

Endangered modern: finding a new purpose for local center in socialist housing estate in Prague

Authors: Markéta Havlínová Nikerle 938572, Rudolf Nikerle 938561

Supervisor: Maruša Zorec

Teaching assistant: Andraž Kersic

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Politecnico di Milano

Scuola di Architettura Urbanistica Ingegneria delle Costruzioni

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We both would like to thank our families for a huge support during our studies, our friends that remained with us throughout difficult times and to each other for patience and encouragement. Furthermore a huge thanks belongs to our tutor Maruša Zorec and her teaching assistant Andraz Kersic. For all your help, motivation and useful advices.

1. Abstract

In the Czech Republic more than one third of population live in socialist housing estates. These estates were planned and constructed according to highly technical diagrams based on catchment areas and composed from prefabricated and typified residential buildings.

One notable characteristic among the family of socialist estate buildings is the local center of community and commercial functions. These centers share some common features such as strategic positioning within the neighborhood and often manifest original and atypical design solutions. Above all they share similar problems such as obsolescence, lack of maintenance, insensitive adjustments, and inability to compete with newly constructed shopping centers. All these factors contribute to the unrelenting dereliction of these buildings.

It is no wonder that people no longer perceive the architectural and cultural significance of these objects. Paradoxically, these innovatively designed local centers are often perceived as “the most ugly places in the neighborhood”. But the aforementioned strategic positioning within the neighborhoods still provides an opportunity. These centers have potential to transform and face modern challenges and demands. Former local centers can play a significant role in improving living conditions in socialist housing estates.

One building belonging to the group of endangered local centers in socialist housing estates is OC Odra in Prague. It was built in 1970 and designed by Zdeněk Jakubec, located in the Bohnice housing estate. The analytical section of this booklet provides historical context of this particular building, explaining how it emerged from an urban design competition in 1968. There is also explanation of the alterations the building has undergone, present issues facing the building, and an analysis of tangible/intangible values of OC Odra. Finally a design project is presented as a solution that responds to these problems. The solution seeks to restore the dignity of the housing estate. This is achieved through a methodology that respects important values of the building and repairs a damaged relationship with local inhabitants by creating a space dedicated to community.

Astratto

Nella Repubblica Ceca più di un terzo della popolazione vive in complessi residenziali socialisti. Questi complessi sono stati progettati e costruiti secondo schemi estremamente scientifici basati su bacini di utenza e composti da edifici residenziali prefabbricati e tipizzati.

Tra questi edifici è di particolare importanza una serie di centri locali, contenenti principalmente funzioni comunitarie e commerciali. Questo gruppo di edifici ha alcune caratteristiche comuni come il posizionamento estremamente strategico all'interno dei quartieri e soluzioni progettuali spesso originali e non tipizzate. Ma ciò che condividono sono soprattutto gli stessi problemi, come l'obsolescenza, la mancanza di manutenzione, le modifiche inappropriate o l'incapacità di competere con i centri commerciali di nuova costruzione che causano l'incessante abbandono di questi edifici.

Non c'è da meravigliarsi che il significato non solo architettonico, ma anche culturale di questi spazi non sia più percepito dalle persone. Paradossalmente oggi questi centri locali sono spesso percepiti come “i posti più brutti del quartiere”. Tuttavia, grazie al loro posizionamento strategico all'interno dei quartieri, menzionato in precedenza, hanno anche un enorme potenziale per migliorare le condizioni nei complessi residenziali, che al giorno d'oggi devono affrontare nuove sfide e richieste. Gli ex centri locali possono svolgere un ruolo molto significativo nel miglioramento delle condizioni di vita nei complessi residenziali socialisti.

Uno degli edifici appartenenti al gruppo dei centri locali a rischio interni ai complessi residenziali socialisti è OC Odra costruito nel 1970 da Zdeněk Jakubec, situato nel quartiere residenziale Bohnice nella città di Praga. La sezione analitica del fascicolo evidenzia il contesto storico di questo particolare edificio, anch'esso parte di un importante concorso urbanistico dal 1968. Inoltre abbiamo analizzato e approfondito i cambiamenti e le alterazioni che l'edificio ha subito, ne abbiamo esaminato i valori materiali/immateriali nonché molti dei problemi presenti. Abbiamo quindi risposto a tali problemi con un progetto in cui rispettiamo qualità importanti dell'edificio, gli restituiamo la sua dignità e allo stesso tempo ripristiniamo un rapporto danneggiato con gli abitanti del quartiere creando uno spazio dedicato alla comunità.

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2. ANALYTICAL PART

2.1 Bohnice housing estate competition 1964-1968

2.1.1. 1964 - the “golden 60s” phase

Odra was part of the competition that has been announced in March 1964 for the new housing estate in Northern part of Prague. Unlike other this competition had very open input, architects were free to choose technology of buildings (there was no need of using prefabrication or typification of elements) in order to experiment and show new ideas and trends in urbanism.⁽¹⁾ It should be noted, that the competition was held during partial political disintegration and during so-called “golden 60s”, when architects were allowed to be more free. There was a contact with Western countries and so with Western topics, that intervened.

Some experimental projects of extensive scale were held, that showed penetrating tendencies from Western countries.⁽²⁾ (e.g. Gorazd Čelechovský - Etearea: study of environment, which was a project of self sustained city in the South of Prague) Topics like humanizing architecture, human scale, new role for art, sociology were very common for that period of time. International debates about housing were held. So that most of the projects from 60s resulted in a good-quality projects. Moreover even though the possibilities of shaping the prefabricated construction elements were notably limited, architects during the 60s experimented with facade grids, balconies and loggias, furthermore popular innovations such as various pergolas, covered shopping precincts, sculpturally formulated staircases or even Le Corbusiere-inspired *pilotis*.⁽³⁾ All the competitors provided very distinctive and confident proposals of self-sustained cities that showed the number of new tendencies and slow leaving of “today’s already quite ba-

nal uniform and parallel building systems”.⁽⁴⁾ According to Jiří Musil (*Architektura ČSR*) attention should be paid a lot to local centres with public amenities so-called “the cores of social equipment”, because of distance from the city centres. One of them was Odra, originally planned as a local centre for one of four neighbourhoods (sometimes there was used expression - clusters).

Winners of the competition were architects Milan Jarolím and Jiří Schwaller with its lapidary composition, convincing functional arrangement and significant spatial and material effect of individual buildings.⁽⁵⁾ Their proposal won mainly due to the fact, that they managed to place so many people and apartments into just a few buildings (which later proved to be a mistake done by wrong calculation).⁽⁶⁾ From urban point of view, the proposal did not count with the spaces for work, ignored existing part of Old Bohnice and presence of existing psychiatric hospital. (It did not follow any streets and already existing axes. Authors believed that these old parts will be later demolished.) The main characteristic of the winning design were “4 pinwheels” - set of panel houses arranged in the shape of a cross in a strict orientation. Northeast and Southwest ones consisted of 4 buildings, the remaining two consisted only of three buildings. In the middle of each “pinwheel” there was a local centre with public amenities. Each of these centres had a connection to surrounding apartment buildings in an upper level. The ground level was dedicated to transport which is visibly a prevailing functionalist element. Through upper levels and terraces one

could get to surrounding apartment buildings. The “heart of the estate” with main public functions such as cinema, hotel, spa, shops, post office etc. was located in the midst of the estate and was obviously to be a strong horizontal contrast to tall slab buildings, with again pedestrian and transport division. This centre was also a “bridge” in the middle of important central axis (four-lane road) which divided the housing estate into Eastern and Western part. This concept of “bridging” was used throughout the whole area. Due to this element, the project envisaged refined perspectives and see-throughs, which were unfortunately disrupted by later changes in the urban concept.

Main buildings were planned to have 12 floors and were to be assembled using T08b technology. The division of the facades of apartment buildings was to be strictly horizontal. The strips of loggias, whose railings were to be concrete, were to intersect the entire length of the house. The vertical division of the facades was completely suppressed. Parking was designed under apartment buildings or in parking garages near apartments, which was quite a new conception.⁽⁷⁾ The main traffic routes were to be separated from the residential zones by green stripes.

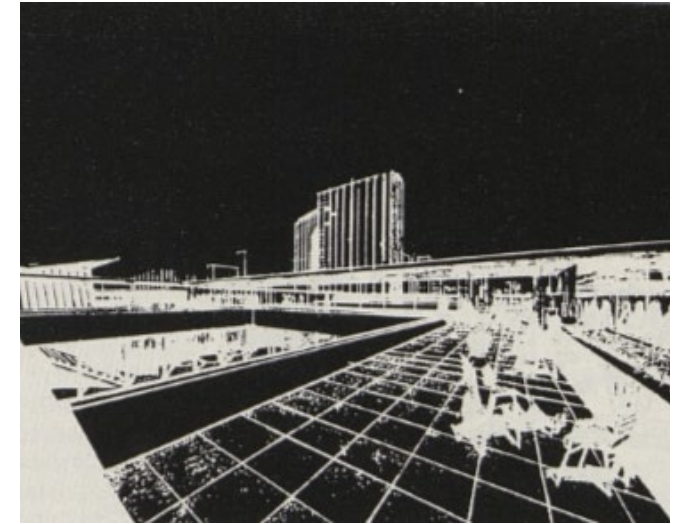


Fig. 1: Milan Jarolím, Bohnice housing estate, 1964 Winning proposal - perspective of elevated pedestrian terraces with see-throughs and prevailing horizontal character. © Hrůza, Jiří. “K výsledkům soutěže na řešení bohnické obytné čtvrti v Praze.” *Architektura ČSR*, 4, 1965, page 232.



Fig. 2: Location of Bohnice estate within the city of Prague.

(1) Hrůza, Jiří. “K výsledkům soutěže na řešení bohnické obytné čtvrti v Praze.” *Architektura ČSR*, 4, 1965, page 231

(2) In Czechoslovakia the trend of architecture and politics had many parallels with contemporary developments in the West and East, moreover “social and human implications of the scientific and technological revolution” was one of the significant background topics for architects. One of the examples was particularly project of Gorazd Čelechovský - Etearea: study of environment, which was a project of self sustained city in the South of Prague. This study contained above all elements of metabolist architects, and some other influence can be perceived through environmental approach, urban approach and general solutions for modern cities of Gorazd Čelechovský’s team.

(3) Hrůza, Jiří. “K výsledkům soutěže na řešení bohnické obytné čtvrti v Praze.” *Architektura ČSR*, 4, 1965, page 231

(4) Hrůza, Jiří. “K výsledkům soutěže na řešení bohnické obytné čtvrti v Praze.” *Architektura ČSR*, 4, 1965, page 232

(5) Hrůza, Jiří. “K výsledkům soutěže na řešení bohnické obytné čtvrti v Praze.” *Architektura ČSR*, 4, 1965, page 232

(6) Hrůza, Jiří. “K výsledkům soutěže na řešení bohnické obytné čtvrti v Praze.” *Architektura ČSR*, 4, 1965, page 232

(7) Hrůza, Jiří. “K výsledkům soutěže na řešení bohnické obytné čtvrti v Praze.” *Architektura ČSR*, 4, 1965, page 232

