles Square and the park. The presentation should allow a substantive and interdisciplinary debate, resulting in a clarification of the assignment and the participants' proposals. To provide clarity and to enable the proposals to be compared more easily, the presentation will be structured according to the individual levels of the solution and the timetable, see the framework assignment.

Presentation of a concept for the proposed solution: minimum scope – layout of the concept for the overall solution to the park + layout of the surrounding area + proposed approach to the treatment of details and building architecture

10.4. PROPOSED SOLUTION

Based on the specification of the assignment arrived at in workshop II, at set deadlines between workshops II and III, the participants will submit:

1. An architectural and landscape-architectural proposal + an estimated budget for the park + architectural report
2. The submission will meet requirements for an architectural study (building design) and will contain a proposed solution for all levels set for the solution, an architectural and landscape-architectural plan for the entire square (updated concept) and architectural plans for buildings located within the park, an estimated balance sheet showing the costs of implementing the proposed solution for the 2nd stage (park) and others.
3. Proposal for the method of executing the public contract
4. Proposed tasks, cost of the public contract and a timetable for design work at all stages of the project
5. Presentation of the architectural and landscape-architectural proposal

Architectural and landscape-architectural proposal: 2 to 4 panels, probably in B1 format, on a hard backing and presenting the Construction Plan for the reconstruction of Charles Square

Architect's report + an estimated balance sheet: text A4 and a completed balance sheet

Proposal for the method of executing the public contract: text A4

Presentation of the architectural and landscape-architectural proposal: (powerpoint, pdf)

The scope and formalities required for all four outputs (total number of panels, the size and mandatory content of the text and the layout) will be specified in the Call to participate in the relevant part of the competitive dialogue.

10.5. OFFER OF THE PROPOSED SOLUTION

The submission of an offer, after the completion of the competitive dialogue, which will contain:

1. A modified architectural and landscape-architectural proposal + an estimated balance sheet + architectural report
2. Offer of the method of executing the public contract

The form and content will be adjusted on the basis of the Call to submit offers for the solution arrived at after workshop III. In the case of the proposal, it is assumed that it will be given the same formal treatment as the previous proposed solution.





FRAMEWORK

ASSIGNMENT

C. FRAMEWORK ASSIGNMENT

This framework (preliminary) assignment serves to inform those interested in participating of the preliminary objectives of the revitalisation and of the basic problems to be addressed in Charles Square. It also contains initial information on the park in the context of the wider environment. The assignment lays down three levels of context and three time periods. Although the subject-matter of the public contract is only the project to revitalise the park on Charles Square (the so-called 2nd stage), we cannot ignore the wider environment to which it is connected. It is also important to have a long-term vision, which cannot be implemented immediately, but which lays down clear goals and eliminates the risk that the present modifications will be fundamentally inconsistent with future needs.

UPDATING OF THE CONCEPT FOR CHARLES SQUARE

The design must also take into consideration the area immediately adjoining the streets, which forms a single functional and spatial whole with the park. An additional, subsequent stage, to be implemented by 2015 can be established for this area (the 3rd, 4th and subsequent stages), involving the preparation of supplementary documentation, but this will not be the subject-matter of this public contract. Certain sections of the streets and the intersection of Ječná and Resslová streets form part of the area addressed by the 1st stage of the revitalisation of Charles Square (viz Annex No. XX), where a land use decision has already been issued, which cannot be changed at this time. In the event modifications have to be made within the area that forms part of the 1st stage, only modifications that will not affect the decision issued can be made and these can be addressed within the framework of a procedure to alter construction works prior to their completion. The winning proposal for this wider area, which includes the whole of Charles Square, will be used to update the overall concept for Charles Square and to coordinate all the plans and projects for this area.

The boundary of the area to be addressed in the concept for Charles Square can be extended to include certain areas in the southern part of New Town if it appears that their adaptation is essential in terms of the smooth operation of Charles Square and if this can be achieved by the deadline of 2025. It is important that the concept creates one meaningful whole, leading to the true revitalisation of this location.

The problems and potential for the solution, the individual points of the assignment as set out here will be specified during the course of the competitive dialogue procedure. In an exceptional situation, they can also be abandoned or re-evaluated. The framework assignment also contains topics to be addressed that have not been concluded, and on which there is not yet any clear agreement by the parties affected. It is expected that the proposals will be able to bring strong, generally accepted solutions to these contentious issues.

All the information needed to prepare the first output for the proposal – the professional approach to the public contract and preliminary information on the scope of the other outputs is included in Annex No. 2. Description of the different outputs.

After the 1st workshop, an **assignment to create proposals** will be sent out, this involves the expansion and update of the framework assignment, resulting from discussions at the first planned workshop.

After the 2nd workshop a **more specific assignment** will be sent out and after the 3rd workshop a **final assignment of the public contract** including instructions for the completion of the proposed solution.

The documentation also includes a Review Study of the Revitalisation of Charles Square (IPR Prague 2015), which was used as a basis for preparing the assignment. It helped to determine the extent of the problems involved in the revitalisation of the park and served as a basis for preliminary comments by important stakeholders and to clarify problem areas. The Review Study and these comments are for information purposes only.

Boundary of the project for the 2nd stage of revitalisation of Charles Square – subject-matter of the solution in the requested project documentation



CONTEXT: 3rd level of the solution for Charles Square

We must first determine what level corresponds to a specific problem concerning Charles Square, or a requirement for specific content, and then to identify a solution at this level. (For example, verifying and justifying the correct location for a large-scale underground carpark and determining the suitability of programme content exceeding level A.)



- [A] As an integral part of Charles Square
– conceptual level – scale 1:500
- [B] As an integral part of New Town
(southern district) – scale 1:10 000
- [C] As part of Prague

TIME PERIODS

The park must be resolved during the following time periods:

A. MEASURES TO IMPROVE THE CURRENT SITUATION

B. HORIZON 2025: Concept – investment activities for Charles Square and other possible stages, implementation of the concept

C. HORIZON 2050: Vision, future opportunities

To bridge the time period necessary for the revitalisation of the entire park (B. Horizon 2025), which will be the result of the project resulting from these proceedings, partial adaptations of the park will be identified, which can be implemented in the near future, particular to improve the condition of the trees (A. Measures to improve the current situation). Particularly proposals at a higher level, which are located outside the basic area addressed during the 2nd stage (park) and proposals that might impact the wider environment might be dealt with at the level of the Vision (C. Horizon 2050) as a basis for a potential update of the strategic plan or to initiate other projects following on from the revitalisation of Charles Square. However, these adaptations must not undermine the subject-matter of the public contract – Horizon 2025.

MAIN POINTS OF THE ASSIGNMENT

- **To propose a differentiated approach to the renovation of the park on Charles Square, which will enable the suitable integration of this heritage site into the life of the city**, based on a sound understanding of its original composition, its historical context and later influences and changes.
- Wherever possible, **to activate connections between the ground floor of the buildings surrounding the square and the area of the square/park**.
- **To renovate**, at least partially on the eastern side of the square, **the original promenade alleys around the perimeter of the park**.
- **To understand the values and honour the characteristic features of Thomayer's park** (in particular its horticultural features with central lawns and a peripheral band of trees, the original landscaping, the composition of the tree species and the relationship with the street area around the perimeter of the park).
- **To establish conditions for better regulation of social behaviour during the day and in the evening** – diversification of usage.
- **To create an area for popular activities and pastimes**, such as organising markets and cultural events, a children's playground and outdoor cafeteria (1 or more) and clearly to define the nature of these places.
- **To address the park on the square within the context of the New Town**, particularly in terms of its potential to play a role in

initiating the resurgence and revitalisation of its southern part¹.

- **To determine a suitable framework for the renovation of the central, formal part of the park** with the ornamental parterre, and to connect it to the life of the square.
- **To define an approach to the renovation of the “ornamental floral detail” of the park**.
- **To reinforce the significance of the smaller northern part**, which is separated from the rest of the park and to propose an overall regeneration of that part.
- **To propose a method for restoring the tree layer in Charles Square**
- **Landscaping, including the adaptation of the network of pathways, which needs to be resolved alongside an overall plan for the renewal of the tree layer**. To find a solution that minimises the felling of healthy trees and interventions to their root systems.
- To take into consideration the important role played by Charles Square during the evening and at night – **to develop a plan for lighting and a suitable night regime**.
- **To evaluate the proposal from the perspective of the need for a specific programme of usage and care**.²
- **To determine a method for renovating the wild mantle and perimeter bulwarks**, with their tree, shrub and herbaceous layers.
- **To propose a suitable design and location for street furniture**, lighting elements and the method of incorporating ground-level items of technical infrastructure.
- **To propose a rainwater management system** including both the entire square and adjacent buildings. Water supply should prioritise surface-layer infiltration to enhance vitality of vegetation and urban microclimate. To propose anti-erosion measures that support water infiltration, improving the habitat for new and existing trees.
- **In connection with the proposed construction of underground garages in the south-eastern part of the square, to reduce the number of parking places in Charles Square**.
- **To work with the monuments on Charles Square** and choose a suitable method for thematising/interpreting its historical, natural and cultural treasures and history.
- **To establish an approach to the park's visual identity**.
- **To address the street area of the square as an entryway to the park** and verify the suitability and location of the underground garages in its south-eastern part.

¹ The boundary of the area to be addressed in the concept for Charles Square can be extended to include certain areas in the southern part of New Town if it appears that their adaptation is essential in terms of the smooth operation of Charles Square and if this can be achieved by the deadline of 2025.

² Based on outputs from the competitive dialogue procedure, IPR Prague will prepare a Management Plan for Charles Square, which will include requirements for care and management.

- **To solve the problems associated with pedestrian traffic through the park on Charles Square, particularly in terms of the conflict between the need for a through passage and the need to preserve areas for people to relax in.** This also relates to restrictions on or the prevention of damage to the vegetation and the compaction of the soil by people walking off the pathways and ensuring easy pedestrian access to the metro station and tram stops in the direction of the main routes.

UNFINISHED TOPICS TO ADDRESS DURING THE COMPETITIVE DIALOGUE PROCEDURE

During the preparation of the assignment, a series of topics were identified, which should be the subject of a discussion of the assignment within the context of the introductory workshop and then verified during the preparation of the proposal. They mainly refer to these basic points:

- Establishing a plan for the restoration of the heritage site and determining which elements (layers) of the site should be carefully restored and which not.
- Building an outdoor cafeteria within the park or improving the usage of and connection to the ground floor spaces.
- What should be the scope and design of the lighting in the park?
- Should the “ornamental floral design” in the park be restored or not?
- How should the central, formal area of the park, with its decorative parterre, be restored?
- Should an area for organising events be located within the park or outside it?

SUMMARY

ANALYSIS





The Importance of Charles Square

INTRODUCTION

Charles Square is a public space of city-wide importance and a listed immovable cultural monument. The subject of the preservation listing is a landscaped park, which is based on a design by František Thomayer and is a well-preserved example of Central European urban parks from the end of the 19th century. With an area of over 50,000 m² it is one of the largest parks in Europe. Today's demands for transport, relaxation and cultural use are in conflict with the current needs and the significant value of the park.

The area of the square has maintained its historic importance as a communication hub, in which pedestrians clash with public transport (trams, buses and the metro) and the intersecting car traffic.

PREVIOUS EFFORTS TO REVITALISE CHARLES SQUARE

Although the rehabilitation of the area as a whole is crucial in order to preserve its identity, all the steps undertaken to date (the project to revitalise the park in 1996, the Ideological Urbanist-architectural competition in 2008) have come into conflict with stakeholders (the Capital City of Prague – users, the Prague 2 city borough – administrator, the National Heritage Institute and other government agencies), because of their completely different expectations of overall revitalisation.

During the 1990s, a proposal for the revitalisation of the northern part of the park in Charles Square was drawn up, and subsequently rejected by the general public so the modifications were suspended after the completion of the northern part. In 2008, the Prague 2 city borough organised an Ideological Urbanist-architectural competition, which failed to produce a winning design that was suitable for implementation. The proposed interventions in the transport system and conflicts with the need to preserve the park's heritage prevented the continuation of the subsequent stages of the project.

Particularly as a result of the investment activities of the Prague Transport Company (the reconstruction of the tram line) and the Prague Technical Road Administration (reconstruction of traffic lights at junctions) in 2010 the area of the square was divided into an external part – the street (Revitalisation of Charles Square – stage I) and an internal part – the park (Revitalisation of Charles Square – stage II). To ensure project coordination, a Conceptual Study of Basic Modifications stage I (IPR Prague 2013) was drawn up, on the basis of which the reconstruction of the tram line had already been completed, along with part of the pavements inside the park, and the reconstruction of the junction is being prepared, with additional pedestrian crossings, infrastructure for cyclists and changes to the parking layout.

