



## 4th Quadrant of Victory Square International Architectural Competition Prague – Czech Republic

### Jury Phase 2 Assessment Report

#### Team No. 32: Cityförster + Perspektiv

**Criterion a): The proposal presents a high quality solution for programme distribution, creates synergies between the activities, taking into account the needs of different types of users of the area.**

The program distribution – office and university in the south-west segment and the residential in the north-east segment – is adequate. The connection to Technická Street, Zikova Street and the connection with the metro exit is also clever. The design of retail outlets is optimal in terms of their size, location and floor area ratio.

However, the courtyard spaces in the residential segment are slightly fragmented and might lack sufficient day light and sun exposure.

The design makes the implementation of the UCT building programme possible.

The design of the Cultural Centre is compact, respecting the requirement for location partly under the axis of Technická Street. The space plan is satisfactory, the delivery routes are clear. However, some details are not entirely clear, such as the connection to public transport or the details of the production/office zone layout. Also, connection from the shopping mall to the Cultural Centre is missing.

**Criterion b): The architectural and urban design proposal reinforces place qualities and respects the requirements regarding the urban design composition of Victory Square and its surroundings.**

The overall urban layout with the south-west segment conceived as a mini quarter consisting primarily of public buildings and the north-east as a residential block seems perfectly understandable. The continuation of Technická Street to Victory Square is also successfully managed.

The two level public space at the metro exit offers good possibilities with the entrance of the UCT and the Cultural Centre. However, the sunken square would need further calibration and it also seems somewhat a-contextual. This is especially risky with the distribution of activities by creating two floor level of public spaces. Also, the Cultural Centre's forecourt is not an adequate dominant feature.

The massing of the individual blocks and their excessive articulation complicates the internal layout and the small spacing of the facades affects users' privacy. Some residential facades do not fully reflect the significance of the site and surrounding buildings.

The UCT clearly follows the urban design of the historical building, it has adequate distance from the commercial development as well as different architecture. However, its expression is exaggerated and dominant beyond adequate meaning.

The facades of the individual blocks are diverse and elegant. The facades towards Victory Square are unfortunately not very attractive and its ground floor appears visually lower and darker. Also, the set-back floors facing Victory Square are not designed according to the building code and the height of the buildings exceeds the existing height level of the surrounding buildings.

**Criterion c): The proposed public spaces and courtyards are architecturally and functionally interlinked with proposed buildings and enhance the socially cohesive functional mix and diversity of activities.**

The design works well with the permeability of the area and the management of pedestrian flows, creating semi-private and public spaces complemented by greenery. The connection of the metro entrance hall and retail spaces, UCT, Cultural Centre, Technická and Zikova Street is very good. By using the difference in levels it creates a pleasant, high-quality public space with an active ground floor and foreground reflecting the importance of the UCT. The square-like space in the axis of Technická Street with the UCT and Cultural Centre entrance as a central space of the system is also successful, as well as the pedestrian loop from Evropská Street to Jugoslávských partyzánů Street which is running through rich variety of urban spaces. Possible pedestrian connection towards Flemingovo Square is also positive.

The dimension of the spatial continuation of Zikova Street seems exaggerated. The courtyard solution in the residential segment although understandable from outside, forms a lot of corner situations with reduces spacings between buildings. These can have an adverse impact on the residents' privacy and it is more difficult to solve the layouts of residential houses.

**Criterion d): The proposal presents a high quality solution for the blue-green infrastructure of the development site and contributes to the city's climate goals.**

The project offers a well-thought-out concept of the blue-green infrastructure. A cascade capture method for rainwater from rooftops to paved areas and its usage for vegetation and building operations is positive as well as a robust blue-green approach throughout the site.

However, there is an obvious error in the method of greenery ratio calculation. The proposal would benefit from having larger area with natural soil, and a stronger connection between green-blue areas.

**Criterion e): The proposal presents a holistic, feasible and sustainable mobility solution for all modes of transport.**

In general the mobility solution meets the demands of the brief.

However some features are more complicated or would require adjustments: difficult access of the underground parking (9 m difference) by round ramp; exiting the parking garage into Šolínova Street has a limited view and can cause a danger; underground supply for the UCT building is suitable only for low vehicles; new subway entrance is outside the pressure cap. The design does not address bicycle traffic or bicycle parking.

**Criterion f): The proposal presents a technological solution with a high degree of energy efficiency and flexibility.**

The office buildings are arranged around inner atriums, which is a solution with a potential.

However the specific handling of the atriums mantel (terraces) make the usage of the office spaces oriented towards atriums of less quality (light) and might create a risk of overheating.