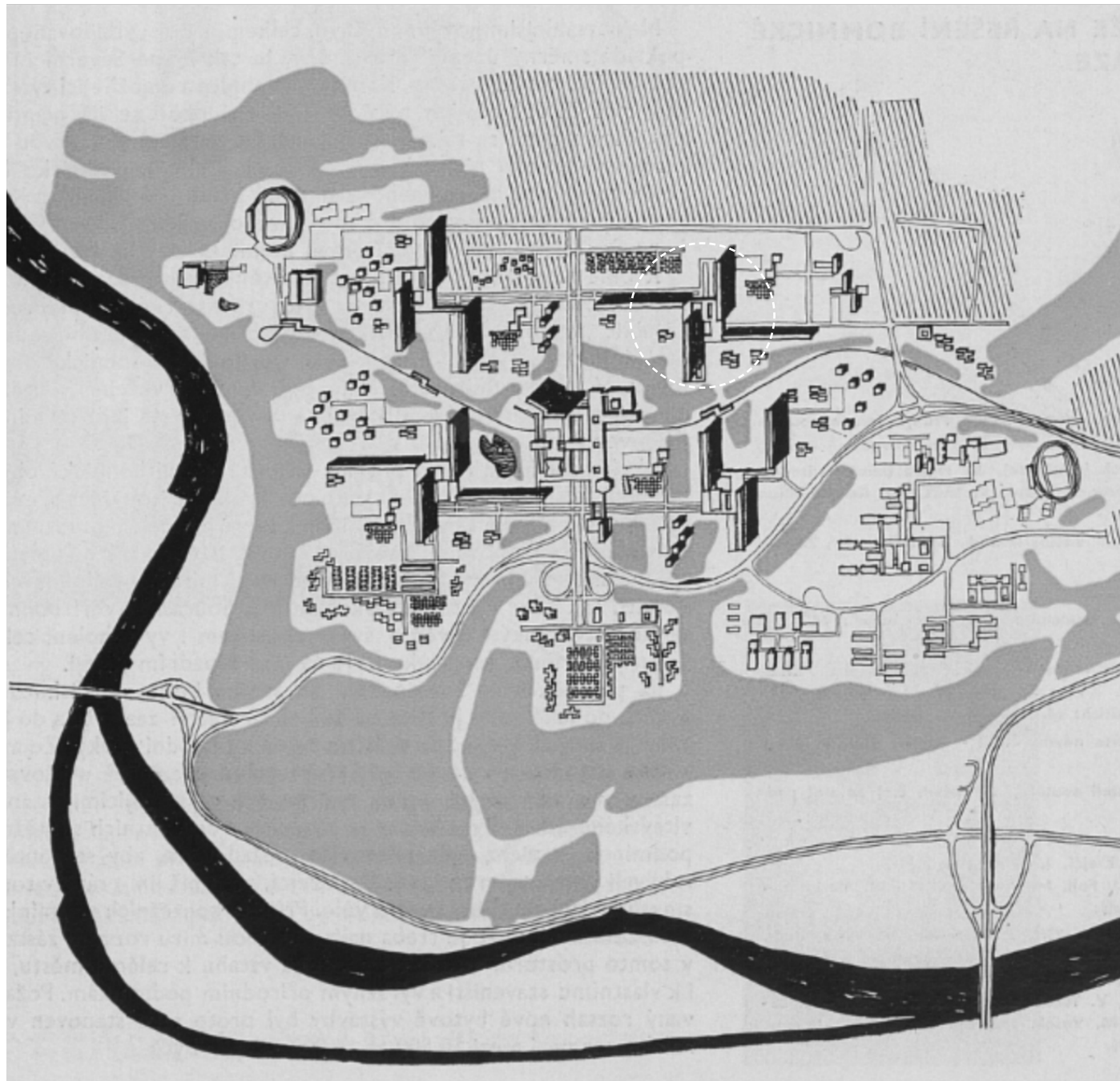


Fig. 3: Milan Jarolím, Bohnice housing estate, Prague, Czech Republic, Winning proposal 1964. In a circle Odra building area is marked. © Hružza, Jiří. "K výsledkům soutěže na řešení bohnické obytné čtvrti v Praze." *Architektura ČSR*, 4, 1965, page 232.

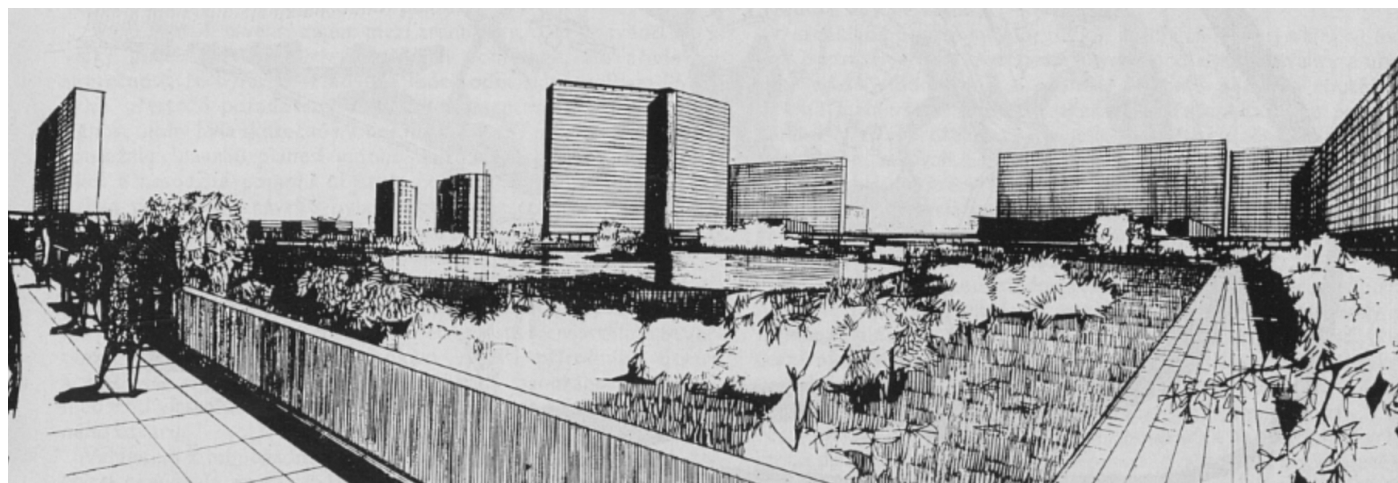


Fig. 4: Milan Jarolím, Bohnice housing estate, Prague, Czech Republic), Winning proposal perspective of terraces of local centres, 1964 © Hružza, Jiří. "K výsledkům soutěže na řešení bohnické obytné čtvrti v Praze." *Architektura ČSR*, 4, 1965, page 232.

2.1.2. 1968 Technocratic phase

After the violent end to the Prague Spring in August 1968 and the subsequent imposition of hard-line official control over political and social life termed "normalisation", significant repression was imposed against intellectual elites and control increased over artistic work. The Union of important Czech architects founded during social openness was dissolved and architects replaced by more pro-regime ones. (8) So was the case of housing estate Bohnice. After 1968 when architect Milan Jarolím left Czechoslovakia to the US, architects Václav Havránek and Lubomír Kepka took over the project. They were particularly interested in demonstrating the conveniences of a new construction system VVÚ-ETA, which one of them participated to formulate. (9)

After invasion of Warsaw Pact troops into Czechoslovakia, mood of the society rapidly changed and so did architecture. The purges began and many architects either migrated or were dismissed due to their political status. Realization of the winning project was happening therefore during normalization (so called "technocratic phase"), when all architectural qualities were replaced by the quantum of panel buildings, experimentation was perceived as anachronism and role of architects was put on the second place. (10) The only request that was important was the number of apartments, economical solutions and rapidity of development.

The most radical change from urban point of view touched the concept of "windmills". Clean, geometric, brutalist formations from the competition design were cut during the next phase and adapted to the new requirements. It is not quite clear if the decision was made due to the fact that the author of the concept "betrayed" his country or due to reluctance to experiment. The concept of "windmills" was also disrupted by the construction of additional buildings, which were forced by the investor in order to increase the number of apartments.

The first versions of the urban plan provided a very wide range of civic amenities (swimming pool, cinema, hotel, clinic etc.) However, these plans were gradually reduced and only a very economical variant was created. (11) Northeastern part of Bohnice containing the Odra building was built among the very first areas with still some visible elements converted from the original plan. It is the building itself that serves as a remaining example and testimony of that time.

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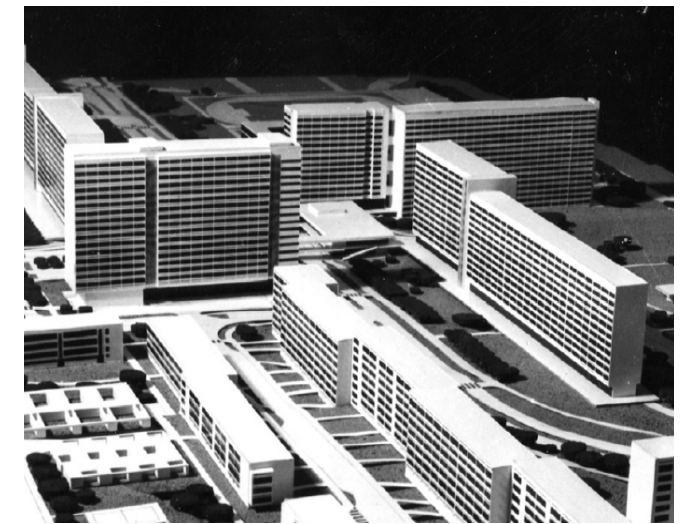


Fig. 5: Václav Havránek, Bohnice housing estate, Prague, Czech Republic, Model of Bohnice northeast area which was also the first one to be realized. © *Byty včera, dnes a zítra*, Praha: Orbis, 1976

cinema, hotel, clinic etc.) However, these plans were gradually reduced and only a very economical variant was created. (12) comparison of plans) Northeastern part of Bohnice containing the Odra building was built among the very first areas with still some visible elements converted from the original plan.

It is the building itself that serves as a remaining example and testimony of that time.

(8) Skřivánková, Švácha, Lehkoživová. *The Paneláks*. Praha: UPM, 2017, page 41

(9) Kokeš, Václav. "Výstavba panelových bytových domů v sedmdesátých letech 20. století s důrazem na výstavbu "Severního města" v Praze". Diploma thesis, Charles university in Prague, 2013

(10) Skřivánková, Švácha, Lehkoživová. *The Paneláks*. Praha: UPM, 2017, page 41

(11) Comparison of original plans from 1964 (fig.7) and plans from 1970 (fig. 9).

(12) Jakubec, Zdeněk. "Technical report," Building Authority of Prague 8 - Archives, Odra Plány - Společně 399-401

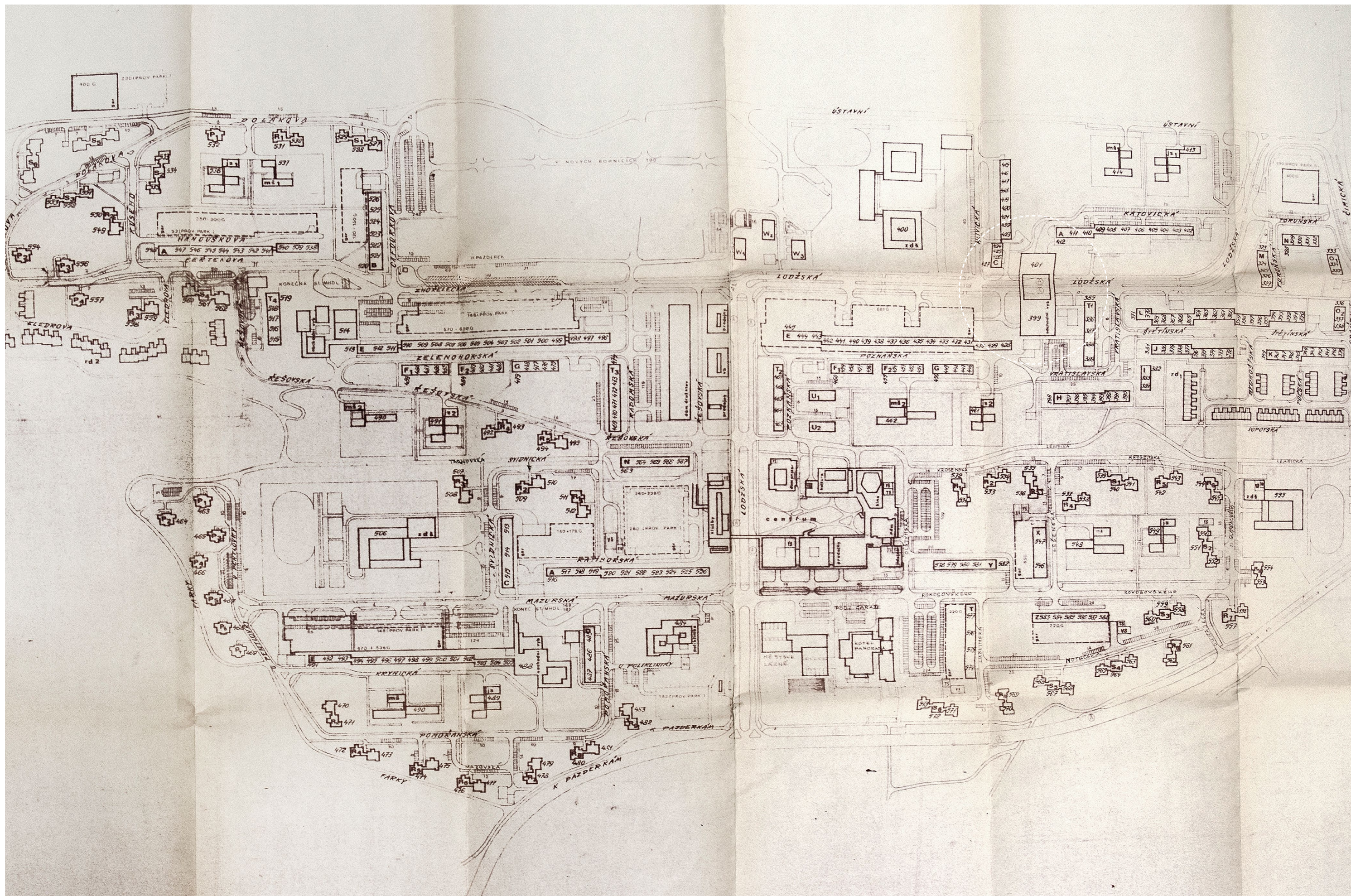


Fig. 6: Václav Havránek, Bohnice housing estate, Prague, Czech Republic, Plan of Bohnice from 1970. In this plan it is visible that organization of the plan changed rapidly. Odra's size changed and its interconnection with buildings in close surroundings changed but still remained few connections and concept of bridge. © Building Authority of Prague 8 - Archives, Odra Plány - Společně 399-401