The next step was the preparation of the Review study of the revitalisation of the park in Charles Square – stage II (IPR Prague 2015), which was used during discussions with the key stakeholders on the creation of a framework assignment. During the discussions it became clear that the expectations of the participating parties (the Prague 2 city borough, the Department of Heritage Care and Prague City Hall's Department of Transport, the National Heritage Institute, etc.) were so contradictory that simply settling the demands raised by each of the parties would not result in a feasible assignment. The possibility of an interactive discussion while creating the concept for the assignment and the proposal itself appeared to be the only possible solution that could be accepted by all the parties.



A view to the north from the south-west corner of the square before 2013



A view to the north from the south-west corner of the square after 2013



A view to the south from the north-east corner of the square before 2013



A view to the south from the north-east corner of the square after 2013



A view to the south from the north-west corner of the square before 2013



A view to the south from the north-west corner of the square after 2013

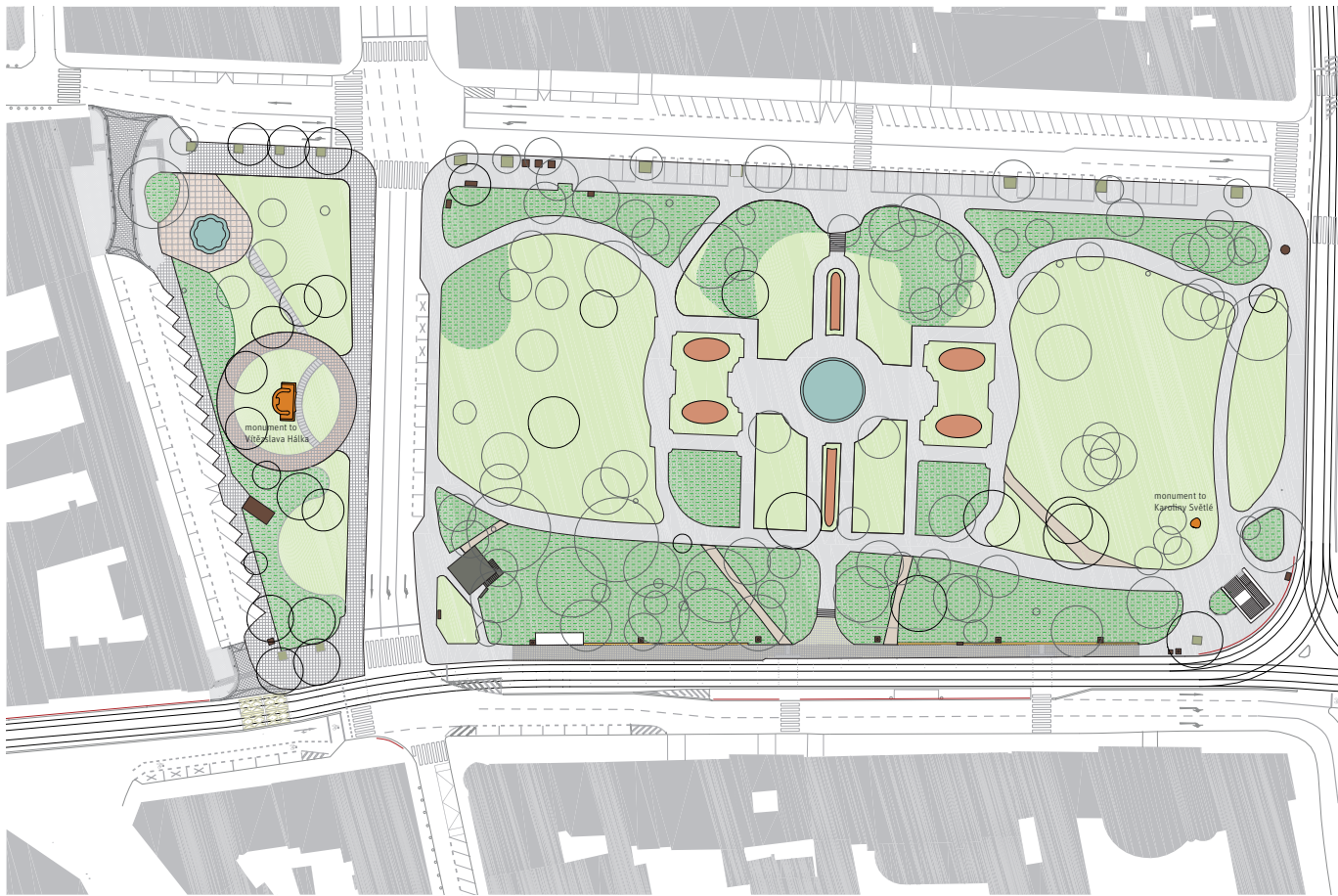










A view to the south from the north-west corner of the square before 2013



A view to the south from the north-west corner of the square after 2013

Charles Square – current situation



- | | | | |
|--|-------------------------------|---|--|
|  | Perimeter wild mantle |  | Paving stones in the square outside the park (Prague mosaic) |
|  | Lawns for relaxation |  | Paving stones (mosaic) |
|  | Lawn under the alley of trees |  | Paving stones |
|  | Asphalt surfacing |  | Paving stones (large format, granite) |



Internal park spaces – relaxation zone around the fountain, with flower beds



Internal park spaces – relaxation zone around the fountain, with flower beds



- Well-trodden paths
- Wall for sitting
- Monuments
- Technical infrastructure elements

- Transport infrastructure elements
- Construction elements

0 10 50 m

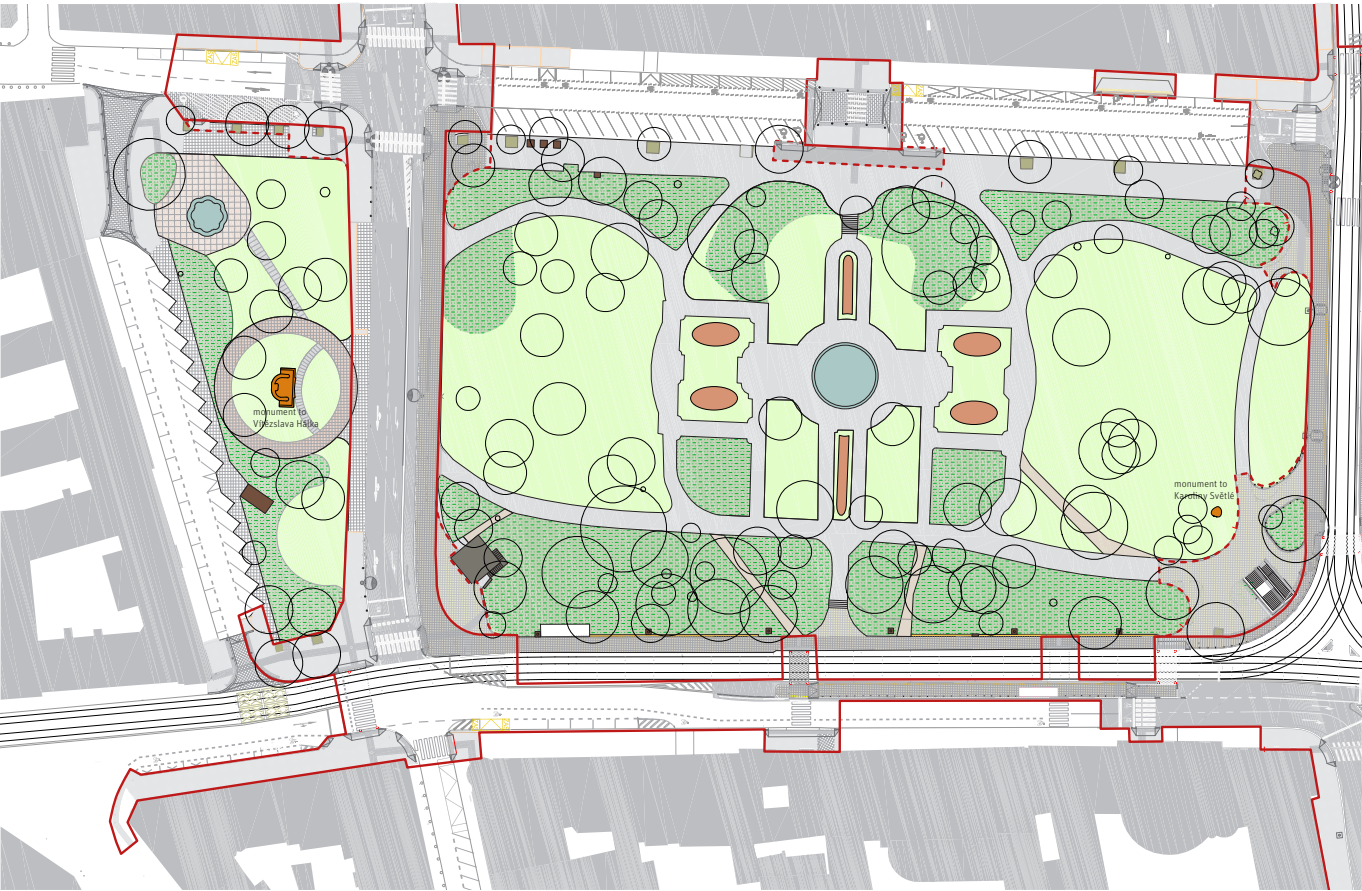










Perimeter park spaces – park entrance from the Faust building




Perimeter park spaces – perimeter earthworks

The overall situation after the completion of the stage I.



- | | | | |
|--|-------------------------------|---|--|
|  | Perimeter wild mantle |  | Paving stones in the square outside the park (Prague mosaic) |
|  | Lawns for relaxation |  | Paving stones (mosaic) |
|  | Lawn under the alley of trees |  | Paving stones |
|  | Asphalt surfacing |  | Paving stones (large format, granite) |



- | | | | |
|---|-----------------------------------|---|------------------------------------|
|  | Well-trodden paths |  | Transport infrastructure elements |
|  | Wall for sitting |  | Construction elements |
|  | Monuments |  | Binding borderline of stage I. |
|  | Technical infrastructure elements |  | Non-binding borderline of stage I. |



CONFLICT BETWEEN PRESERVATION AND REQUIREMENTS FOR USAGE

Major demands are placed on Charles Square, associated with its use not only as an area for peaceful relaxation, but also a place to organise commercial and cultural events. However, these pose the risk of possibly damaging the vegetation. Given the fact that the park had always historically served as a centre for social life and events, the question arises as to how to meet this logical demand for recreational use and alleviate concerns relating to threats to the park's protected treasures. It is absolutely essential that the proposal must allow the square to be used in a way that is congruent both with the nature and principles of a cultural monument and a landscaped park, which is completely protected from external influences, as well as the adjacent areas and the life on its borders, which will meet the expectations of contemporary society. Access to a proposal that combines territorial permeability in the densest area of pedestrian traffic with users' expectations is absolutely crucial.

A rigorous renovation of František Thomayer's historical composition would impose extremely heavy demands on care and maintenance.

If the characteristic floral details are omitted, it would be difficult to consider the restoration of the historical composition to be complete.

In 1884 13 gardeners and a night watchman worked in the park. The trees that shape the internal area of the park, including the main axis and the perpendicular lateral axes in the southern and northern parts of the square are extremely valuable. There also exists the possibility of planting the tree species documented in Thomayer's adaptation, remodelling the terrain and again filling the areas that F. Thomayer devoted to flowerbeds.



