ŽIŽKOV SKYLINE

'Žižkov Skyline' is the new landmark residential project in Prague. The ambitious program of 1300 residential units, retail, services and a new kindergarten fill massive buildings with towers, that embrace a green urban courtyard. Special attention was given to the ground floor experience and the public and semi-public spaces. The lavish green areas around the buildings as well as the roofs – the 5th façade of the complex – hosts a variety of leisure, sports and recreational functions.

This part of Prague experiences a complete transformation in the coming years. Central Park Praha and Residence Garden Towers already established the identity of the neighbourhood. These developments are to be complemented in the future by several projects replacing the former rail yards: Žižkov City, Residence Parková Čtvrť and Residence Nadraží Žižkov. Žižkov Skyline is aimed to be the flagship among these projects.

1300 residential units, shops and services and a kindergarten shall be located on site. The combination of towers and an urban courtyard creates strong visual identity for the project communicating with the wider area as well as the immediate neighbourhood, while providing a protected environment for residents. Towards Olšanská a small piazza is created with shops and services, where the tram stops. By the gentle move backwards of the horizontal building volumes, the main tower at the corner of the plot gets a strong visual accent. The street-level and the public piazza connect by stairs. Cafés, delicatessen, a supermarket, specialty kitchen may be located here, whereas towards the inner courtyard the ground floor commercial area may accommodate health & beauty or medical service functions.

Vehicular access to the underground parking levels is via the existing entry points. The kindergarten is located in the most protected and green spot of the site. It is served by a limited access road, while along Olsanská, a drop-off zone is dedicated for parents. Along the cemetery wall and the planned bicycle path a lush grove accommodates outdoor activity zone:, a fitness park, sports and play areas. The landscaped inner courtyard is a relaxing recreational area for the residents with rich vegetation. On the rooftops there are community rooms, recreational terraces and community gardening areas.

Two large building volumes accommodate the development program: a solitary tower and a courtyard building with high-rises at both ends. The megastructure is broken up into separate buildings. Each building accommodates a community sharing exclusively used facilities on the roof terraces. The sculptural form and the large scale make the project a landmark. The design of the publicly accessible area opens up towards Olšanská, while lush vegetation and level difference separates the project from the busy Jana Želivského. Cladding of the public surfaces outline the areas where visitors are welcome. The gradually intensified green parkland indicates the semi-private character of the area embraced by the buildings. The ground floor functions and the landscaping provide a pleasant human scale for the project. The ground floor shop windows have dedicated signage to facilitate the architectural integrity.

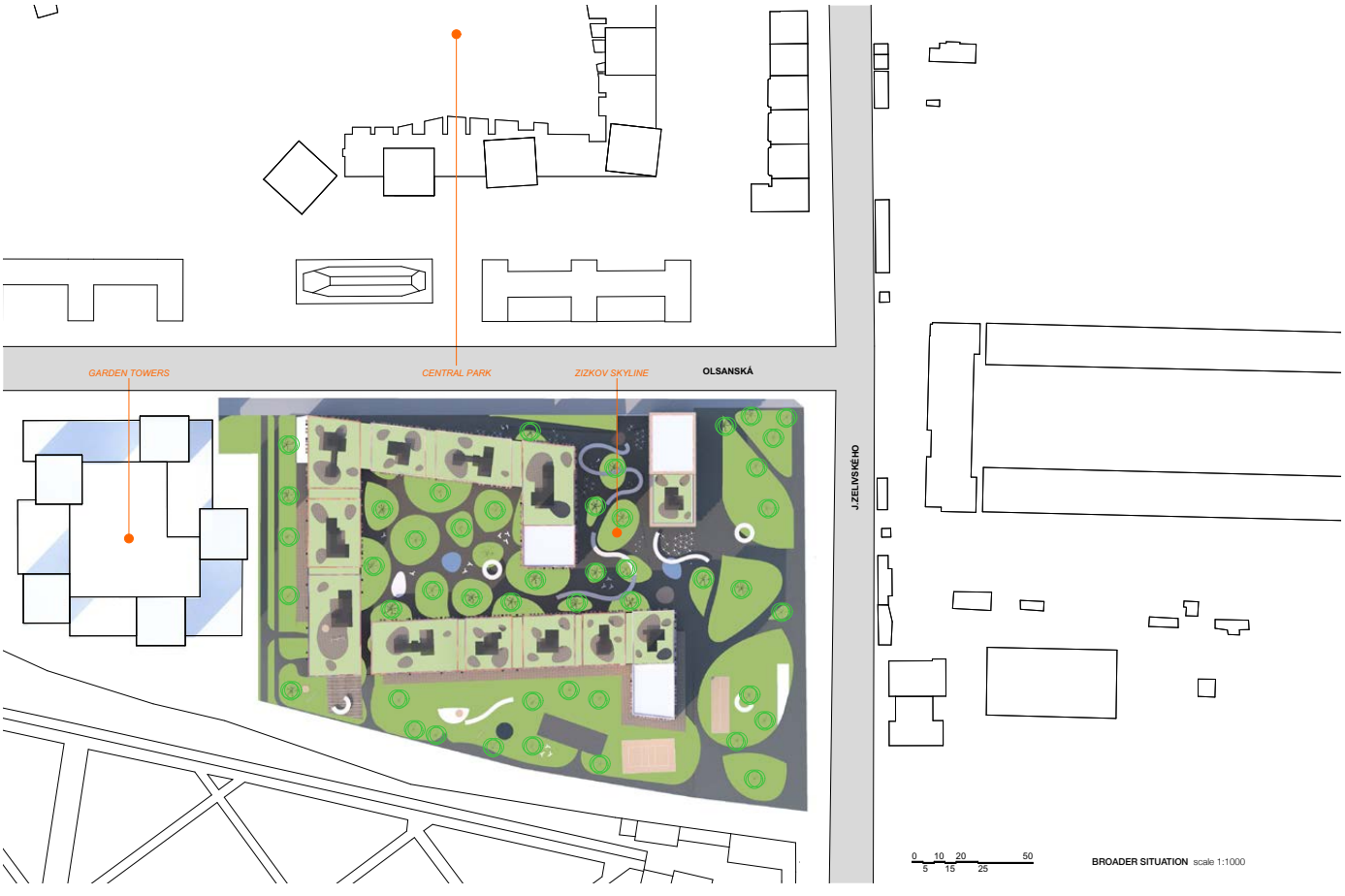
The new towers, among them the highest structures in Prague, are clearly visible from the city. The highest has a distinctive double skin, while the other buildings have solid surface punctuated by openings. The cladding colours selected blend into the tiled roofline view of the city from a distance. All apartments have loggias. The south facing ground floor apartments have terraces in the inner courtyard, while apartments along the green park area have their exclusive gardens fenced off from the commons by vegetation and solid screens.