2.2 OC Odra

2.2.1 Construction phase 1970-1976

Architect Zdeněk Jakubec from studio Delta made a project of Odra in 1970 as a local centre with shops and administrative parts.⁽¹³⁾ It was based on the original concept of horizontal centre in the middle of crossings of panel buildings, with 2 levels, using concept of cars and pedestrians separated in different levels. This concept can be seen in Hilberseimer drawings from twenties. (Ludwig Hilberseimer, the Vertical City, 1924) Odra stands across the street *Lodžská* (important East-West axis) in the Northern part of Bohnice. As the street is relatively straight and long, Odra is visible from distance and offers interesting see-throughs. Southern part of the building is “soaked” in terrain which makes it very easy to approach the building from this particular area. Northern part of the building is quite tall in comparison, due to different terrain and is perceived as sort of “final” part of not only Odra building but also of the whole estate.

The center consists of 2 two-story rectangular buildings of different sizes which are connected in the first floor by 2 bridges. Moreover it creates a significant contrast to high-rise slab buildings as it is low, flat and relatively airy if we take into consideration its size. It has very clear horizontal division into 2 floors - ground floor has a concrete column system with a free plan, building here recedes from the main road and creates portico. First floor is due to its steel construction of roof more “free” and open.

Cantilevered roof represents a massive and expressive element of the building together with concrete railings in the first floor that only underline the horizontal character.

Lodžská road was meant to be very busy with transportation (four lane road) so there was never meant to be a possibility to cross it in the groundfloor. Instead inhabitants were able to take

a variety of concrete ramps and staircases leading to upper floor which worked as sort of connecting element of building A and building B.

The bridging of the four-lane road is highlighted even more by blocks of pillars. East bridge serves as a connector of both parts of the building, while west bridge served also as a gallery with furniture showcase and so it is wider. However main function was believed to be the new pedestrian crossing of overdimensioned road that was supposed to be more secure and less disturbing for inhabitants. Footbridges on the first floor not only overcome the road but they also lead to the housing estate terraces in the form of stairs and ramps and create more fluent connection between building and its surroundings.

Furthermore there are very visible elements of brutalism for example expressive sculptural massive ramps, clear tectonic division. The effort to separate transport and trade, cars and pedestrians into different levels was also important part of the concept. These elements were visibly later taken over by other buildings for example in *Jižní město* Prague, *Háje* metro station, surroundings of *Opatovská* street).⁽¹⁴⁾

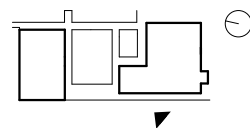


Fig. 7: Odra during construction works. © Odra 8.7.1976. Sýbek Jaroslav, ČTK

⁽¹³⁾ Špačková, Eva. “Architektura obchodních domů na Pražských sídlištích.” thesis, Palackeho university in Olomouc, 2018

⁽¹⁴⁾ Špačková, Eva. “Architektura obchodních domů na Pražských sídlištích.” thesis, Palackeho university in Olomouc, 2018





Fig. 8 Odra view from the bridge. © Odra 1.4.1980. Šourek Jiří, Humpálová Zuzana, Sýbek Jaroslav, ČTK

Building's vertical circulations & surrounding terraces

Uniqueness of Odra is based on its sculptural vertical communications represented by concrete ramps and staircases that mostly go outside the perimeter of the building and are attached to it by "a neck". But also surrounding terraces that are part of residential buildings and are connected with Odra and play important role in terms of accessibility. These elements are important parts of the whole complex. (See axonometric scheme of relations.)

Both parts of Odra centre are accessible by a barrier-free communication - from the north the access to the first floor is through a ramp, in the southern part of Odra, access to the first floor is guaranteed due to elevated terrain and a terrace.

Construction system of the building and materiality

Unlike all other buildings in the whole estate, construction system of Odra was not based on panel technology as it was meant to be as flexible as possible due to its original function.

Structural grid 6 x 6 meters is created by reinforced concrete monolithic rectangular columns (in the ground floor) 40x40 cm and reinforcing walls with thickness between 40 - 25 cm. Walls were used mainly for staircase and elevator shafts and are having the supportive function in "free plan" construction system. In the first floor construction grid is 18 x 18 meters and columns are made of steel. Construction height in ground floor is 4 meters and in first floor 6 meters. The light height is 3,6 meters, same in both floors. The object is 11 meters high in total. The object has no basement. Perimetrical concrete foundations are placed 80 cm underground to avoid freezing of the construction. Slab in the first floor is cassette lightweight concrete slab which is reinforced in both directions with invisible beams. Thickness of the slab is 30 cm. Roof structure is made of steel truss system. The thickness of the slab is 100 cm. The truss system enables larger spans in the first floor and that's the reason why the grid in first floor is based on larger span between columns (up to 18 meters). Along the perimeter of the building the slab is 4,5 meters cantilevered. This sophisticated construction enables the building to emphasise its horizontality and open plan character. In the deepest parts of the building there were designed rectangular roof skylights to provide a

daylight even in places like a supermarket.

In order to have a possible see-throughs through the building, the perimeter cladding was mostly made of glass curtain walls supported by aluminum profiles. The modulation of the curtain walls strictly follows the construction grid (6 x 6 m). The division of the curtain wall is 300 / 150 / 75 / 38,5 cm between vertical posts. Horizontal division is 2,2 meters for part with doors, then 60 cm opaque strip all around the building (except the northern part where the building behaves differently and there were no commercials) used for signs of the commercial activity and at the top 80 cm transparent strip with openings, followed also by strip of windows all around the building. As mentioned before, for elevations horizontal articulation was very important and it was even more highlighted by a horizontal stripe made by travertine cladding. In this stripe all graphics and names of stores were presented. Concrete cassette slabs are covered by lamella ceiling both in exterior and interior which almost blurs the transition of interior and exterior. Prefabricated reinforced concrete railing is placed along all terraces and bridges and it was also used for staircases in the atrium. Roof finishing is made by steel plate (standing seam vertically). Floor finishing in interior was usually made of lino, ceramic tiles or cement screed. Slabs and pavement of exterior was covered by asphalt.

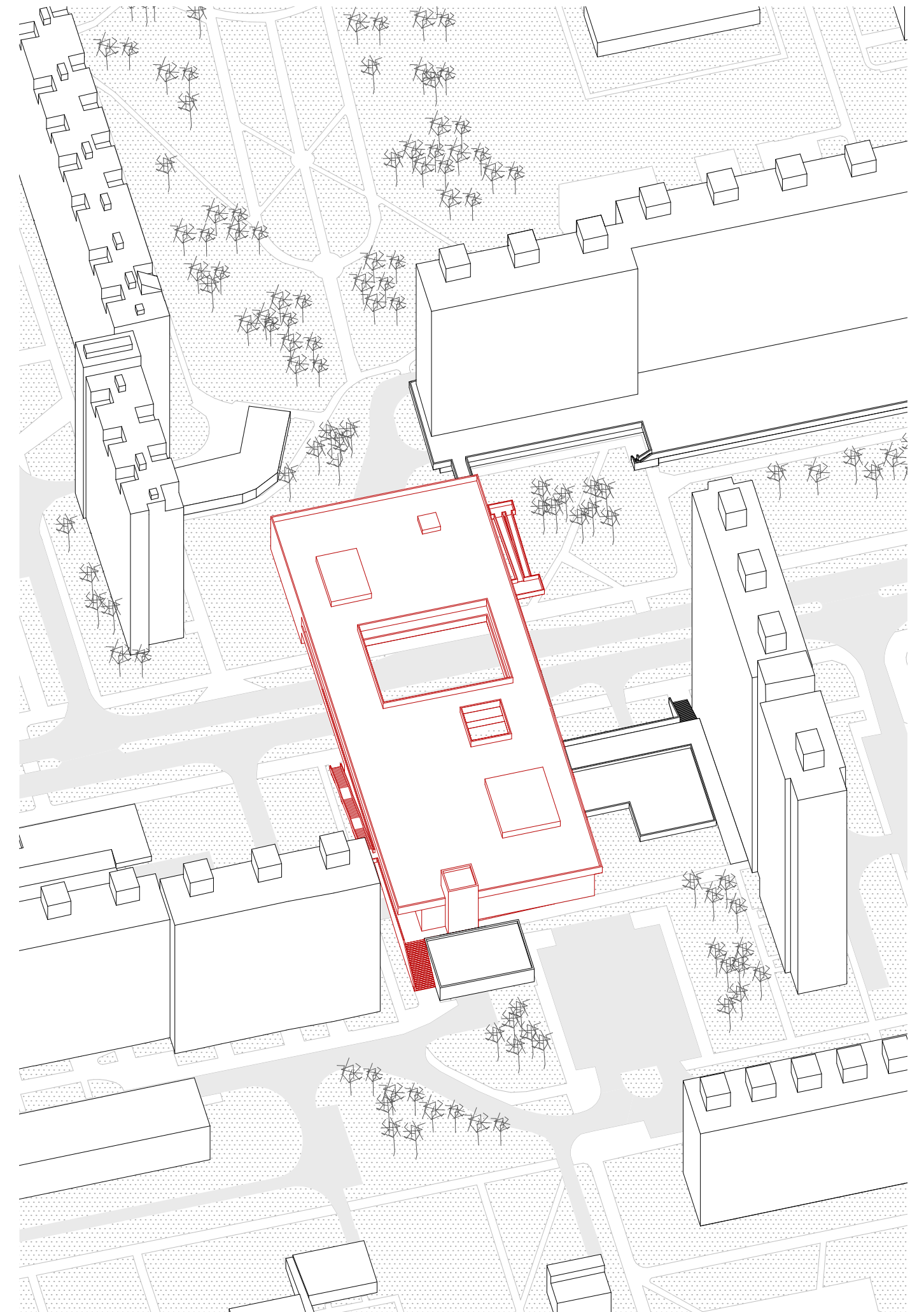
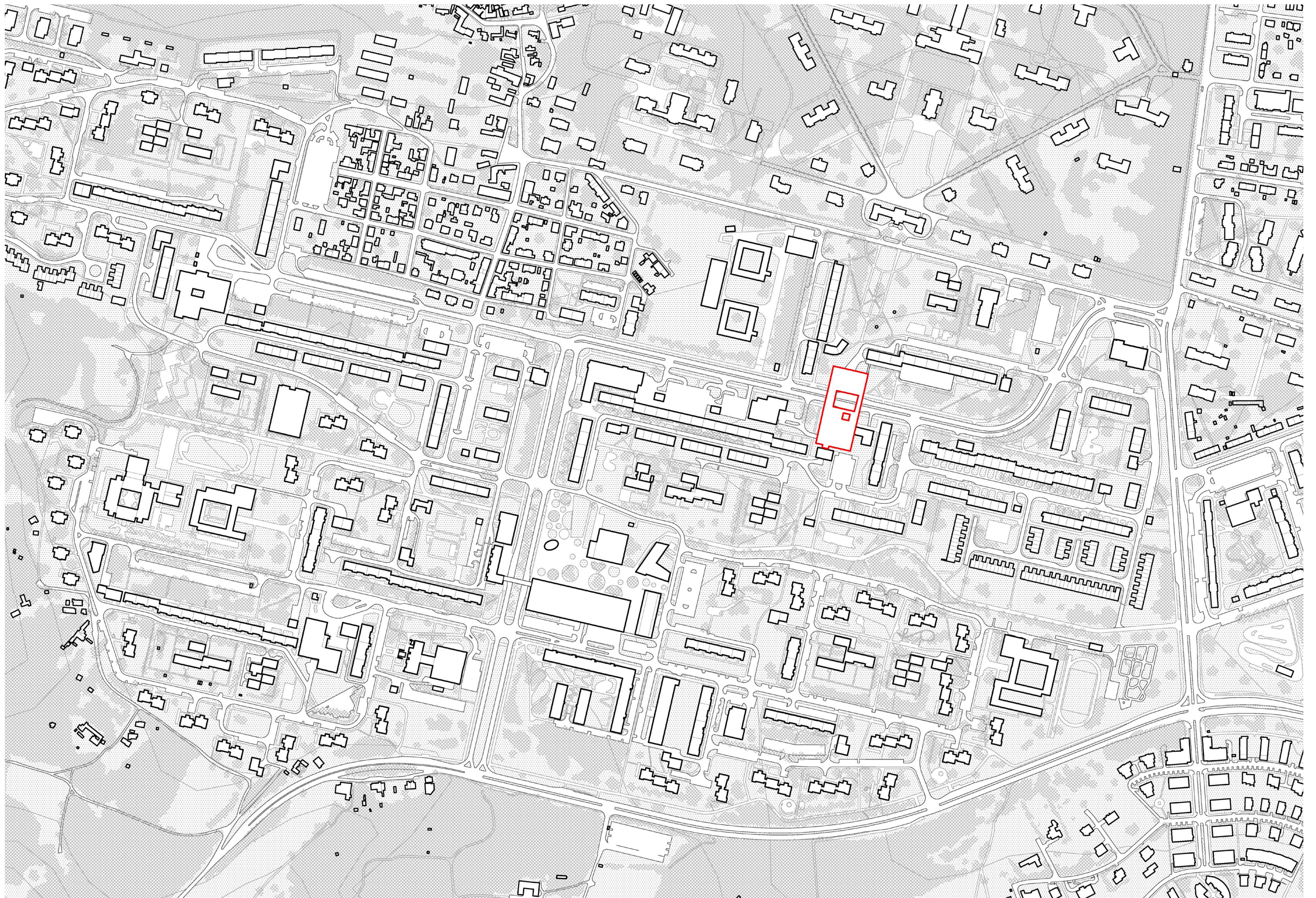