Parking within the hospital complex, at present time there is partial parking on the pavement



Cultural and commercial events are incompatible with good lawn conditions



Diagonal paths through the park trodden by pedestrians breach perimeter earthworks and criss-cross lawns as well as compact earth around trees



Children's playground is presently tarmaced and situated on the former lawn / grassed area




CHARLES SQUARE

– requirements of the individual stakeholders

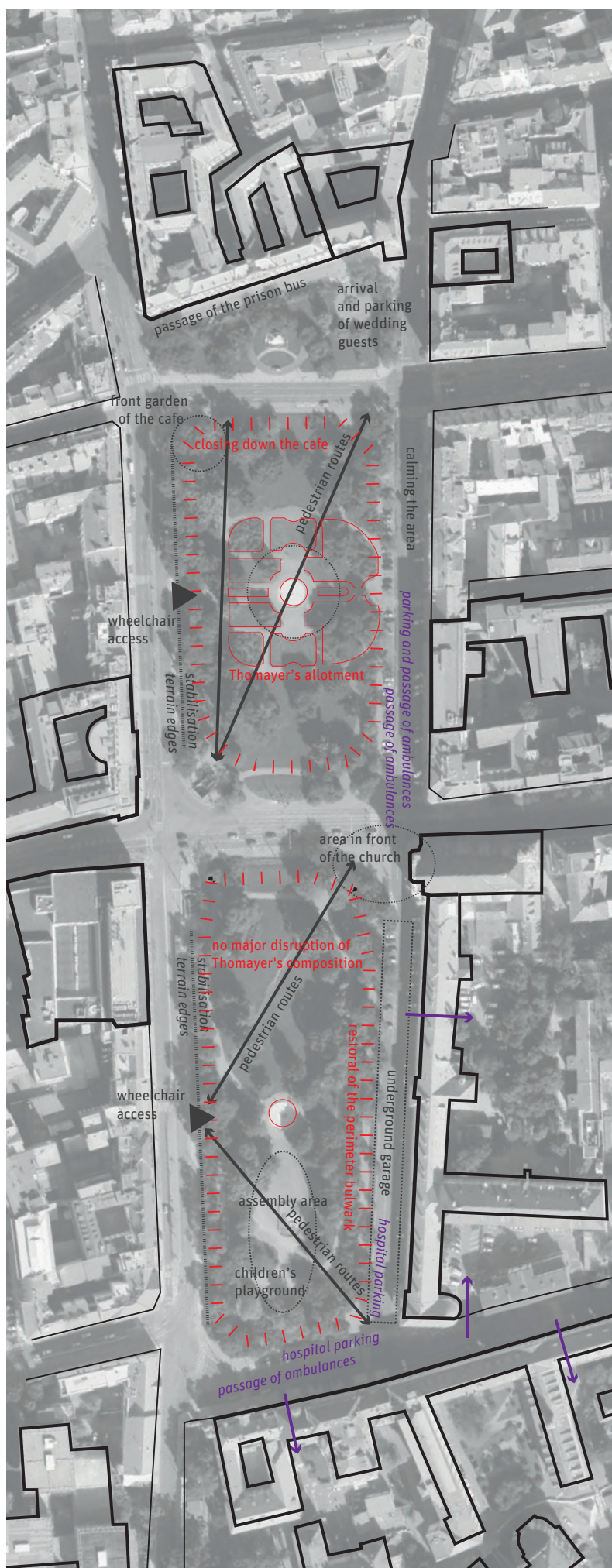
REQUIREMENTS OF THE PRAGUE 2 CB

REQUIREMENTS OF HERITAGE CARE

REQUIREMENTS OF THE TEACHING HOSPITAL

-  historically important buildings in the neighbourhood of the square
-  supplying the hospital
-  perimeter bulwarks

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Changes
to Charles Square
over the course
of its history

HISTORY

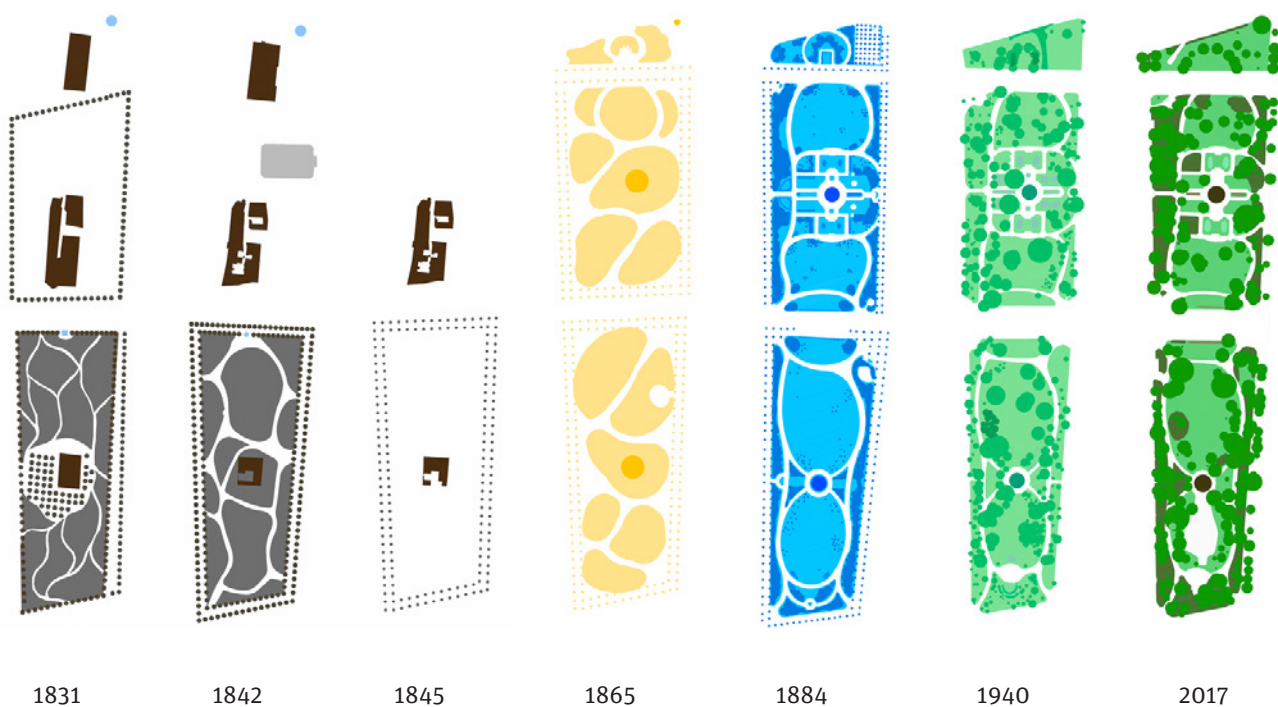
Charles Square, originally known as the Cattle Market, is now named after Charles IV, who founded it in the 14th century as the main marketplace for the city of Prague. It was not only cattle that were traded here, but also wood and even herrings. The privilege of selling fresh fish was only awarded to the Old Town. The layout of Charles Square has been preserved until today. Over the course of its history, a number of buildings were constructed here. Charles IV built the wooden Divine Body Chapel in the centre of the square, in which the imperial crown jewels were exhibited. The herring stall and a group of houses, known as Špalíček (the block) was built in the northern part of the square. A hospital for prisoners was built in the southern part. Contemporary texts show that the area was too extensive and the southern part was long regarded to be rather peripheral.

The first accounts of its transformation into a park date from the mid-19th century. In 1843 the southern part of the square was transformed into a park by Count Chotek with paths laid out in a very utilitarian manner. In 1863, after the demolition of all the buildings, the northern part of the square was adapted into a park in the same way. This arrangement, based on a design by Bedřich Wünsch, might be considered to be modern today and, among other aspects, allows natural passage through the park along the required routes, but does not offer the peaceful recreational space within the park, which was much in demand at that time. Twenty years later (1885) the park was modified according to a design by František Thomayer, who, by modelling the terrain and planting a perimeter mantle, created a border between the internal, peaceful area of the park and the external busy street.








At the time the square was transformed into a landscaped park, buildings had already been demolished and today's Resslová street had been connected to Ječná. However František Thomayer would not have anticipated the weight of traffic that divides the square today and, to a certain extent, limits the potential hidden in the urban environment. In the original plan, the construction of Jirásek bridge should have led into Myslíková street and not into the very centre, as it does today. At that time the park was very communal.

One of the most valuable elements of Charles Square is the long views and vistas of important landmarks in the area. In particular the view of the former New Town Hall along the eastern edge of the square. Another important view is the vista along the south-eastern part of the square to the church of St. John of Nepomuk and Emmaus. Both these axes accentuate the significance of the square and highlight its position as an attractive public space in this part of the town. The entire area is dominated by the Church of St. Ignatius, which is at the end of the distinct façade of the former Jesuit college (today's General Teaching Hospital). An indispensable part of the area of the square is the ground floor access to the surrounding institutions and their internal courtyards.

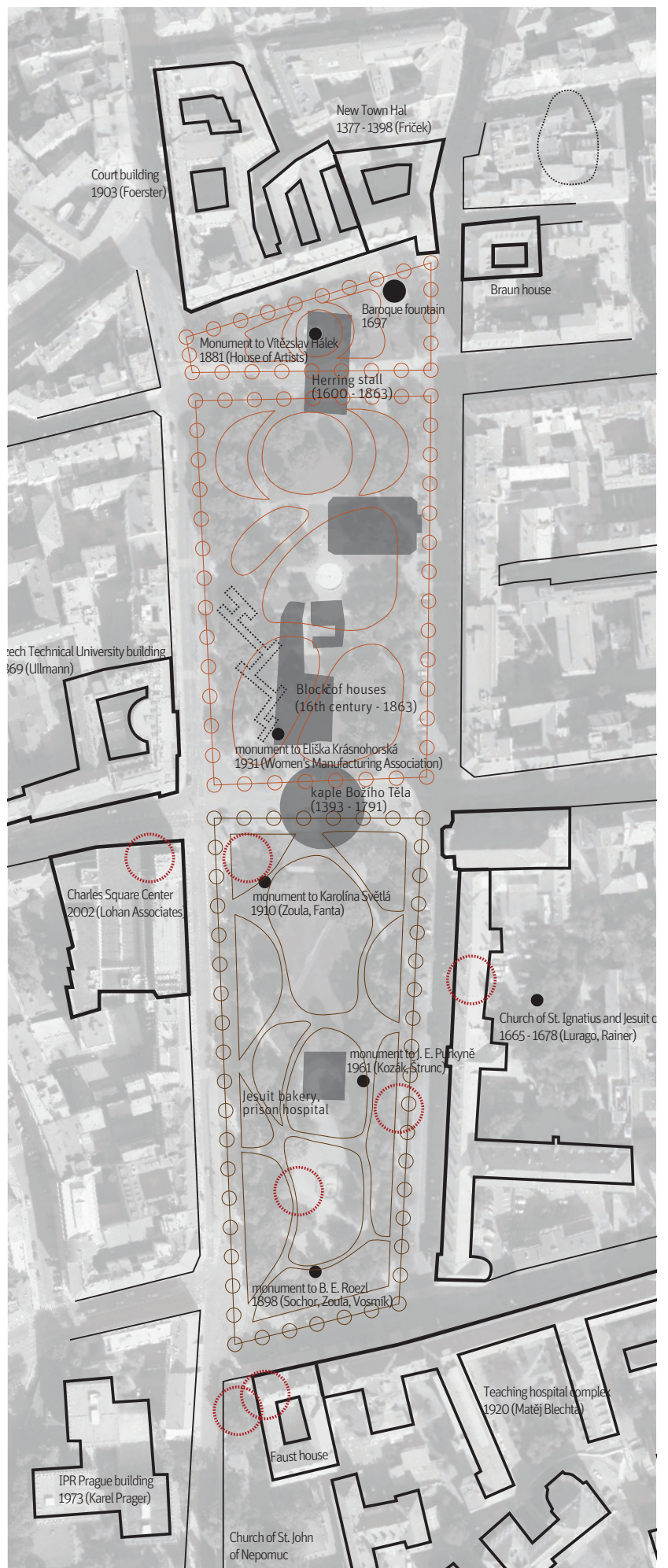
Evolution of Charles square in time. Origin: Historical landscaping survey, Studio krejčířkovi, 2017