urban fabric - area undergoing transformation

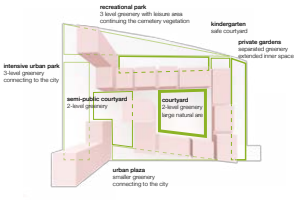
Žižkov City, Residence Parková Čtvrť and Residence Nadraží Žižkov. Žižkov Skyline is aimed to be the flagship among these projects

Žižkov Skyline appears as a slim, elegant structure among the slim Prague towers over the rooftop level

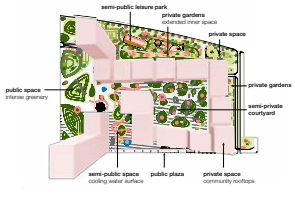
The cladding colours selected blend into the tiled roofline view of the city from a distance



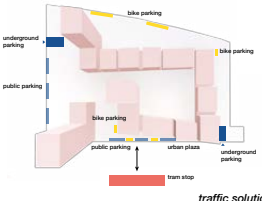
BROADER SITUATION scale 1:1000



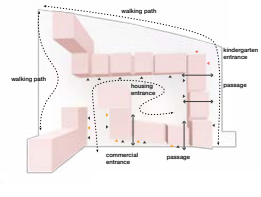
typology of public spaces



functional layout of the landscape



traffic solutions



entrances and pedestrian flow

EAST ELEVATION scale 1:500

SOUTH ELEVATION scale 1:500

NORTH ELEVATION scale 1:500

WEST ELEVATION scale 1:500

GENERAL PARTERRE SITUATION scale 1:500

TECHNICAL DESCRIPTION

STRUCTURES

The load bearing structure is monolith reinforced concrete column-wall system. The building foundation is a combination of slabs and piles. Façade walls are also monolith concrete structures with highly effective thermal insulation. The landmark tower has a double-skin façade structure as balconies run along all elevations and a steel frame structure supports mesh steel shading and railings. The other buildings have solid wall surfaces punctuated with balconies and bay windows. Coloured fibre-cement clads the facades.

Partition walls between apartments are monolithic reinforced concrete walls. Partition walls meet requirements for noise insulation of partition structures. Inside the apartments the closure of utility cores and installation front walls as well as partitions of toilets and bathrooms are made of plasterboard structure.

Staircases have prefabricated stair flights on reinforced concrete stair landings. Elevator shafts are monolith cast concrete structures. There are 3 passenger lifts in each tower, while the lower buildings have 2 elevators per vertical shaft operating from the lowest basement storey to highest apartment floor.

Parking is provided on three underground levels. Entry through access barrier with system that identifies car licence plate numbers. 5% of parking places are supplied with wall-mounted charging stations. Storage is provided for the apartments either in the basement or on the residential floors.