Fig. 9 Axonometry with surroundings showing clear interconnection that prevailed in some form from the original concept from 1968.

Fig. 10 On the following page the drawing shows wider relations within the housing estate.



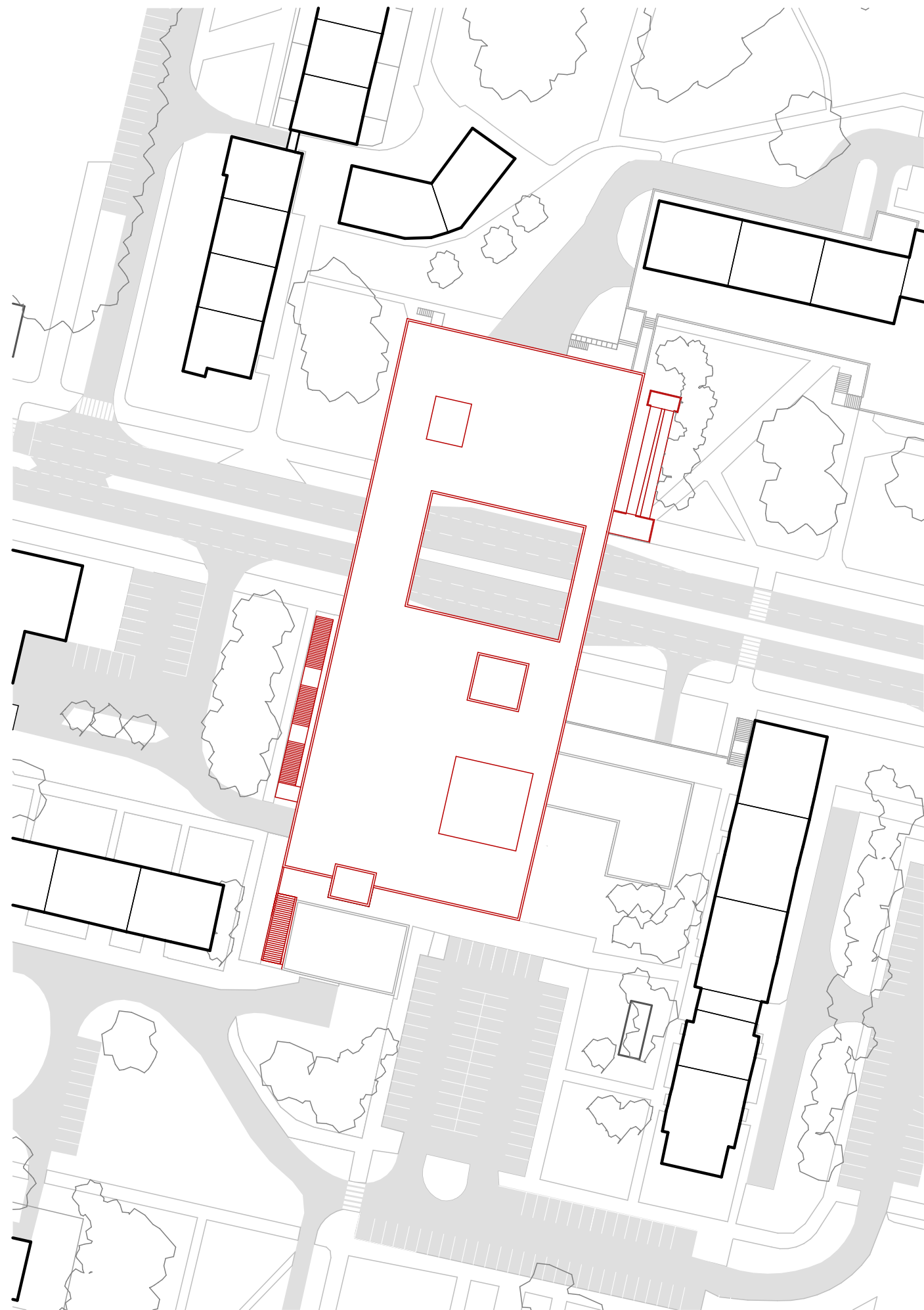


Fig. 11 Odra original situation redrawal, showing the unsuccessful but still present concept of windmills from 1968.

Ground floor

As the building was located in a close proximity of busy road and the main concept was to separate people and cars, ground floor was mostly dedicated to storages and technical rooms serving for functions in the first floor. However, in the area along the road and along the sidewalk, where bus stops were oriented in both directions, some public facilities that did not demand a lots of daylight and “privacy” were located. In the northern part of the building there was a post office, a hairdresser with beauty salloon and public toilets. This part of Odra is located at the same level as surrounding terrain.

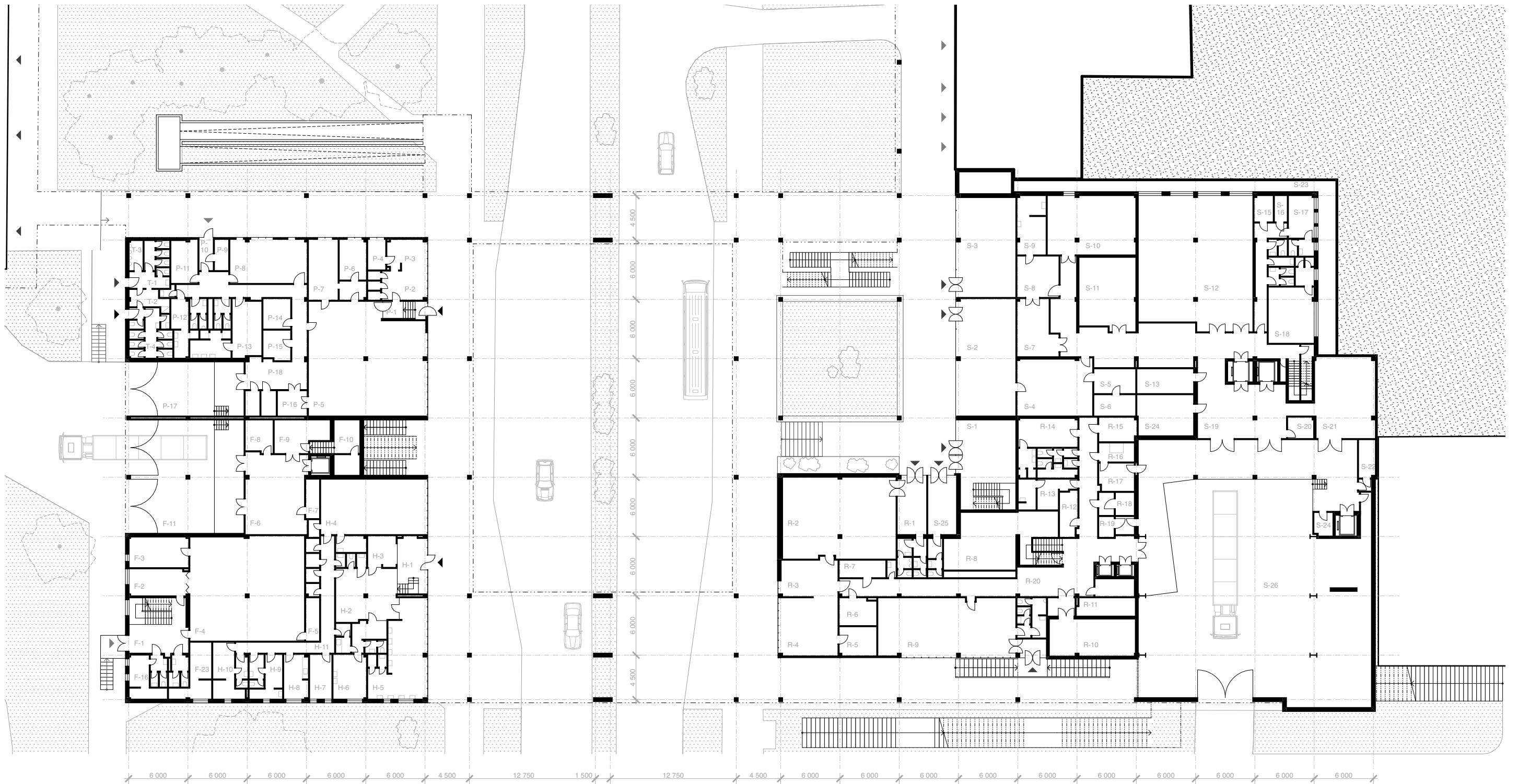
In the southern part of Odra, atrium with vertical communications was placed that protected ground floor from the road and created a pleasant atrium. Some commercials such as vegetable shop, pastries shop were oriented along the facade while deeper in the building there were placed all the storages for supermarket and restaurant. This part of building is located in the area where surrounding terrain is higher then the ground floor of the building. This causes a better connection with its surroundings and much fluent movement of people through the building.