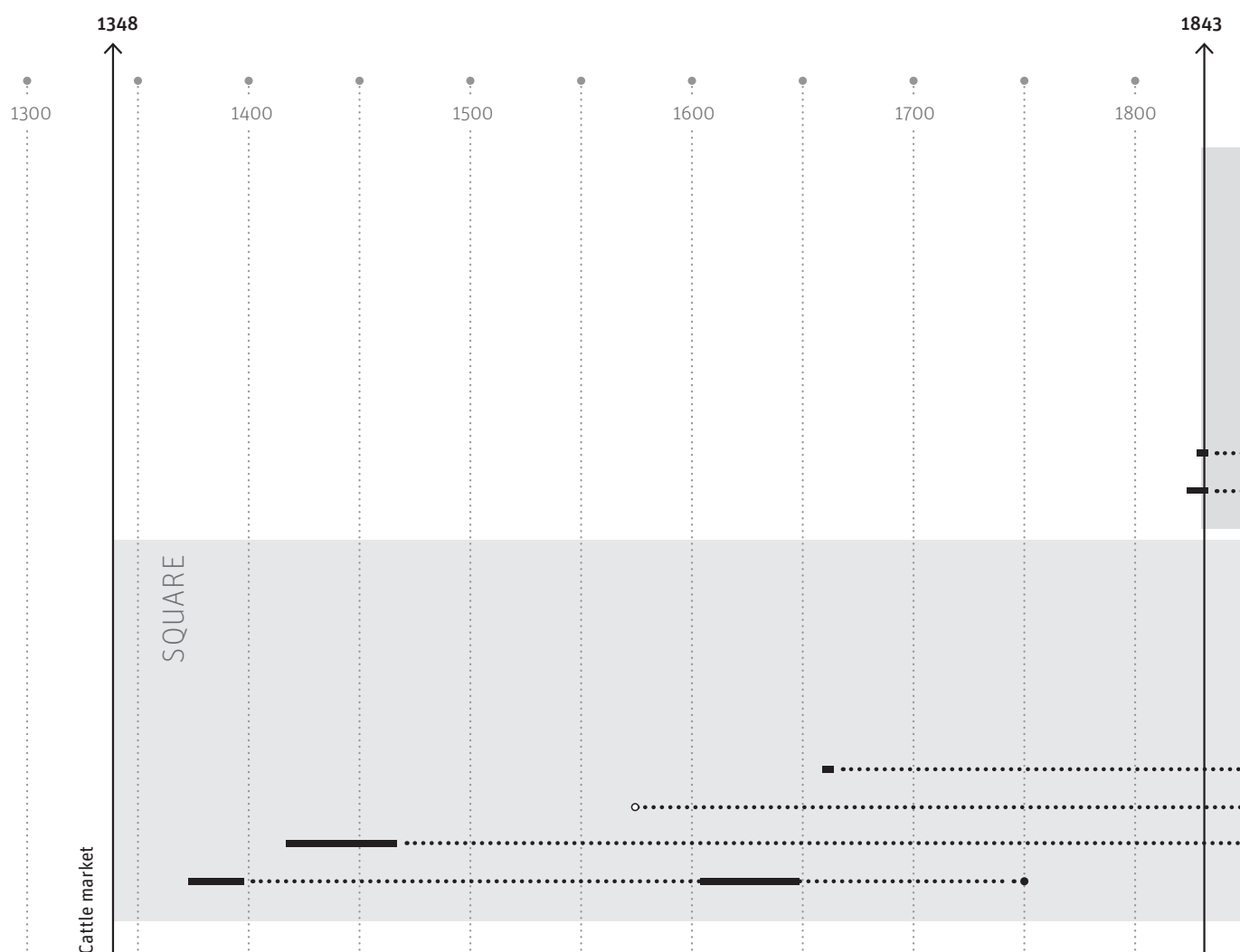


CHARLES SQUARE - historical input

-  historically important buildings around the square
-  existing structures within the square
-  demolished buildings within the square
-  bomb damage
-  bomb shelters
-  1843 first landscaping of the southern part under Count Chotek
-  1863 first landscaping of the northern part of the square, František Malý

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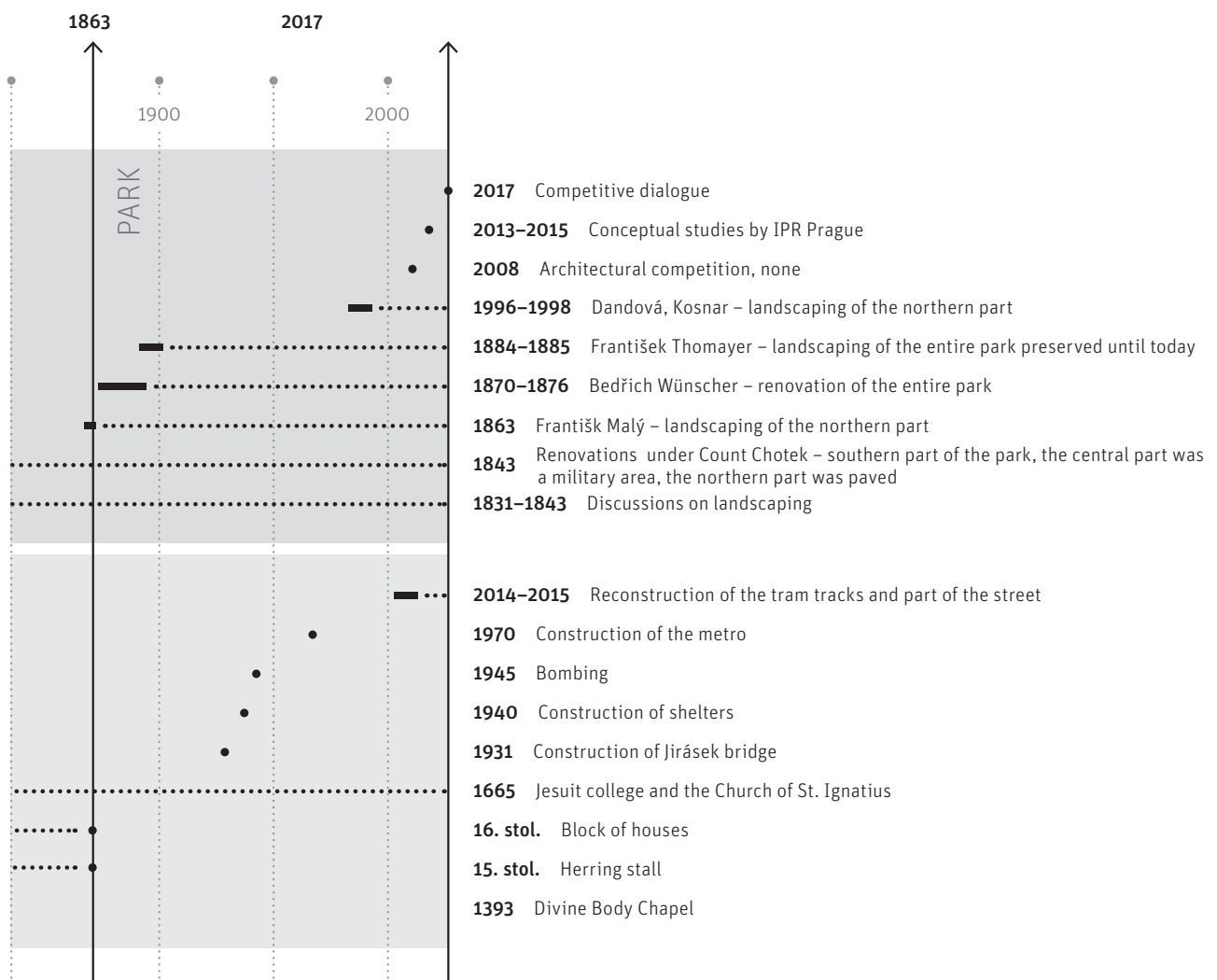




Original double alley and cluster of buildings (1st half of the 19th century)



The first park at Karlovo náměstí designed by Bedřich Wünsch.



A view of the central part of the park with basin (1930s)



A view from the New Town Hall (1950s)

THOMAYER'S PARK IN CHARLES SQUARE

The promenade park designed by František Thomayer at the end of the 19th century provided an oasis of peace in the centre of the city. Thomayer made use of his experience creating landscaped parks in Paris. The establishment of the park was already a significant achievement and reports were also published in foreign journals. The basic composition of the park is based on a main view along an axis connecting the Hálek and Roesl monuments. The park is divided by roads extending from Ječná and Žitná streets. Neo-classical parterres, which are still preserved in the central and, partially, in the southern segments of the park, connect to the axes dividing the park.

The plan creates three separate wholes, divided by the Ječná–Resslova and Žitná–Odborů streets on the almost rectangular ground plan of Charles Square, but connected through the main compositional axis and the same distinctive elements. In addition to the landscaping, the entire park was separated from the city primarily by a border of trees – a double alley running around the perimeter. The space is organised along a central longitudinal vista connecting the monuments to Vítězslav Hálek and Benedikt Roesl. In certain places this vista is considerably narrowed to better define individual smaller spaces. The main central axis is probably more distinctive today than it was due to the disappearance of mature trees that would have intruded on it scenically. The distinctive tree layer creates a peaceful space within the park. The original oval flowerbeds have now disappeared. The central and southern parts of the park are almost exactly the same size. The focal element in the central part of the park is Thomayer's architectural intervention in the form of a Neo-classical parterre. The parterre of the park has been cut into the terrain, levelling the entire area down to the height of the central fountain, around which it is gradually developed. The central arrangement in the northern part of the park has preserved the separation of the original Neo-classical parterre along the transverse central axis connecting the staircase to the area of the adjacent streets.

The fountain has been retained from the previous park design. The northern, smallest part in front of the town hall has been subordinated to the monument to Hálek. In front of the tower there was a "rejdiště pro dítku", the first documented children's playground in Prague.

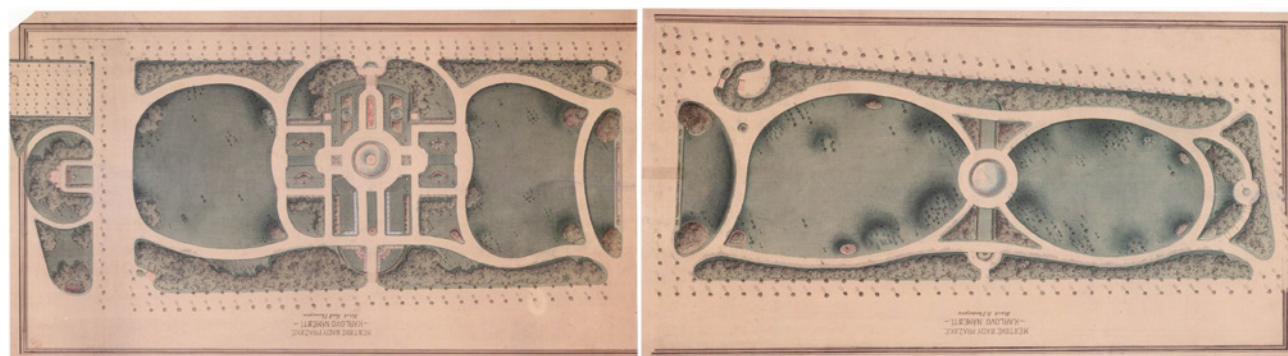
The paths lead around the edge of the wild mantle and the central lawns.

THE TERRAIN AND ITS MODELLING

The landscaping of the park makes significant use of the sloping terrain of the extensive square. The modelling of the terrain is one of the principal creative inputs of F. Thomayer. By modelling the heights, Thomayer created the impression of a larger area by reducing the space within the composition and building up bulwarks around the edge of the park, which he supported by planting shrubs. To create a flat, peaceful, recreational oasis in the central parts of the park, he modelled the terrain to create a hidden area and used the perimeter bulwarks to perform a protective, shielding function against the surrounding bustle. Thomayer applied this principle on the basis of his knowledge of Parisian landscaped parks, on which he had worked. Probes near tree trunks show that during the creation of Thomayer's park some trees had been filled in or dug out, which has also negatively affected their condition. The modelling of the earth bulwarks, which optically connect the separate areas of the park into a single whole, the busy traffic in Ječná and Žitná streets has been elegantly hidden.

WILD MANTLE AROUND THE PERIMETER OF THE PARK

The perimeter wild mantle is an important compositional and functional element of the landscaped park, which contributes to creating its internal atmosphere. It protects the park against external intrusions, tumult and noise, it creates a natural scene inside and outside the park and forms its boundary with the street area. The mantle should be seen as a functional element of trees divided into different layers of stands and undergrowth. The park's wild mantle is a composite spatial composition and functional element, which also includes the modelling of the terrain. The mantle is formed from a skeleton of pagoda trees and filler trees (maples, lindens, etc.). The integrated groups of shrubs, which were originally used to ensure the intimacy of the internal area of the park, are today seen as potentially dangerous and weaken our ability to visually connect the parterres of the adjacent buildings with the area of the park, which is also separated off by the busy roads.



Realized design of František Thomayer (1884)

THE INTERIOR OF THE PARK

The area demarcated by the park's wild mantle is formed of recreational meadows in concave form and centrally arranged along two circular fountains. The park is oriented internally, the sense of the interior is reinforced by the bowl arrangement of the terrain and the raised perimeter bulwarks, which are planted with groups of shrubs and trees. The lawns and areas in the middle of the park are protected against the surrounding bustle of the city. Trees freely encroach on the lawns from the internal edge of the mantle, groups of solitary trees and solitaires. The range of species has been composed from exotic plants and even today the park is a valuable arboretum (around 50 species of trees). The groups of solitaires make up a relatively tight formation of 3 to 5 trees of the same species. In general, each of these groups consists of a different species and they rarely repeat themselves. The same also applies to the solitary trees. The combination of these trees has been successful and creates an ingenious scenography that changes in time and space. The trees in the internal area are characteristically in better condition than those in the mantle. The extreme northern meadow was levelled after the Second World War and replaced by an asphalt surface. This resulted in a significant disruption of the scope and nature of this part of the park.