The outdoor common areas are landscaped and contain children's playgrounds, and a sports area including benches, bins, light fittings, bicycle stands, light metal frame canopies and playground and sports equipments.

APARTMENTS

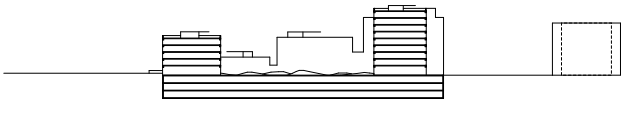
The surface finish of interior walls and ceilings in the hall, corridor, living room, bedrooms and kitchen are gypsum plastered white paint. Tile lining to doorframe height in toilets and bathrooms - white paint plaster above lining. Window structures have aluminium sections with heat insulation. Windows glazed with insulation triple glass. At least one window or door open-swivel in each room. Railings are security glazed. Apartment entrance doors are fire-resistant 5-point safety doors, while other interior doors are lined door frame and chipboards. There are wooden floors in hall, corridor, living room and bedroom, gres paving in bathrooms and toilets.

INSTALLATIONS

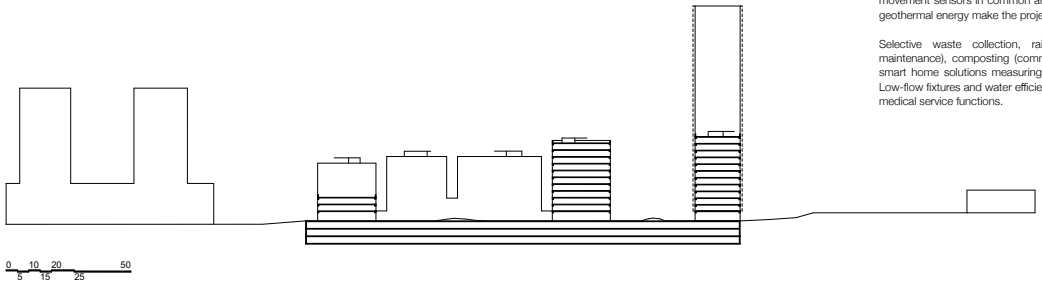
Heating & domestic hot water provided by a hot water heat exchange station in each building. Heating can be provided either by connecting to the district heating network or by geothermal heat pumps. DHW is centrally heated. Apartments heated using ceiling panels (rooms) and floors. Geothermal solution enables summer cooling. Ventilation of apartments is provided via central ventilation system with heat-exchange and filtering system (apartments are constantly provided with fresh filtered air, no need to open windows). Electrical installation include heavy current electrical installation with apartment electric meter in communal switchboard on corridors, home switchboard, power supply of internal cooling units and light fitting on loggias and terraces. Weak current electrical installation includes optical lines for selected operators up to individual apartments, where wifi routers are installed.

Fire water-tanks are located on rooftops and a dry hose system is installed. In the basement sprinklers are installed for fire safety.

FLOOR PLAN NP6 scale 1:500



URBAN SECTIONS scale 1:1000



0 5 10 15 20 25 50

SUSTAINABILITY

High standards of building insulation, triple-glazed air-tight windows, solar control glazing and shading, heat-recovery ventilation, led-lighting with movement sensors in common areas and the potential use of renewable geothermal energy make the project environmentally friendly.

Selective waste collection, rainwater collection and reuse (park maintenance), composting (community garden) are planned as well as smart home solutions measuring and adjusting water and heat supply. Low-flow fixtures and water efficient applications are planned.
medical service functions.

streetview - Olšanská

alley - commercial facilities

semi-public space with commercial facilities and cafés

green courtyard - the mass of parkland trees softens the appearance of the building masses, thus creates a liveable, meditative living environment

01 - spacious ground floor apartments with private garden facing the recreational green area

02 - middle-high positioned apartment facing the crown level of the inner green courtyard

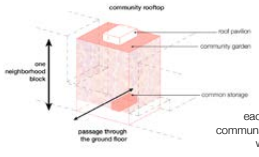
03 - outdoor space of the kindergarten as a part of the recreational green area

TYPEOLOGY OF APARTMENTS

04 - community terraces, storage and gathering spaces, community gardening on the top of each blocks, with wide panorama

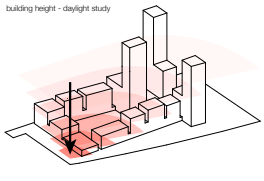
05 - on top of the solitaire building, shaded terraces for each apartments

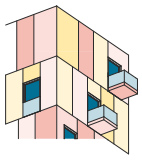
06 - private terraces in between each building blocks



each volume represents one neighbourhood block with communal storage spaces. and community rooftop terrraces with greenery for gatherings and common gardening

the design of the building volumes is based on daylight studies





each apartment has a either a balcony or bay-window

PROPOSAL FOR A 127M HIGH VOLUME

127m high slim, elegant solitaire tower as a real landmark for the Prague urban silhouette