First floor

First floor of the building was more representative as it was also more “airy”. Most of the facade’s openings to the inner atrium were transparent so it was quite common to see through the building at some points. Both in north and south a portico leading along the building was continuing as sort of bridge, that headed to the terraces in the surroundings in one case, in other cases it was interconnected with other bridges and vertical communications. In the northern part of building there was located a furniture store which expanded also in the exterior in form of transparent showcase oriented in one of 2 bridges. As the store was quite deep, there was a skylight that provided natural light. Next to the shop there was a central vertical communication which quite rarely did not expanded from the building perimeter in a form of massive concrete staircase. The other part of the building served as “socialist enlightenment” centre, exposed and fully transparent from all three sides. Across the street *Lodžská* a restaurant with a dancing parquet and bar was designed as quite representative space. This restaurant was very flexible as it was possible to divide the space into smaller ones by folding partitions. The rest of the floor occupied a supermarket that was expanding in the passage through the building which was a free space that changed according to needs and

according to sellers. From one point there was possible to see through the whole building. This passage led to the car park oriented on the terrace that connected other apartment buildings and its surroundings.

To sum up, while the ground floor was more commercial and more “invisible”, the first floor was designed to be very flexible, transparent and to be easily changed according to needs of tenants, visitors or future needs.



F - FURNITURE

- F-1 ENTRANCE FOR STAFF
- 2 DAYROOM
- 3 FURNITURE WORKSPACE
- 4 FURNITURE STORAGE
- 5 MATERIAL STORAGE
- 6 SPACE FOR MANIPULATION
- 7 STORAGE
- 8 WAREHOUSEMAN
- 9 PACKAGE STORAGE
- 10 TECHNICAL ROOM
- 11 SPACE FOR MANIPULATION

H - HAIRDRESSER

- H-1 ENTRANCE
- 2 ENTRANCE HALL
- 3 STAFF
- 4 HAIRDRESSER
- 5 BARBERSHOP
- 6 BEAUTY SALOON
- 7 DIRECTOR
- 8 DAYROOM
- 9 CHANGING ROOM MEN
- 10 CHANGING ROOM WOMEN
- 11 CORRIDOR

T - PUBLIC TOILETS

- T-1 ENTRANCE
- 2 STAFF
- 3 MEN
- 4 WOMEN

P - POST OFFICE

- P-1 ENTRANCE
- 2 TELECOMMUNICATION CABINS
- 3 TELEPHONE
- 4 TELEX
- 5 POST OFFICE HALL
- 6 DIRECTOR OFFICE
- 7 CASH REGISTER
- 8 DELIVERERS
- 9 CABEL ROOM
- 10 ENTRANCE FOR STAFF
- 11 DAYROOM
- 12 CHANGING ROOM MEN
- 13 CHANGING ROOM WOMEN
- 14 ARCHIVE
- 15 REGISTRATION
- 16 PACKAGE STORAGE
- 17 SPACE FOR MANIPULATION
- 18 CORRIDOR

R - RESTAURANT

- R-1 ENTRANCE HALL
- 2 SNACKBAR
- 3 DISHWASHING
- 4 FOOD PREPARING
- 5 STORAGE
- 6 TECHNICAL ROOM
- 7 TECHNICAL ROOM
- 8 TECHNICAL ROOM
- 9 BRASSERIE
- 10 BEER STORAGE
- 11 DRINK STORAGE
- 12 PACKAGE STORAGE
- 13 CHANGING ROOMS MEN
- 14 CHANGING ROOMS WOMEN
- 15 VEGETABLE STORAGE
- 16 VEGETABLE PRAPARING
- 17 POTATO STORAGE
- 18 MEAT STORAGE
- 19 GARBAGE
- 20 CORRIDOR

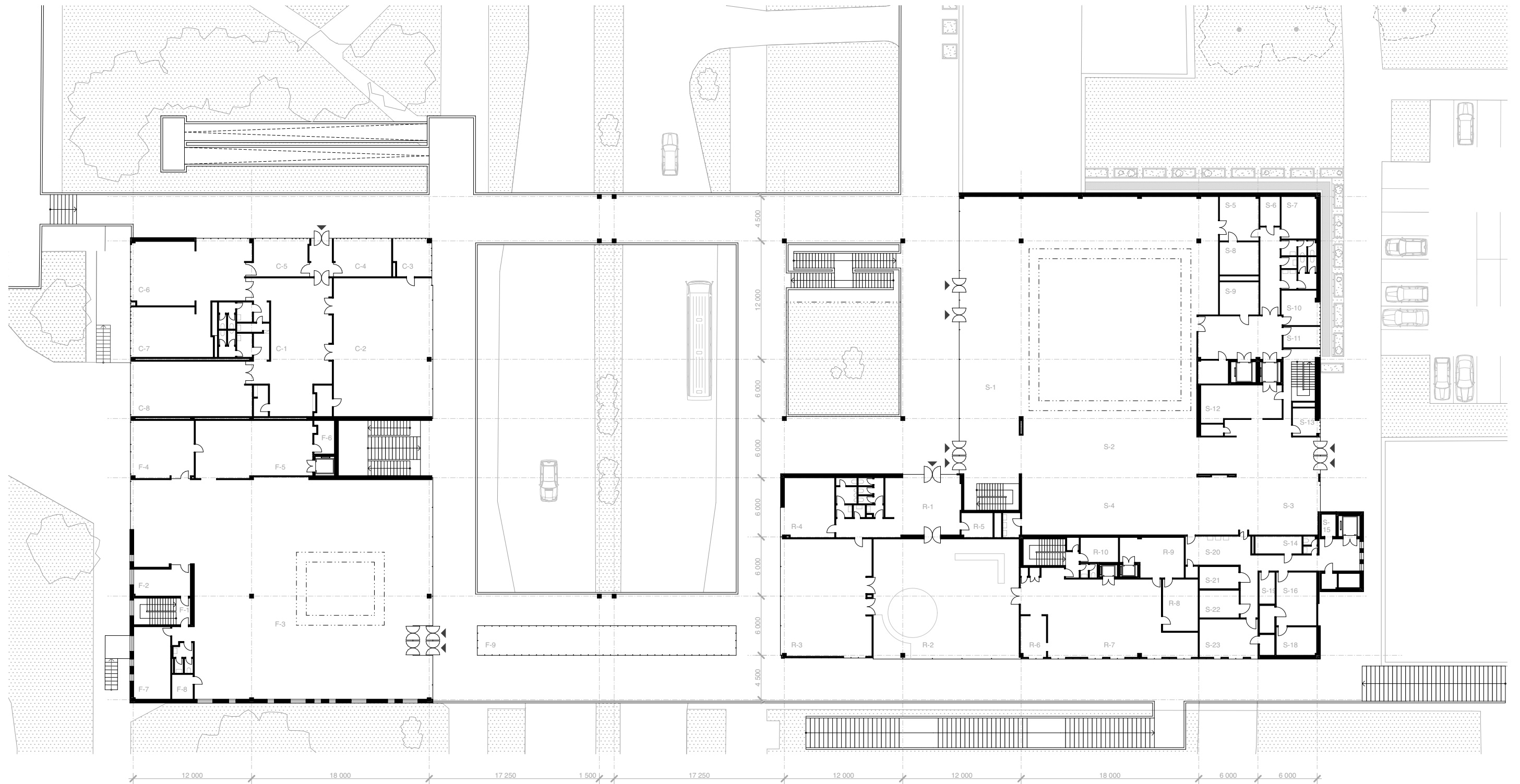
S - SUPERMARKET

- S-1 ENTANCE HALL
- 2 VEGETABLE SHOP
- 3 PASTRIES SHOP
- 4 VEGETABLE STORAGE
- 5 VEGETABLE COLD STORAGE
- 6 VEGETABLE FREEZER
- 7 PASTRY STORAGE
- 8 MANIPULATION
- 9 PREPARTORY
- 10 TECHNICAL ROOM
- 11 STORAGE
- 12 STORAGE
- 13 COLD STORAGE
- 14 COLD STORAGE DRINGS
- 15 TECHNICAL ROOM
- 16 TECHNICAL ROOM
- 17 CHANGING ROOM MEN
- 18 CHANGING ROOM WOMEN
- 19 SPACE FOR MANIPULATION
- 20 WAREHOUSEMAN

- 21 PACKAGE STORAGE
- 22 GARBAGE
- 23 ENGLISH COURTYARD
- 24 STORAGE
- 25 TOBACCO SHOP
- 26 SPACE FOR MANIPULATION

Fig. 12: Original ground floor plan, 1970





F - FURNITURE

- F-1 FURNITURE STAIRCASE
- 2 DIRECTOR OFFICE
- 3 FURNITURE SHOP
- 4 INFORMATION
- 5 STORAGE
- 6 TECHNICAL ROOM
- 7 ARCHITECT OFFICE
- 8 TECHNICAL ROOM
- 9 FURNITURE SHOW-CASE

C - "SOCIALIST ENLIGHTENMENT" CENTER

- C-1 HALL
- 2 AUDITORIUM
- 3 CHAIR STORAGE
- 4 OFFICE
- 5 OFFICE
- 6 LIBRARY
- 7 READING ROOM
- 8 PLAYROOM

R - RESTAURANT

- R-1 ENTRANCE HALL
- 2 RESTAURANT
- 3 SALOON
- 4 SALOON
- 5 STORAGE
- 6 DISHWASHING
- 7 KITCHEN
- 8 FOOD STORAGE
- 9 SPACE FOR MANIPULATION
- 10 DAYROOM

S - SUPERMARKET

- S-1 SUPERMARKET
- 2 CORRIDOR
- 3 DELICATESSEN
- 4 SWEET-SHOP
- 5 PREPARING ROOM
- 6 STORAGE
- 7 CHANGING ROOM MEN
- 8 COLD STORAGE
- 9 COLD STORAGE
- 10 CHANGING ROOM WOMEN
- 11 OFFICE
- 12 BOTTLE STORAGE
- 13 ARRANGER
- 14 COMPRESSORS
- 15 GARBAGE

- 16 DELICATESSEN PREPARING
- 17 DELICATESSEN STORAGE
- 18 OFFICE
- 19 WASHING ROOM
- 20 SWEET-SHOP STORAGE
- 21 SWEET-SHOP STORAGE
- 22 SWEET-SHOP WORKSHOP

Fig. 13: Original first floor plan 1970



Fig. 14: Odra interior of the snack bar (R-2) located on the ground floor. © Čekání na déšť, 8.7.1978. , Karel Kachyňa

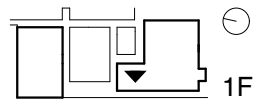


Fig. 16: Odra interior of restaurant in the first floor (See fig.14 R-2). © Odra 8.7.1976. Sýbek Jaroslav, ČTK

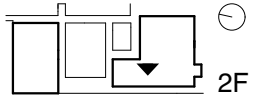


Fig. 15: Odra original exterior of entrance to the post office. © Čekání na déšť, 8.7.1978. , Karel Kachyňa

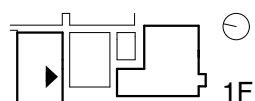
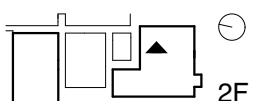


Fig. 17: Odra interior of the supermarket. © Odra 8.7.1976. Sýbek Jaroslav, ČTK



Interior

Transparency and sufficiency of daylight were significant features for interior. Different importance of different functions reflected overall look and character of interior but in general we can observe prevailing wooden sidings of partitions in areas available for the public (such as restaurant, post office, supermarket etc.,) plasterboard ceilings and floor finishings depending as well on the main function of the space. In restaurant oriented on the first floor as well as in so called "education" centre, or post office, significance of the space can be emphasized by materiality - the entrance halls were usually finished with marble floor tiling, while less representative spaces were made of ceramic tiles. (15)

Level of privacy in interior (where curtain walls were transparent) was achieved by translucent curtains.

Elevations

Original east and west elevations show clear horizontal articulation of the building with prevailing materials: concrete horizontal constructions and elements like railing, glass infills and steel plate cladding of the roof construction. Difficult leveling with the surrounding terrain is solved by terraces that are at the same level as the first floor, other level differences are managed with additional staircases.

Different behaviour of facade can be observed on eastern elevation that has different character in area where the building touches the ground. In this part and the whole northern facade cladding was finished with travertin stone, partially disturbed by long rather vertical windows leading throughout the whole height of the building in this specific part. However horizontal character is followed in the articulation of the first floor.

This exception creates a disrupting feeling of this particular part of the building as it is going against the general concept of a floating slab over a transparent curtain wall. Also due to it this part of the building stays as least connected with its surroundings.