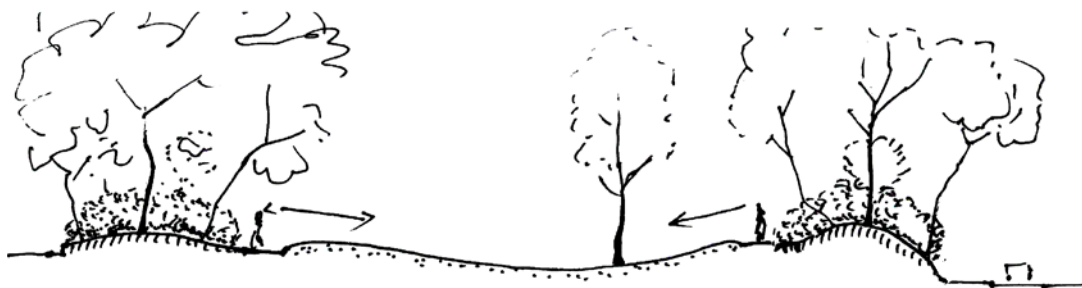
VEGETATION

The layout of the different species of vegetation was created by using exotic plants, even today the park remains a valuable arboretum. The internal edge of the park's tree mantle intermittently imposes on the grassy areas inside, solitary groups and solitary trees. The loose edge of the mantle is composed both of a skeleton of Japanese pagoda trees and filler trees (maples, lindens, etc.) The solitary groups form relatively

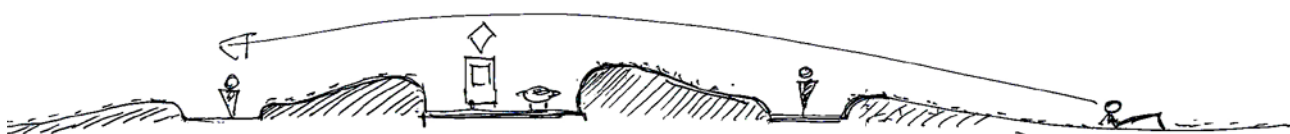
tight formations of 3–5 trees of the same species. As a rule, each of these groups is made up of a different species and these rarely repeat themselves. The same also applies to solitary trees. The combination of these trees is a happy one and creates a sophisticated scenography that varies over time and space. The trees in the internal core are notable for being in better condition than those in the mantle. After the Second World War, the meadow furthest to the north was flattened and replaced by an asphalt surface, which resulted in a significant impairment of the scale and character of this part of the park.

TREE LAYER

Thomayer used trees from the previous design of the park to create the park's external mantle. He probably removed the trees from inside the composition and planted new ones. The range of species was relatively extensive and thoughtfully composed, both in terms of the space, using both textures and structures (conifers compared to deciduous trees), and also in the progressive movement through the phenophases of the different species. The first to bud are the Scots elm, followed by the maples and pagoda trees and at the end of April the Kentucky coffeetrees germinate. Thomayer probably replaced the horsechestnuts that were originally planted with the acacias that border the park today. The plantings that have taken place after the completion of Thomayer's modifications have been carried out in an erudite manner and do not disturb Thomayer's original plan. The double alley separating the park from the city is a typical urban element – a corso, or an area for walking, which spontaneously passes into the closed park.



A principle of perimeter earthworks (a cross-section of lawn relaxation zones)



A principle of medieval earthworks in the centre (a cross-section of Ječná St.)

THE SHRUB LAYER








An important achievement by Thomayer was, in addition to the earthworks, the additional modelling and screening off of the internal area of the park with shrubs, which create a visual and sound barrier against the city. Lilacs, which were one of Thomayer’s favourite species, enjoyed a significant presence in the park. The list of shrubs that were used historically is not now known in detail, but we can derive it from the assortment known from the jubilee exhibition.

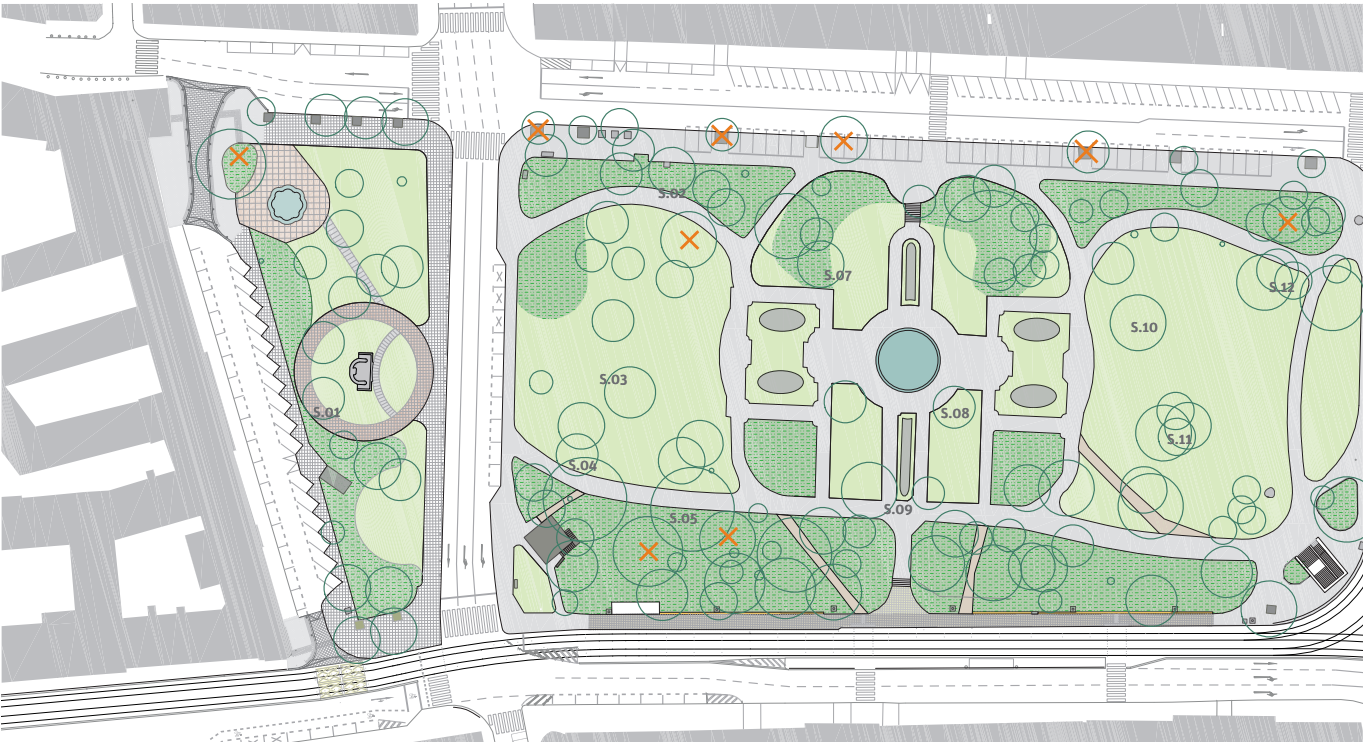
HERBACEOUS LAYER

For Thomayer, the use of beds of annuals is typical. Their presence was fundamental to the appearance of the park. The current absence of these decorative elements is largely due to their need for intensive care and protective measures.

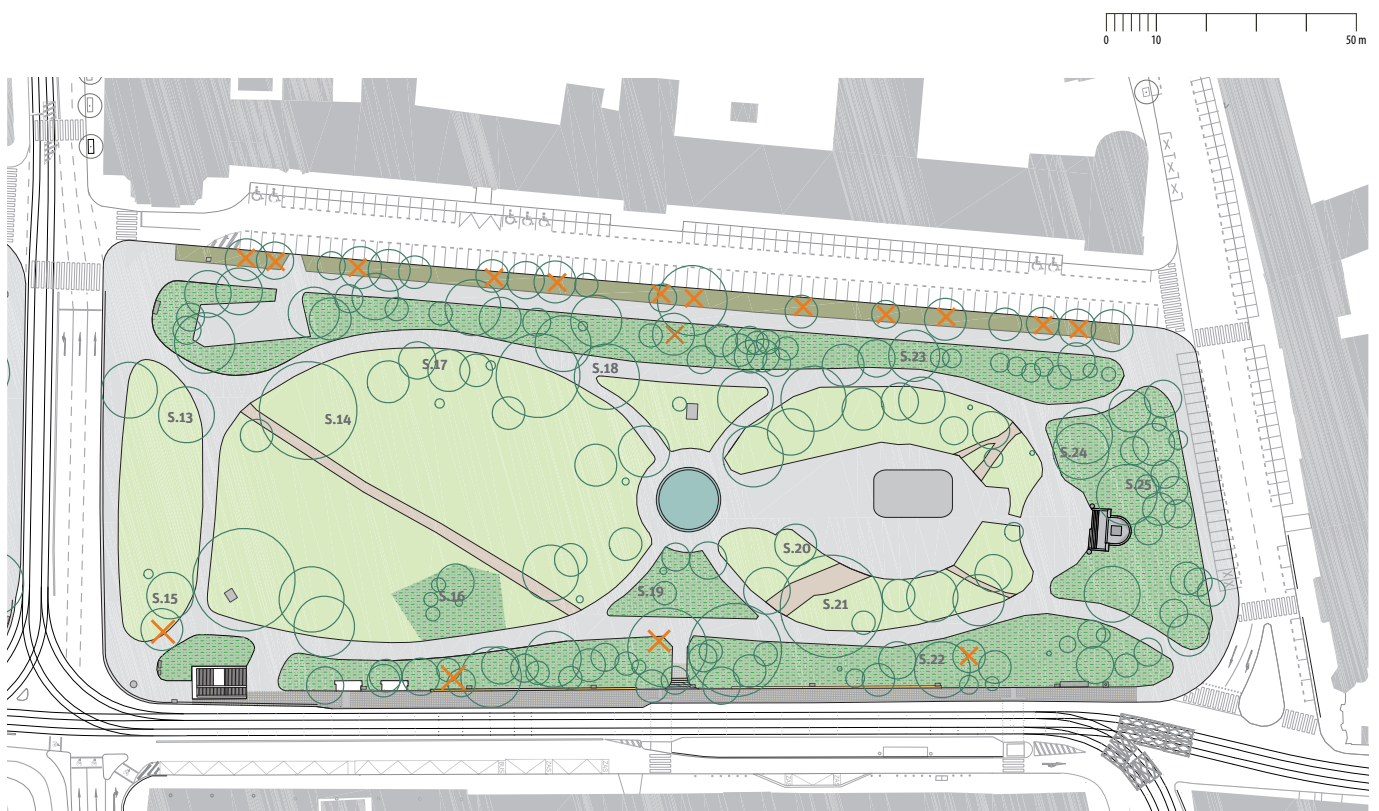
SUMMER FLOWERS IN CONTAINERS

An important element of the flower layer was flowers in containers. These are no longer used in the park. Their upkeep necessitated adequate care from gardeners, as was also the case of the flowerbeds of annuals, of which they were a part.

-  Perimeter wild mantle
-  Lawns for relaxation
-  Lawn under the alley of trees
-  Water features
-  Tree
-  Unpromising trees recommended to remove due to vitality or safety reasons
-  Important trees contributing to creating the nature



- S.01 a rondelle of Japanese pagoda trees – the latest modifications by arch. Dandová
- S.02 mature pagoda trees as a basis for the original skeleton of the wild mantle
- S.03 solitary lindens, framing the vista
- S.04 a group of 3 Norway maples (in poor health)
- S.05 a solitary plane tree, released from the canopy
- S.06 a group of late budding Honey locust trees
- S.07 an old Hackberry – an exotic tree at the edge of the wild mantle
- S.08 weeping willows by the pool
- S.09 pyramidal oaks as part of the Neo-classical parterre
- S.10 an ancient plane tree, existing on the square before Thomayer's modifications
- S.11 a distinctive solitary group of old pagoda trees
- S.12 a solitary group of multi-trunk silver maples
- S.13 a solitary Sycamore maple – a typical multi-trunk tree, probably created by planning a number of individual trees in a single planting pit
- S.14 a solitary Norway maple framing the view of the Church of St. Ignatius
- S.15 Goldenrain tree – originally in several locations in the park
- S.16 a group of pine trees in an undergrowth of yew – forming an important screen to deepen the space
- S.17 a group of Turkish hazel
- S.18 solitary pagoda trees in the open edge of the mantle
- S.19 groups of Viburnum
- S.20 solitary exotic trees in the peripheral mantle – an old bilobate Maidenhair tree
- S.21 a solitary plane tree
- S.22 filler trees in the mantle – significant numbers of Sycamore maple in the middle layer
- S.23, 24 old Hackberries – exotic trees at the edge of the wild mantle
- S.25 a group of horsechestnuts in the southern mantle behind the monument to Benedikt Roesl
- S.26 a solitary – Scots elm



Analysis of the current situation





Charles Square within the context of the city as a whole

Charles Square is a key point in the city's transport system. Ječná, Žitná and Resslova streets form the main connection to both banks of the Vltava for passenger car transport, linking the North-South trunk road to the ringroad on the left bank of the Vltava and are the only major transport connection between the east and the west of Prague. It is also a key high-capacity tram hub, creating an irreplaceable connection between the city centre and the eastern part of Prague, which has no equivalent, until the restoration of the tram line between Wenceslas Square and Vinohradská street. The site of the General Teaching Hospital, which is one of the largest healthcare centres in Prague, is of city-wide importance. Its location affects the transport system in Charles Square. In addition for the need for unhindered passage of ambulances, it creates a terminus for passenger cars in the square and generates an increased need for parking spaces. However, the hospital, together with the faculty outpatient clinic, is also an important destination attracting a number of visitors to the square, who possibly also need to relax in the park in Charles Square.