(15) Everything can be observed in original plans redrawals Fig. 29, 30.



Fig. 18: Odra original exterior appearance of concrete staircase with concrete railings. © Čekání na déšť, 8.7.1978. Karel Kachyňa

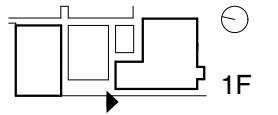
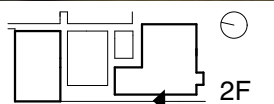


Fig. 19: Odra exterior of portico along the building in the first floor. © Čekání na déšť, 8.7.1978. , Karel Kachyňa



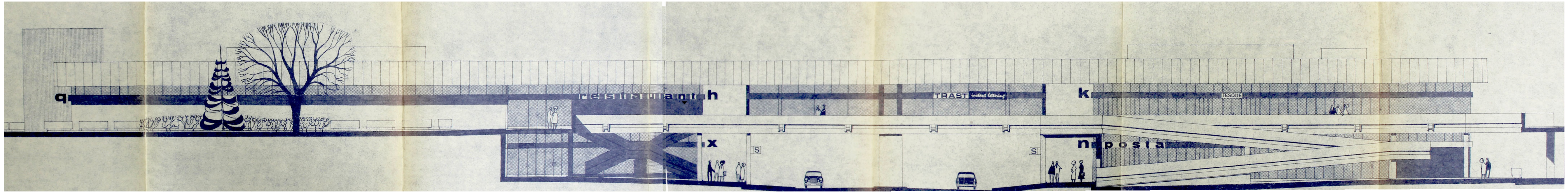


Fig. 20: West elevation, 1970 Building Authority of Prague 8 - Archives, Odra Plány - Společně 399-401

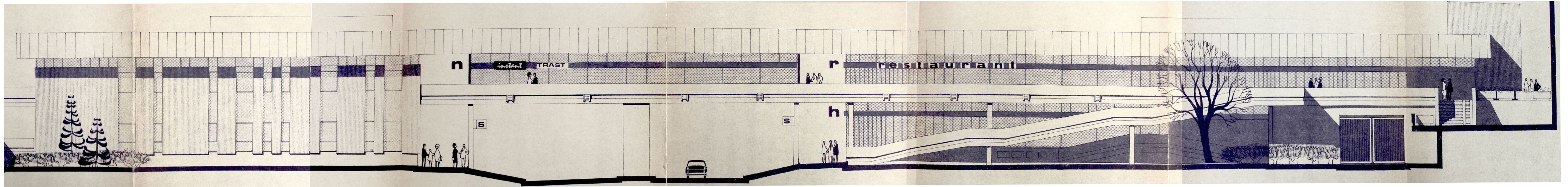
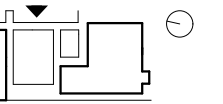


Fig. 21: East elevation, 1970 Building Authority of Prague 8 - Archives, Odra Plány - Společně 399-401

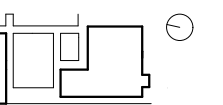
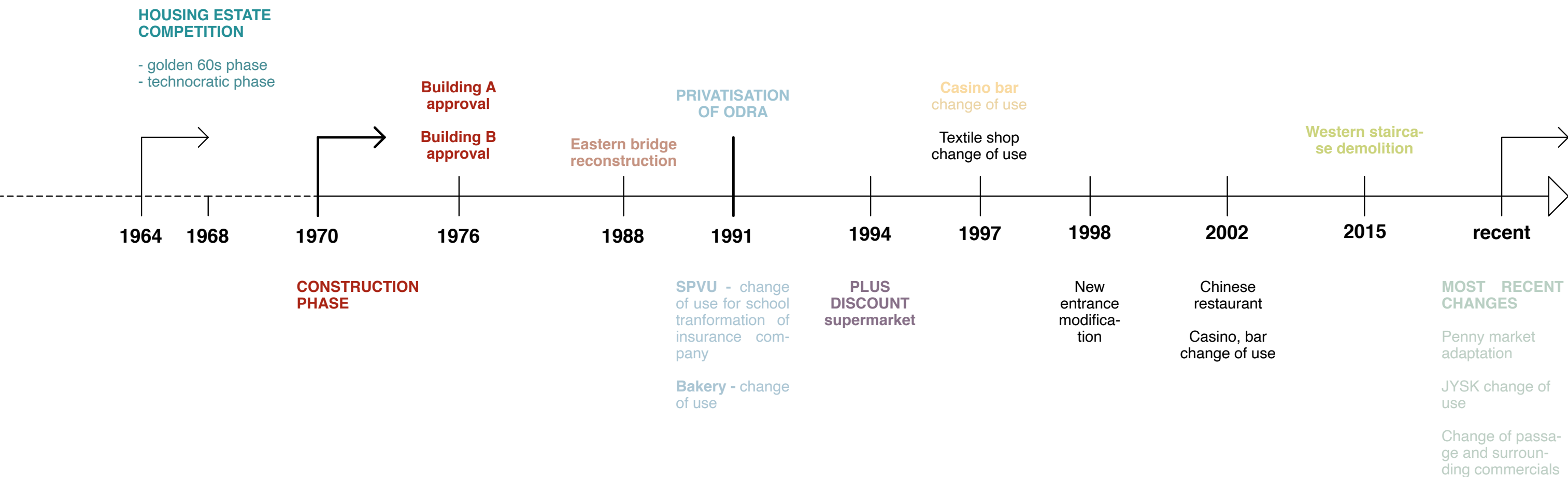




Fig. 24: Odra during construction works. © Odra 8.7.1976. Sýbek Jaroslav, ČTK

Timeline of all traced changes over time

Following pages will present changes of the building over time that were traced and documented. Through which it can be better elaborated how the building worked during time and what tendencies prevailed and influenced the building, its use, organization of space and overall appearance of OC Odra.



2.1.3. Privatisation of Odra 1991

In 1991 building was privatized and was divided into two parts. Until 1991 the building was owned by state companies (*Potraviný Praha* and *o.p. Nábytek*).⁽¹⁶⁾ One company owned one part, the other one second part of the building.

After privatization in 1991, the building was divided into 2 parts that were assigned to a private ownership - the Southern part of the building is owned now by developer company *Transakta*, the Northern one owns Developer *BC Odra*.⁽¹⁶⁾ The middle part containing 2 mirrored bridges was never assigned to anyone which caused many conflicts between owners which led to deterioration of the construction and ignorance of problems. Furthermore more greater division of the building started to appear.

Up until privatisation no major changes were recorded however after 1991 modifications of not only visual appearance but also functional changes started.

Bakery - change of use 1991

More radical change to a building was done by change of use in ground floor plan. In a previous phase this area was divided into 2 parts - public toilets oriented on the left, and post office closer to the street *Lodžská*. These two areas were connected together and rented by a baking company, which got rid of most of the existing partitions and space organization was changed completely. However, main entrance for the customers stayed at the previous position. Entrance to the building for employees was oriented in the east. Furthermore, northern facade received four new openings.

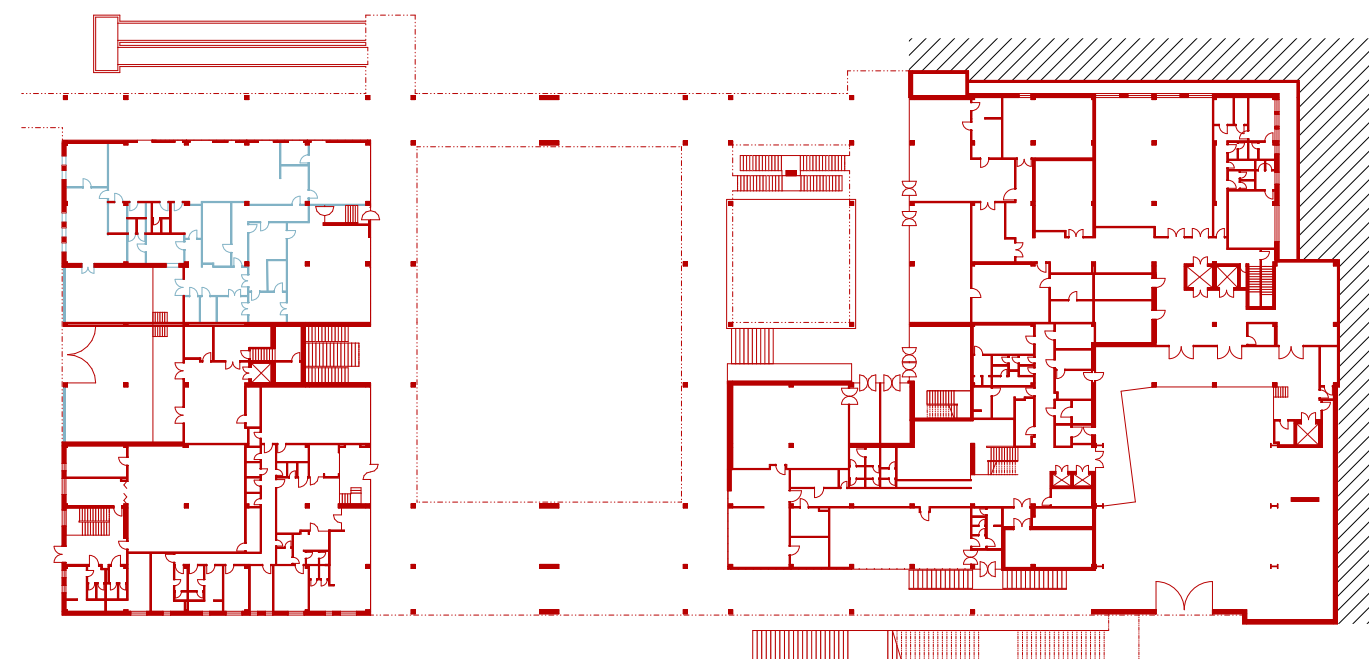
SPVU - change of use for school: transformation of insurance company 1991

Instead of "socialist enlightenment" centre architect Jan Pospíšil a few years after revolution proposed in a first floor new function instead. It was replaced by a centre for education for practical training of apprentices. Quite spacious rooms were reduced to bigger number of smaller ones. Entrance hall was enlarged. In a few areas *copilit* glass bricks were used to create a partition as there was a need for natural light which was suppressed by different organisation of space.

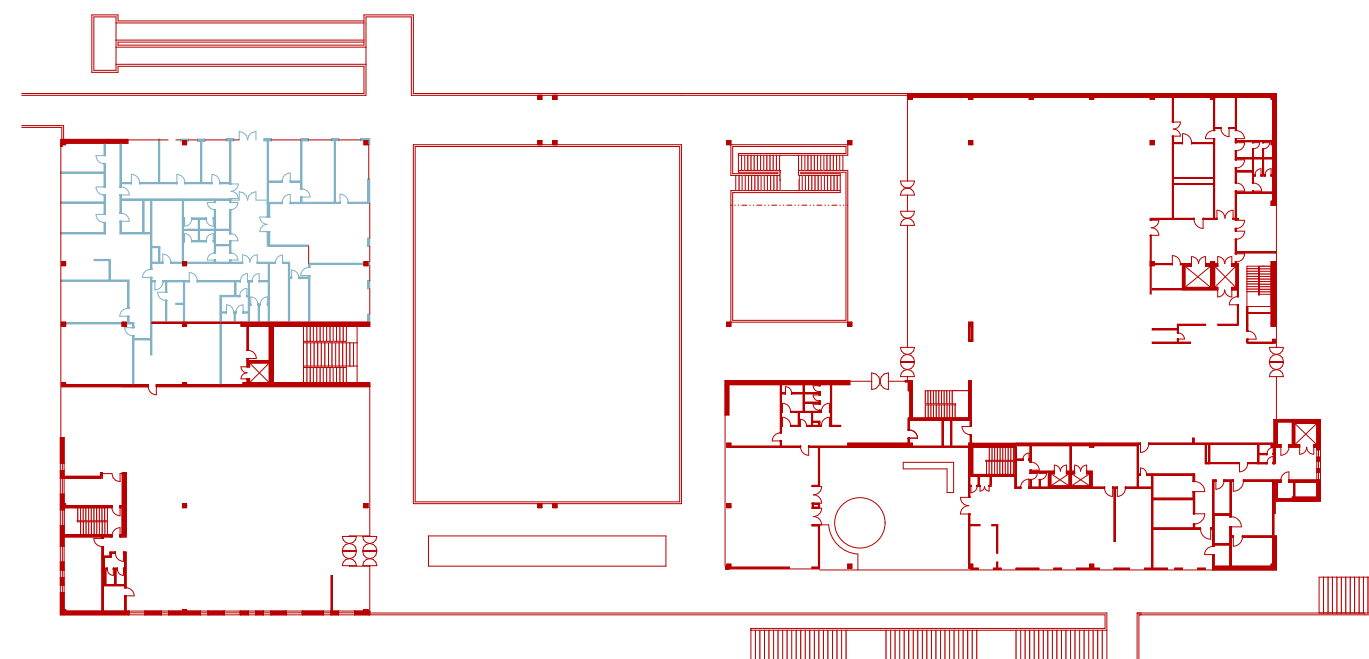
At the same year, changes in terms of organization of space were done to the left part of the same area. There were proposed new offices with qui-

te generous spaces for free time such as sauna and small fitness. All these adjustments were done only in level of partition changes, even though they were quite radical.