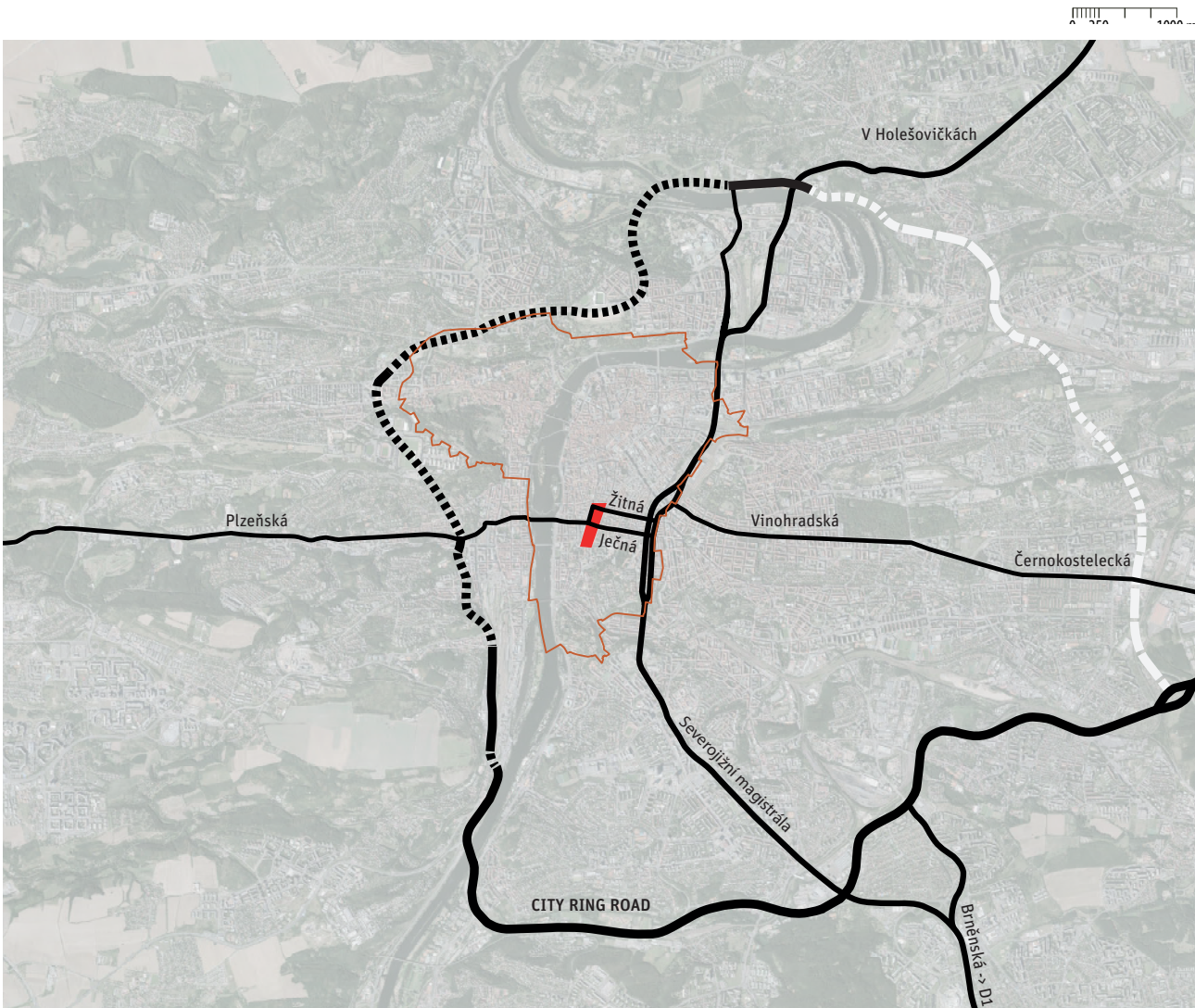


Street before the General University Hospital



Resslova St. running into the square

- Charles Square
- Prague Conservation Area
- City ring road
- City ring road - tunnel
- Major roads
- Planned completion of the City ring road (Blanka 2)
- Planned completion of the City ring road (Blanka 2) - tunnel



Wider relations between Charles Square and the neighbouring area

The extent of Charles Square plays an important role in opening up the compact built-up area of the historic centre of the city. Naturally, there is a rich selection of civic amenities in its immediate environment, including important public institutions, such as churches, the hospital, outpatient clinic, court, university buildings and others. However, in its current form, Charles Square is unable to benefit from this functional diversity. The demands placed on the park, which is located in a central urban area and at the same time on the site of a busy hub for pedestrian, public and passenger vehicle transport are complex and often incompatible in terms of use. In addition to peaceful areas in the park, the area of the square should allow for the organisation of various cultural and commercial events, where the internal environment of the park is not suitable because of the risk of damaging the vegetation. The question then arises as to whether it would not be more suitable to support some of these functions from the wider area of Charles Square.



Pedestrian routes and activities at the ground level

The square is an important transport and transit hub for public transport in the centre of Prague (metro–tram–bus).

The location of the stops and, in particular, the metro exits generate busy pedestrian traffic across the park.

The original design for the pedestrian network through the park by Bedřich Wünsch (the predecessor of Thomayer's park) was more open to the city, the park allowed throughflow in all directions and there were a number of entrances on the sides. František Thomayer's design with its perimeter bulwarks and pedestrian pathways clearly separated the park from the urban environment and only allowed a few clear entrances. The routes of these paths do not fully meet current demands requiring direct links to transport hubs and the surrounding buildings. As a result, well-trodden trails are emerging through the perimeter wild mantle and across the grass, which both disturbs the composition of the park and the peaceful recreational nature of the internal areas.

The key to local movements around the square is an analysis of the activities of the adjoining parterre. The south-eastern part of the square is the least busy and, apart from the target point of the hospital, does not offer any opportunities for activities. On the other hand, the north-western part of square suffers from heavy traffic. The most attractive points for improving the public space are therefore the north-eastern and south-western boundaries of the square, where, in addition to an active parterre, there is also a real opportunity to restrict the traffic. The absence of crossings over the connection to Resslova street will be addressed during the 1st stage of the revitalisation of Charles Square. After its completion, significant changes are expected in the busiest pedestrian routes from Moráň to Vodičková street, which will mostly pass across this junction and not across the park.

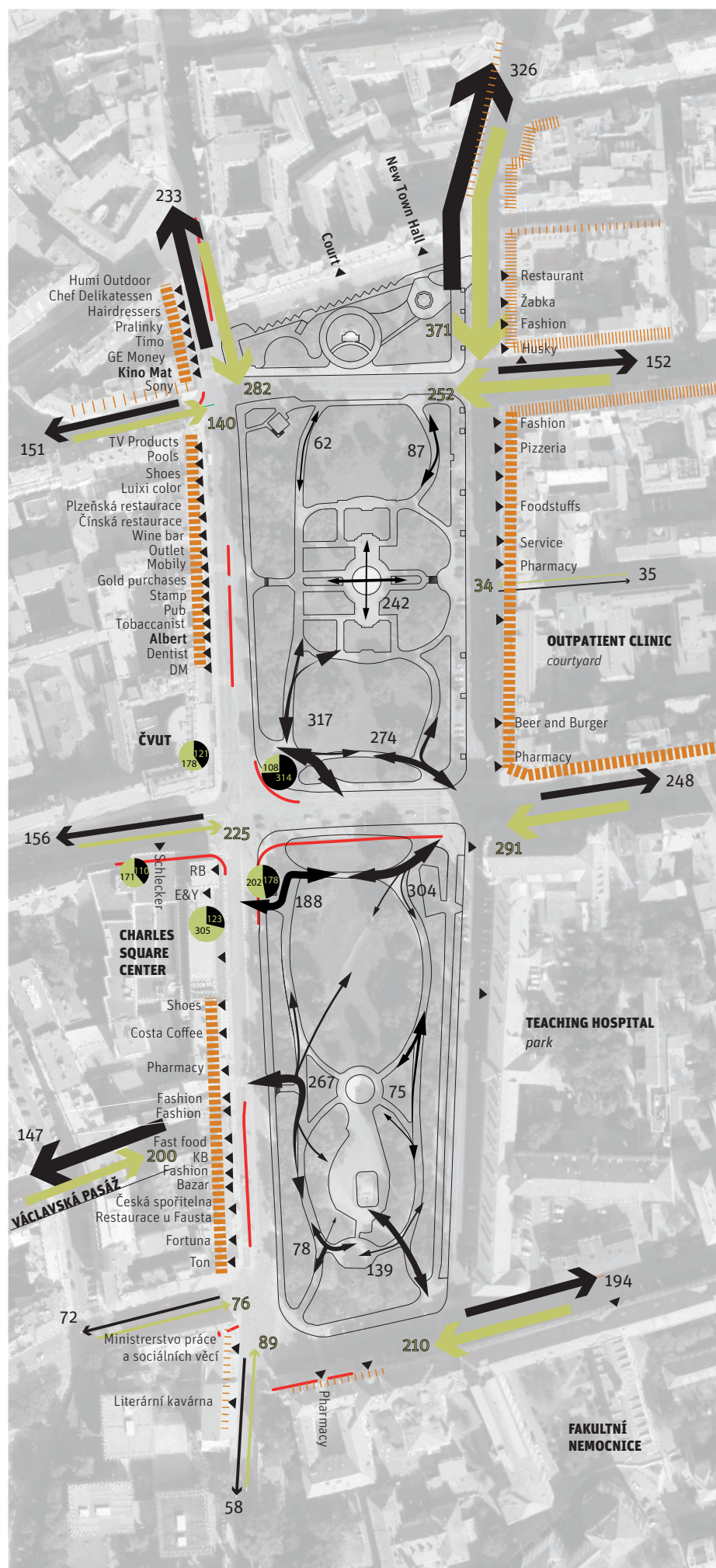
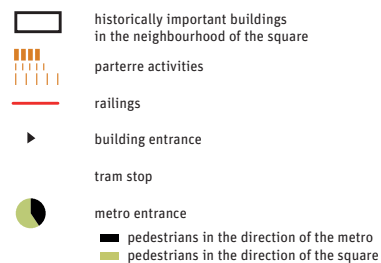


Impassable crossroad at Resslova St.