Facade and openings character was not changed much. However in a few points opaque elements appeared on facade in order to hide new partition finishings.



Ground floor plan - 1991



First floor plan - 1991

■ 1976 ■ added elements in 1991

⁽¹⁶⁾ Building Authority of Prague 8 - Archives, Odra Plány - Společné 399-401

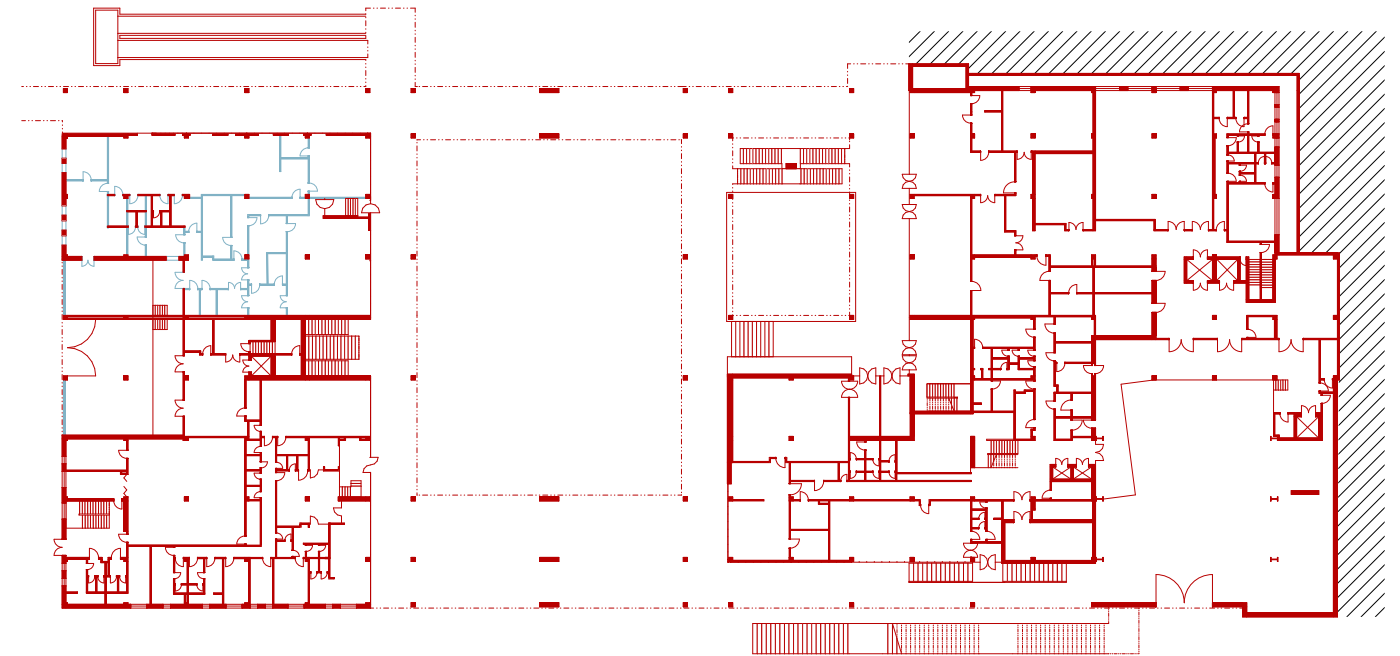
2.1.4. Plus discount supermarket change of use 1994

In the first floor of the building where there have always been a supermarket. Due to new needs and new tenants the supermarket was in 1994 enlarged at the expense of storages and offices oriented in the eastern and southern facade. Moreover, transparent facade leading along the portico was covered by posters and advertisings in order to use this space in interior for shelves. Entrances oriented in the atrium were closed and blocked.

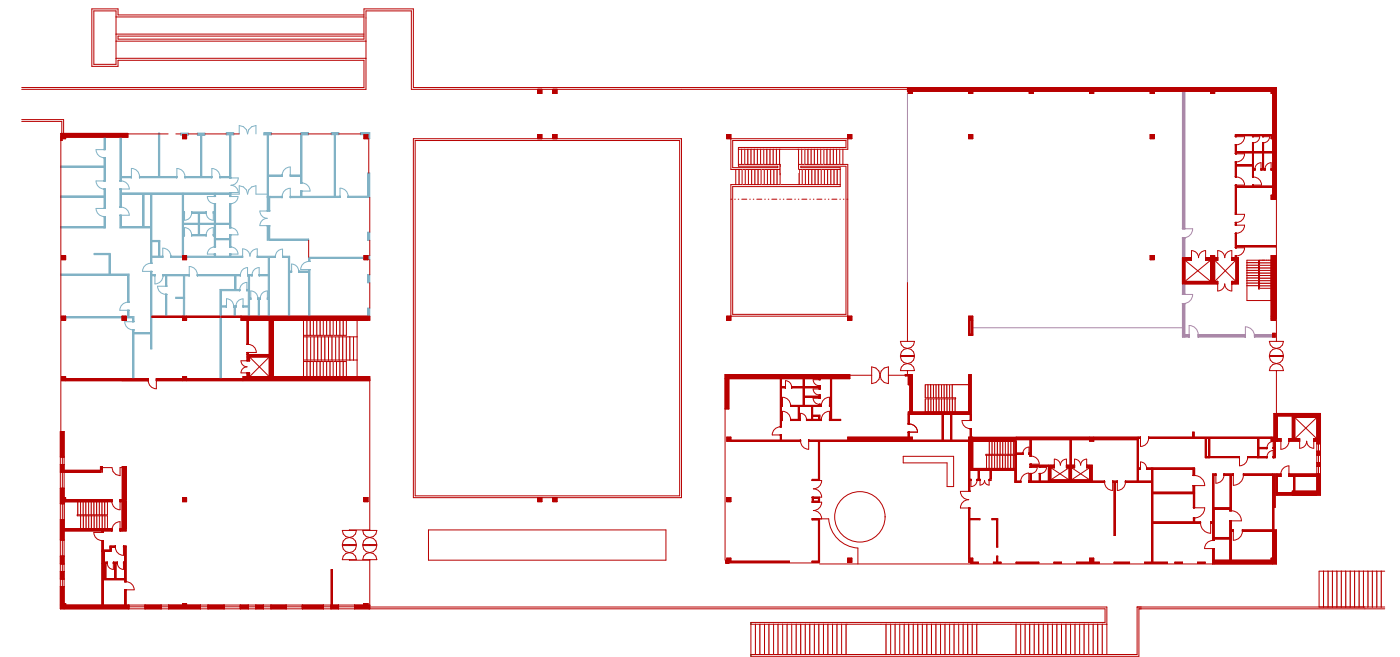
Sort of open passage that was as one common space with the supermarket was divided and some spaces were rented by tenants and used as traffic, newspapers shop etc.

Skylight that was one of the important design features of the building that provided a natural light to the building was covered by a plasterboard ceiling. All natural light and interconnection with outside space was suppressed.

In this particular alteration we can observe the first signs of more global change that started to evolve in terms of supermarkets and commercials in general. A need for more space, more space for storages, different demands for hygiene as well as for representation. (Advertisements etc.)