Compacted earth on the perimeter earthworks at the Metro entrance

- historically important buildings in the neighbourhood of the square
- parterre activities
- railings
- building entrance
- tram stop
- metro entrance
 - pedestrians in the direction of the metro
 - pedestrians in the direction of the square



Main values of Charles Square

- Extensive open space in the compact city centre
- Historical buildings along the perimeter of the square
- Lively urban streets
- Works of art in the park – monuments, fountains
- Thomayer's principles
- Vistas along the park axes
- The closed nature of the internal area of the park – peaceful recreational areas
- Perimeter bulwark with trees and bushes
- Concave areas of lawns



Historical statues and monuments in the park












Teeming city streets with rich 'par terre' facilities serviced by mass transportation

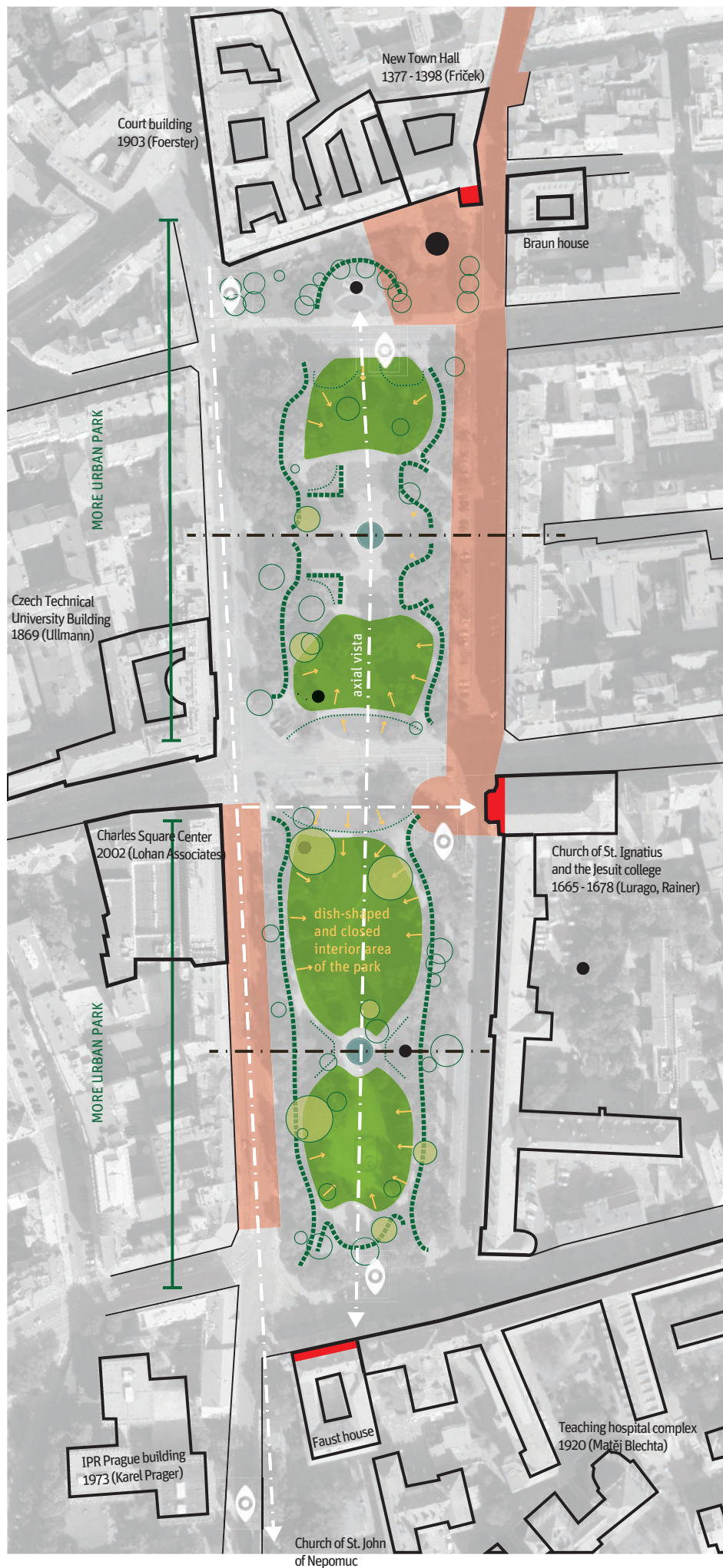


The large open space in the city centre providing a peaceful zone facilitated by perimeter earthworks and vegetation

CHARLES SQUARE – treasures

-  historically important buildings in the neighbourhood of the square
-  important urban location of the square
-  significant building facades
-  lawns for relaxation
-  monument/fountain
-  important axes
-  mantle of the perimeter bulwark
-  Grade 1 tree
-  Grade 2 tree

IPR PRŮHÁ 0 10 50 m



Main problems facing Charles Square

- The conflict between contemporary needs and the park's historical landscaping
- Heavy load of traffic
- Inadequate park maintenance – unattractive, neglected area
- Degradation of the vegetation – the vegetation is under stress due to current day treatment (trampled surfaces, poor irrigation) and extremely low quality maintenance
- The impossibility of using the square for cultural and social events
- Inadequate public lighting
- Social pathologies (prostitution, drug taking, drug dealing, violent crimes)



Well-trodden paths criss-crossing the lawns



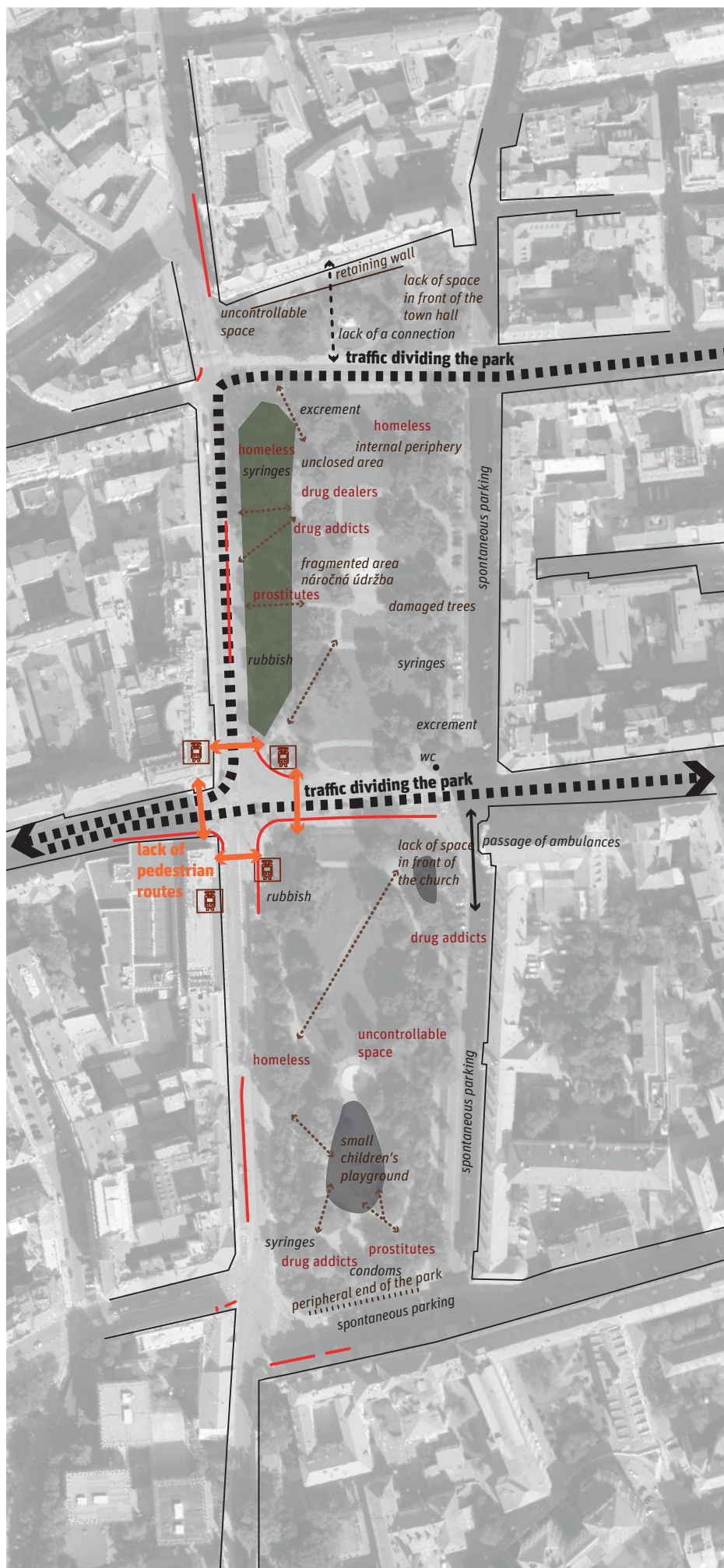
The main diagonal paths trodden by pedestrian across the lawn










Intensive traffic in Ječná St.



Wrong typology and condition of pavements



CHARLES SQUARE – problems

-  historically important buildings in the neighbourhood of the square
-  too broad an area of bushes
-  unsystematic asphalt surface
-  heavy car traffic
-  paths trodden into the grass and perimeter bulwark
-  railings
-  metro entrance

Current use of and furniture for the park

SAFETY AND SOCIAL FUNCTIONS OF THE PARK

The park is the target of socio-pathological phenomena in the form of drug dealers, prostitutes and criminal acts involving different levels of violence. One of the causes may be its neglected state, the heavy traffic and, finally, also the fact that the park is currently lacking a point that might increase its attractiveness and improve the use of the park, not only during the day, but also in the evening hours. The restrictive measures that have been adopted in the park in the form of security and the increased presence of police officers only address the problems that have arisen. What is crucial for the park is to find a natural control point, an area which will be lively and will become a natural social control point for the area of the park.

BUILDINGS AND FURNITURE

Historically, buildings used for the administration and maintenance of the park and public toilets have been located within it. The cafeteria and stands for the sale of newspapers operate separately. They have varied over time in both their form and their location, but gradually most of them have closed down. The existing refreshment facility, located in the former public toilets, is not in a suitable location and its size does not comply with hygiene regulations. The children's playground on an asphalt surface is not suitable, it is too open, its appearance does not bear any connection to the environment of the park and does not offer optimal use for children of different ages.

The furniture, in the form of wastebins and benches, is modern and has undergone several stages of renovation and development. Historic documents show that the original typical element was free standing chairs, which are currently located in the public spaces of the city. There is a clear need for a uniform information and orientation system and a uniform concept for all the structural elements including the so-called kiosks for technical and transport infrastructure, which are randomly located around the perimeter of the park.

MATERIALS AND SURFACES

The original surface of the park pathways and the perimeter pavement around Thomayer's park was hoggin. The streets were surfaced in granite carriageway paving stones and the pavements along the buildings were covered in Prague mosaic. During the second half of the 20th century, and hoggin surface was replaced by asphalt, which is still in the park today. During the 1st stage of the revitalisation of Charles Square, the reconstruction of the perimeter pavement was started using granite paving stones the same size as Prague mosaic.

LIGHTING

Historically, the lighting in the park has used so-called Prague lanterns, located along the park pathways. In the second half of the 20th century, these lanterns were replaced by the typical street lighting of that time, which remains in the park today. The importance of lighting in the park has previously been underestimated and may contribute to the problems with safety in the park during the night. Public lighting in the street area was addressed during the 1st stage of the revitalisation of Charles Square by placing lights that now illuminate not only the carriageway, but also the pavements and, on the western edge of the park, part of the tram tracks.

ADMINISTRATION, MAINTENANCE OF THE PARK

The complexity of caring for Thomayer's park required an extensive staff in the form of dozens of gardeners. This was mainly due to the need to care for the floral motifs, but also the general maintenance of important trees. Any large investment in the renovation of the park today would be a major benefit, but the requisite level of maintenance also has to be provided, as required by this type of park. The present level of maintenance could return the park to its current, inadequate state within an extremely short period of time.

PROTECTION OF THE VEGETATION COMPONENTS OF THE PARK

Given the busy operation of the park and the need for through passage, there are no elements to protect the vegetation in the perimeter wild mantle. In terms of heritage care, fencing the entire park would be unacceptable and it would be a major disruption to the original composition, while also proving extremely problematical due to the difficult terrain and, probably, the unsuitable inappropriate disruption of the central axial view.



Sandwich bar - former public toilets



Unsuitable children's playground



Historizing benches around basins; originally these places were populated with free-standing chair



Technical infrastructure elements inadequately integrated into the perimeter earthworks



Tarmaced areas were originally packed gravel



Granite paving of streets and Prague mosaic paving on the pavement running along building facades



Public toilets with advertising



Current lighting and urban furniture in the park





REVIEW STUDY FOR THE REVITALISATION OF CHARLES SQUARE (2015, OFFICE OF PUBLIC SPACE, IPR PRAGUE)
HISTORICAL CONSTRUCTION SURVEY 1884 TO 2016 (2017, ALENA KRUŠINOVÁ)
HISTORICAL CONSTRUCTION SURVEY (2008, F. KAŠIČKA)
HISTORICAL LANDSCAPING SURVEY (2017, PŘEMYSL KREJČÍŘÍK)
DENDROLOGICAL SURVEY (2015, ALL4TREES, ŠÁRKA WEBEROVÁ)
ARCHEOLOGICAL SURVEY (2011, JAROSLAV PODLIŠKA)
EXPERT REVIEW OF THE VEGETATION CONDITIONS OF THE PARK (2017, DAVID HORA)
PARTICIPATION PUBLIC FINDINGS ON THE PROBLEMS OF THE SQUARE (2015, PARTICIPATION OFFICE, IPR PRAGUE)

Comprehensive surveys and analyses of the park in Charles Square are attached to the framework application, along with a rationale, and serve as background material for the design stages: starting point, concept and design solution. They can be downloaded from www.iprpraha.cz/karlovonamesti.

Conclusions of the surveys

CONCLUSIONS OF THE REVIEW STUDY FOR THE REVITALISATION OF CHARLES SQUARE

OFFICE OF PUBLIC SPACE, IPR PRAHA, 2015

The complex and unique problems of Charles Square cannot be resolved through partial steps. Any partial solution that does not take account of an overall conceptual solution for Charles Square will bring new and often more important problems. Based on an analysis of the state of the park, the draft plan by František Thomayer, the previous development of the park and the historical development of Charles Square, including broader links and meanings, consultations with experts and knowledge of the press of the day, the view was taken that the value of the horticultural solution is so important that it must be protected. Despite this, a number of key questions still remain and these must be answered before we start the proposal:

1. Are the demands for transit passage along desired pedestrian routes to important that we will have to adapt the nature, concept and use of the interior area of the park to it?
2. Is today's society willing to accept the overall restoration of the surviving tree level of the park?
3. Is today's society able to respect the value of the vegetation of the landscaped park?
4. What will be the standard of quality of the administration and maintenance of the park? Is the administrator capable of financing the complex maintenance of this important historic and horticultural monument?

HISTORICAL CONSTRUCTION SURVEY

DOC. ING. ARCH. F. KAŠIČKA, CSC., 2008

The historical construction survey focuses on the development of Charles Square from its foundation to after its transformation to a landscaped park by Thomayer. Within the meaning of the assignment, the historical construction survey (HCS) of Charles Square monitors the progressive structural interventions into this area. This particularly concerns the Divine Body Chapel in the centre of the square, the block of houses, the herring stall and other buildings. The image section contains sections of or complete examples of historical iconography, sections of archived maps and plans. The development scheme showing the ground plan of Charles Square and the description of the history of the individual buildings is of value.

HISTORICAL CONSTRUCTION SURVEY 1884 TO 2016

MGR. ALENA KRUŠINOVÁ, 2017

The historical construction survey contains a comprehensive view of the development of Charles Square from ideas on its transformation in to a part to the current day through a collection of valuable photographs and scans of historic plans and archived drawings from construction plans, some of which were realised, others not. Unlike the HCS by doc. Ing. arch. F. Kašička, who provides a comprehensive description of the square from its establishment, this survey focuses on images documenting its development.

HISTORICAL LANDSCAPING SURVEY

STUDIO KREJČIŘÍKOVÍ, ING. PŘEMYSL KREJČIŘÍK, 2017

The survey contains an analysis of František Thomayer's park design, including the details employed and the plant species, the administration and maintenance of the park and a comparison of the design with the completed works – it was carried out through an analysis of the available photographs and planning documentation. An evaluation and comparison of the design / implementation / current situation, particularly with respect to the level of preservation of the vegetation component of the park – the current situation was compared to historical plans in the iconographic analysis section. Documented developments and changes in the park over time (systemic and non-systemic interventions into the overall composition and details) were evaluated through an analysis and description of photographs in the iconographic analysis section.

Conclusions of the survey:

The basic layout can be reconstructed in the form of the network of pathways, the modelling of the terrain and the character of the tree and shrub layers, but if the composition is to be consistently restored the flower beds must also be renewed as they are absolutely typical of Thomayer's designs, but extremely demanding to care for. Without the characteristic floral details it is difficult to see how the reconstruction of the historical composition would be feasible. The range of trees should be completed with species that were planted in the park by Thomayer. We currently only have the inventory from 1967. The tree layer has also developed and trees that have been felled have now been replaced by others, but these are other species, or have given way to more healthy, better developed individuals, which must be taken into account in the proposal.

DENDROLOGICAL SURVEY

ALL4TREES, S. R. O., 2015, ING. ŠÁRKA WEBEROVÁ

The park in Charles Square is also extremely valuable in dendrological terms (the tree composition with a proportion of mature specimens of rare imported species). The current trend of those administrating public green areas is to search for ways of making savings and simplifying maintenance, but the park on Charles Square is such an important urban park that it requires and deserves a high level of care.

EXPERT REVIEW OF THE VEGETATION CONDITIONS OF THE PARK

TREEWALKER, DAVID HORA, DIS., DAVID STRÁNSKÝ, 2017

In terms of the soil conditions, most of the areas of greenery in the landscaped park are in a satisfactory condition and enable the growth of the desired species of trees and the herbaceous layer. The most striking limit on space from the perspective of the trees is the long-term lack of rainwater over recent years, augmented by the low permeability of surface compacted soils (high levels of runoff of rainwater). The compacted milled surface under the made up ground may have a certain impact on the drying out of the vegetation layer of the soil. The deterioration in the vitality and health of the trees in the peripheral mantle is due to a cumulation of stress factors, which include, in addition to drought, constant stress caused by the raised level of the terrain for trees preserved from the period prior to the landscaping by František Thomayer. Given their true age, these trees have demonstrably smaller trunk growth compared to individuals of the same age without this influence. In many cases the new generation of trees has been affected by using incorrect planting technology.

ARCHEOLOGICAL SURVEY

PHDR. JAROSLAV PODLIŠKA, PH.D.

The aim of the survey was to discover the form of historical foundations in areas where the important Gothic structure of the Divine Body Chapel stood in the late 18th century. The area of the park was measured by 3 probes, which identified the foundations of the former Divine Body Chapel and the remains of a cemetery situated around the chapel. The foundations of the sacral structure were countersunk into older terrain, which can be associated with the oldest period of the existence of Prague's New Town after a year. In addition to information on the location of the chapel, the survey also provided a range of valuable information concerning the structure itself (construction, building material, how it was demolished), the related cemetery area and, finally, the settlement into which the structure was incorporated.

PARTICIPATION PUBLIC FINDINGS ON THE PROBLEMS OF THE SQUARE

PARTICIPATION OFFICE, IPR PRAGUE, 2015

In 2010 and 2013, Agora CE organised a number of public events, which were aimed at an assessment of the current state of Charles Square by its users and allowing the general public to submit proposals for its improvement. Respondents presented their ideas of how the square might appear.

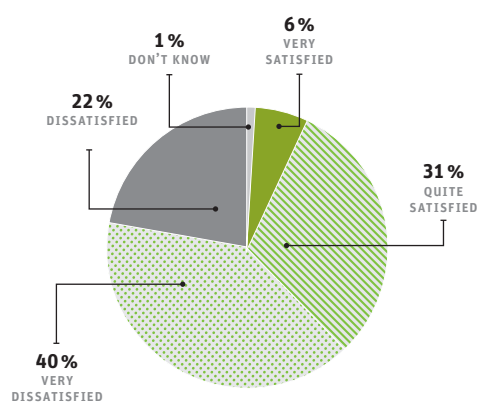
Users are divided into two equal groups in their opinion of the overall concept for Charles Square. According to one group it should be a square, a place people can meet, hold markets and attend larger social events. The other group of users would prefer to have a peaceful park in the centre of the square, for recreation, relaxing on the lawns and promenades. Were these two demands to be met in full, they would basically be mutually exclusive.

Most people using the square are dissatisfied with its current state. Only 37% of users are satisfied with the current form of the square while 62% of those asked said they were dissatisfied. According to a third of users, Charles Square is a neglected park with many dangerous recesses, a quarter see it as a busy traffic artery. Only 38% of its users regard it as a pleasant place to relax.

Users are most concerned about the lack of crossings and the ever-present railings. More than half of users regard the road crossings as chaotic and difficult. This also relates to the reduction of the negative impact of car traffic, which 60% of those asked would like to see reduced. People were also dissatisfied with the difficulty of moving through the central part of the park and in particular the paths trampled across the lawns.

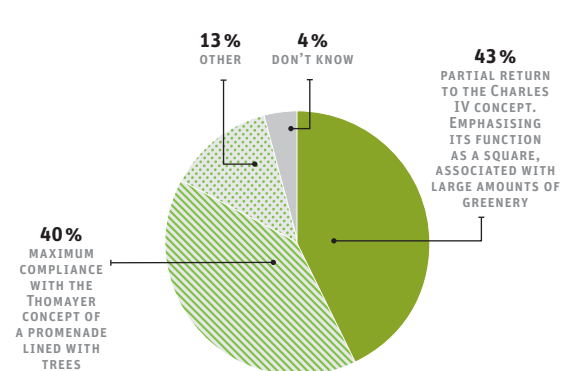
HOW SATISFIED ARE YOU WITH THE CURRENT APPEARANCE OF CHARLES SQUARE?

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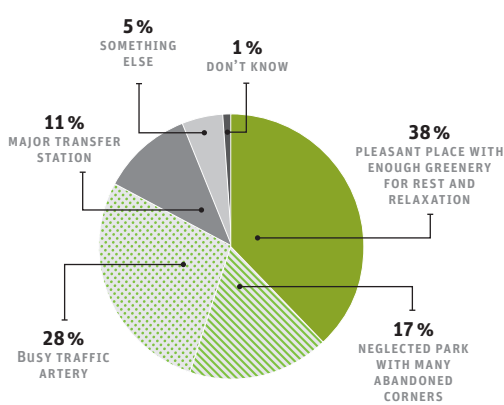


TO WHAT EXTENT DO YOU IDENTIFY WITH THE FOLLOWING STATEMENTS?

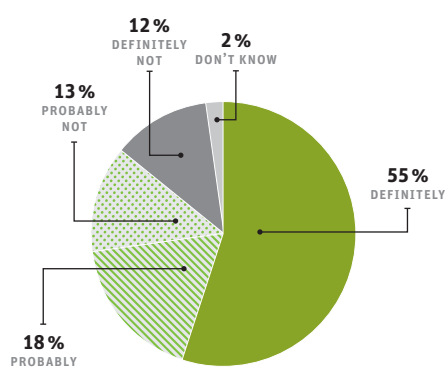
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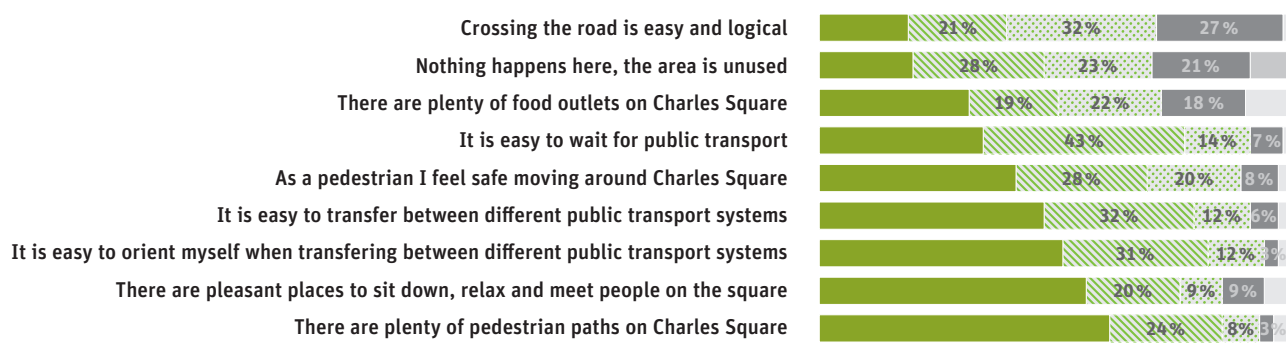
WHAT DOES CHARLES SQUARE MEAN FOR YOU?



ARE YOU INTERESTED IN CHANGING THE CURRENT APPEARANCE OF CHARLES SQUARE?



TO WHAT EXTENT DO YOU IDENTIFY WITH THE FOLLOWING STATEMENTS?



CHARLES SQUARE - conclusions from the public participation exercise

- 1 The crossing is difficult to see, safety at the crossing needs to be improved.
- 2 The network of pathways is unsuitable as it fails to follow the main directions for pedestrian traffic, this results in muddy and trampled paths.
- 3 It would be good to roof over the path from the tram stop to the metro entrance.
- 4 Parked cars block the pavements, it would be good to move them elsewhere.
- 5 Cars drive across the crossing, even when the green pedestrian crossing light is on.
- 6 Passers-by complain that the two parts of the park are inadequately connected.
- 7 Park users would like it to be peaceful, with benches and fewer cars.
- 8 Cyclists would like a bike-sharing station.
- 9 Travellers would like a roof here to protect them from the rain. This has been catered for in stage 1A
- 10 Pedestrians feel at risk when crossing here, from both cars and trams.
- 11 The unsightly fountain appears very neglected.