Ground floor plan - 1994



First floor plan - 1994

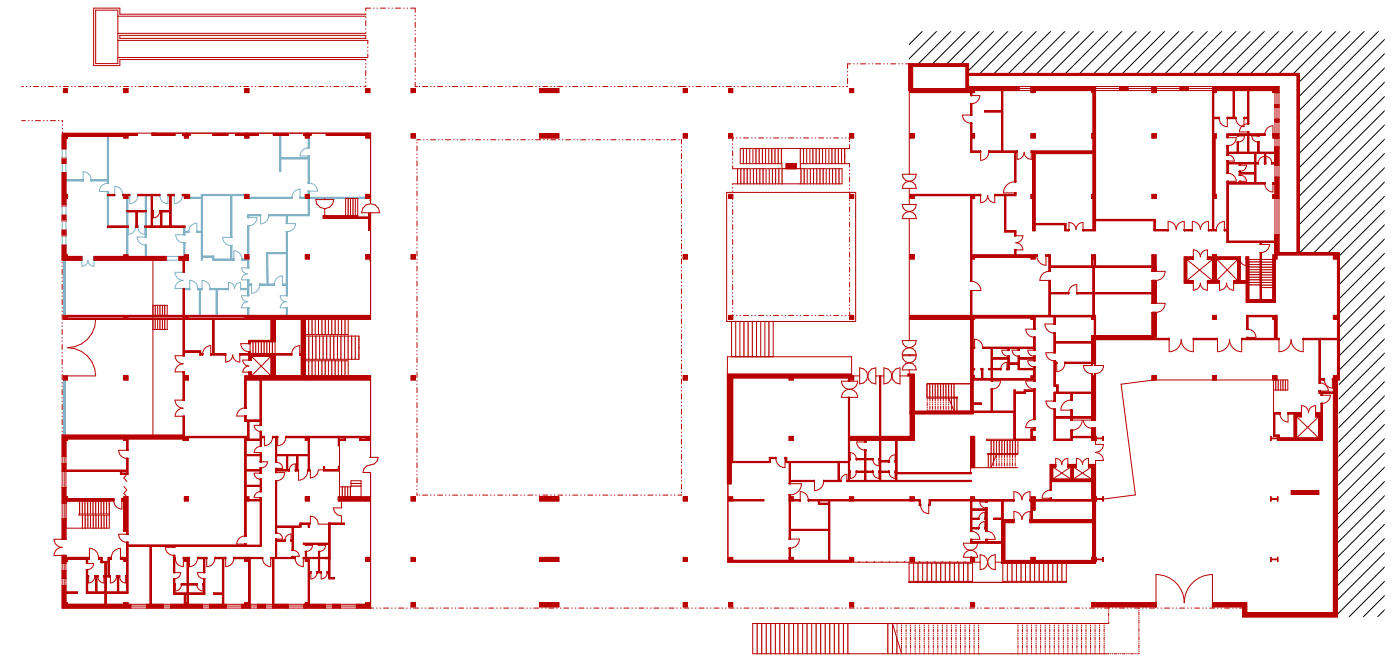
■ 1976 ■ 1991 ■ added elements in 1994

2.1.5. Casino bar change of use 1997

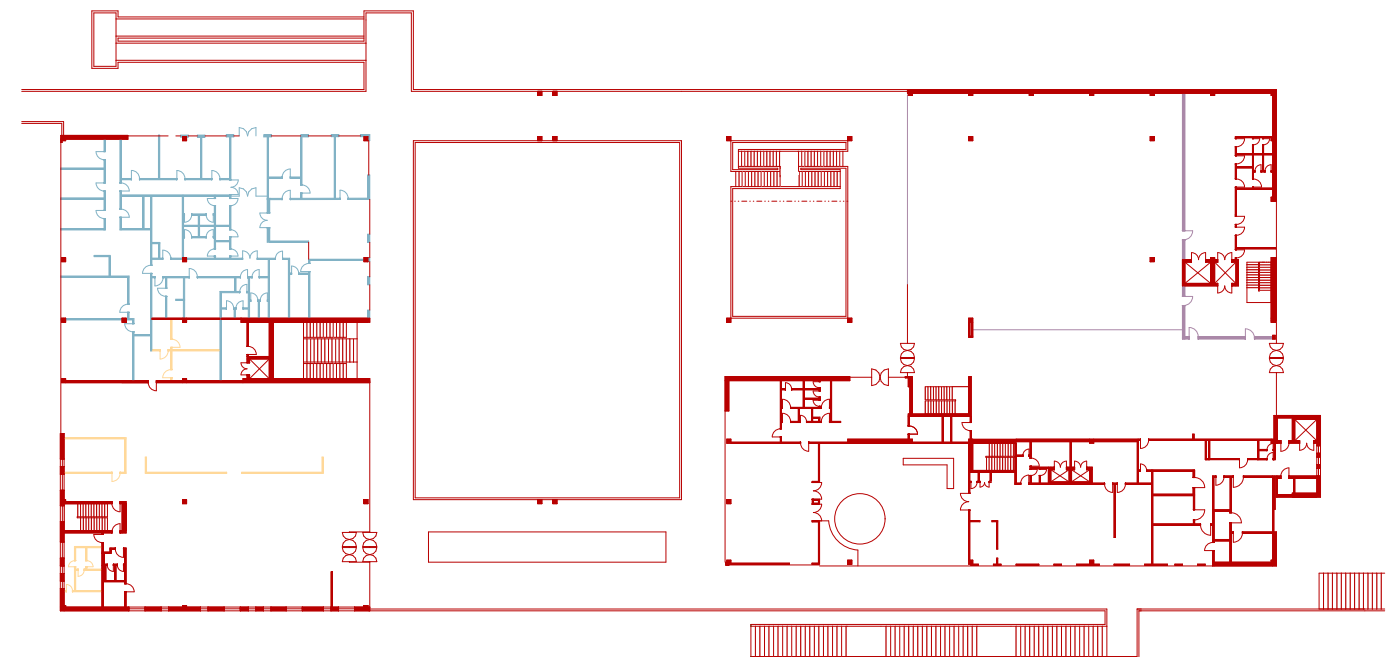
Furniture store which was very well known for Odra building from the year 1976, as it also had a furniture show-case on the west bridge, was replaced in 1997 by a casino with bar and table games.

The space was not changed significantly, it was left as a free plan with only single added partition that divided the space psychologically into different "play" zones. Moreover a bar and its storages were connected with the upper part of the building. Another change was the removal of existing floor finishings, also covering the transparent part of facade. Show-case on the bridge was left abandoned without any function.

Skylight was also covered as it was not needed for function like this.



Ground floor plan - 1997



First floor plan - 1997

■ 1976 ■ 1991 ■ 1994 ■ added elements in 1997

2.1.6. Western staircase demolition 2015

In 2015 quite significant change to the whole building was done in terms of changing the flow of vertical communications but also in terms of overall view of the building. Western concrete staircase oriented along the west facade was demolished due to the fact that pedestrians were not using it and it started to deteriorate. Owner of this part of the building claimed that it was not important to keep a staircase that noone uses. (17) This staircase obviously represented one of the important features of the building that also appeared many times in movies. However not only artists recognized this value. In a few interviews made during the demolition works with inhabitants, some of them claimed to have memories, when as children were playing there, running up and down. (18) Inevitably according to them some sort of history was demolished. After 6 years, no additional vertical communication was added, nor it is planned. Moreover, other communications and bridges were closed due to various decays. This demolition represents very dangerous message to the actual or future owners of the building. Not being able to see the importance of these communications is very sad and bad for the future use.

(17) Daniel Vitouš, 2016. Source : <https://www.blesk.cz/galerie/regiony-praha-praha-zpravy/628822/oc-odra-v-bohnicich-prislo-o-betonove-schody-podle-majitele-je-nikdo-nevyuzival?foto=7>

(18) Interview with inhabitants is possible to read here: <https://www.blesk.cz/galerie/regiony-praha-praha-zpravy/628822/oc-odra-v-bohnicich-prislo-o-betonove-schody-podle-majitele-je-nikdo-nevyuzival?foto=7>

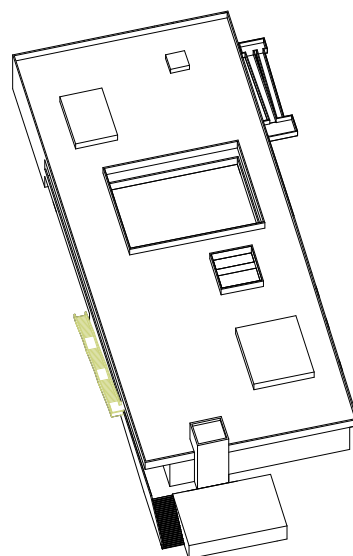
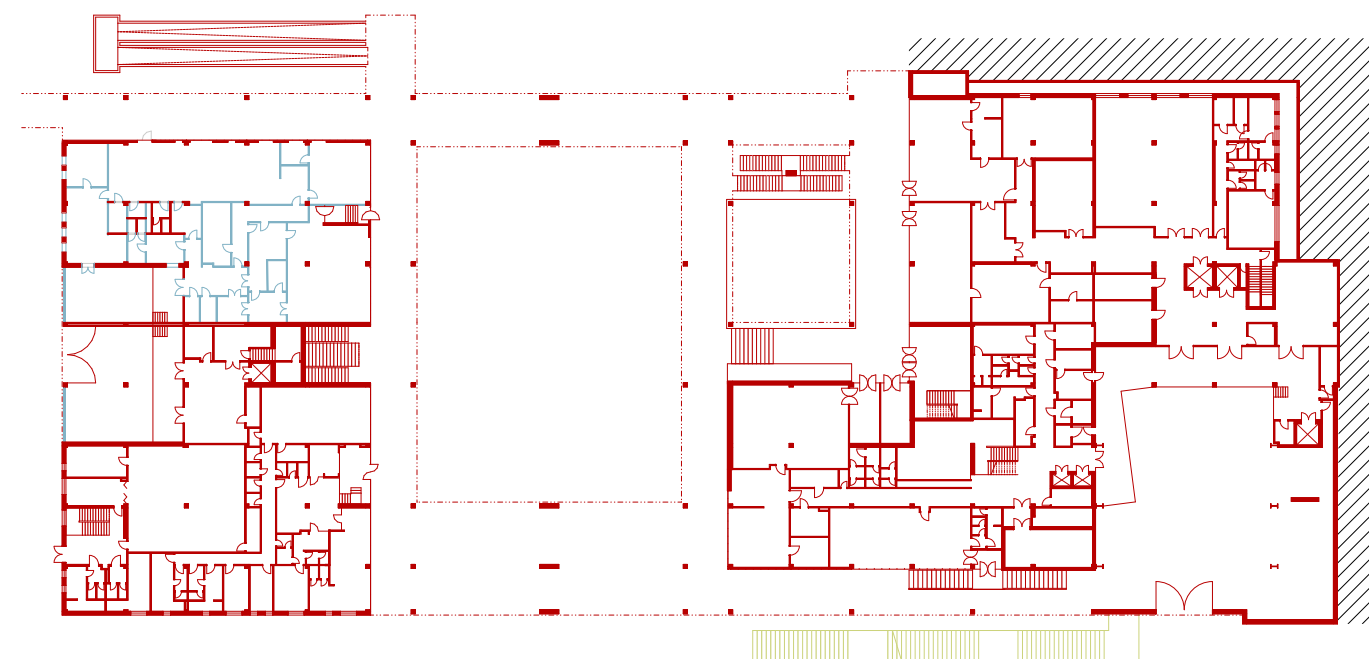
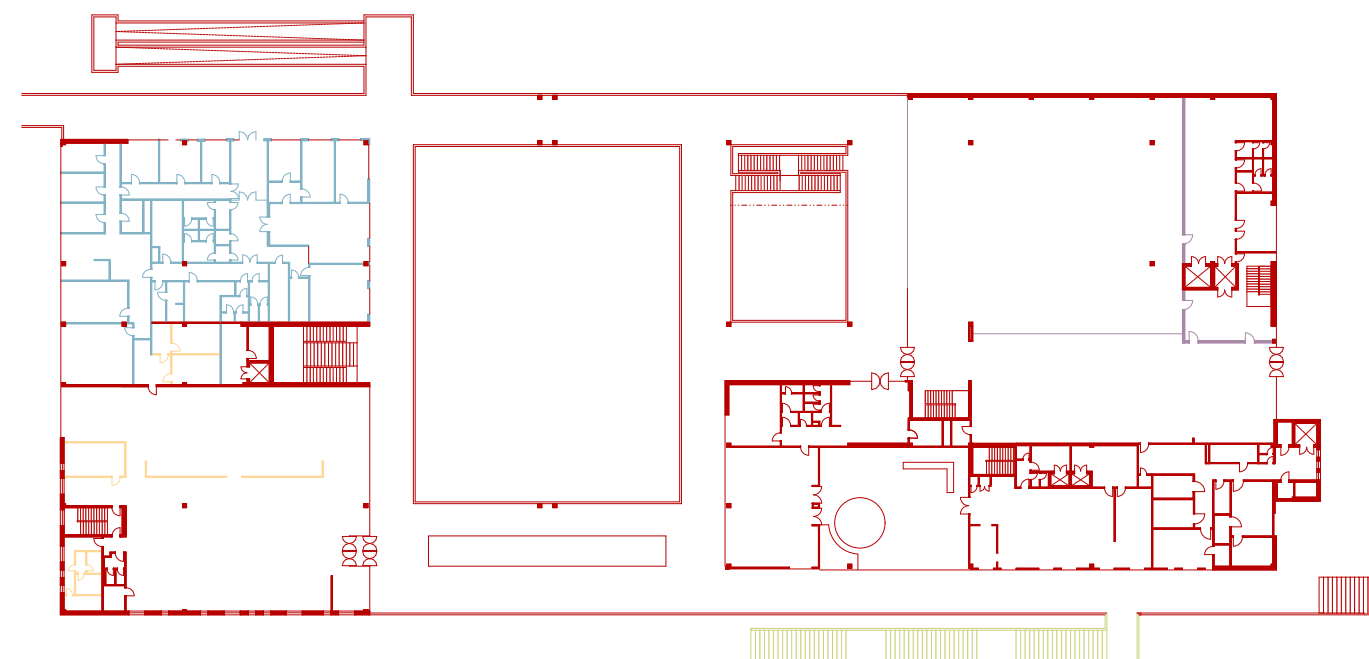


Fig. 25: Axonometric view of demolished staircase



Ground floor plan - 2015



First floor plan - 2015

■ 1976
 ■ 1991
 ■ 1994
 ■ 1997
 Staircase demolished in 2015

2.1.7. Most recent changes 2015-2021

In past years in comparison to the last plans we were able to trace, we can spot many alterations and changes that were done. These changes usually go beyond the perimeter of the building, expand outside to porticos which have always been public. Some of the changes are not clear without any provided documentation with explanations why. This needs to be investigated more.

Even though we were not able to obtain any documentations, we spotted and documented these alterations during our visit.

Closing of west portico in the first floor

Due to unknown reasons, portico leading along the west facade in the first floor was also blocked and closed. The west bridge was made inaccessible as well. Due to this alteration, majority of the spaces along are staying empty, abandoned without any tenants.

Change of passage, entrance to the supermarket and surrounding commercials

In unknown year without found documentation a change of entrance to the supermarket was constructed. A sort of entrance hall was created at the expense of free flowing portico along facades. Due to this adjustment portico is blocked.

Moreover the interior passage was reduced in width due to adding partitions in order to create new commercials along it. (pet shop, traffic, meat shop) Some more significant changes were done to the surroundings of Penny market, where there used to be a restaurant. Organization of space was changed and divided into smaller commercial rentable parts, while 2 staircases were demolished. These spaces are now empty.

JYSK change of use

In the groundfloor where used to be primarily storages for previously mentioned restaurant, later (date not known) there used to be a casino which was recently changed for JYSK furniture shop. From the plan from 1976 it changed completely and this area was reduced literally to the supporting constructions and left as a free plan. In this area original cassette slab can be visible as it is left uncovered, painted grey.

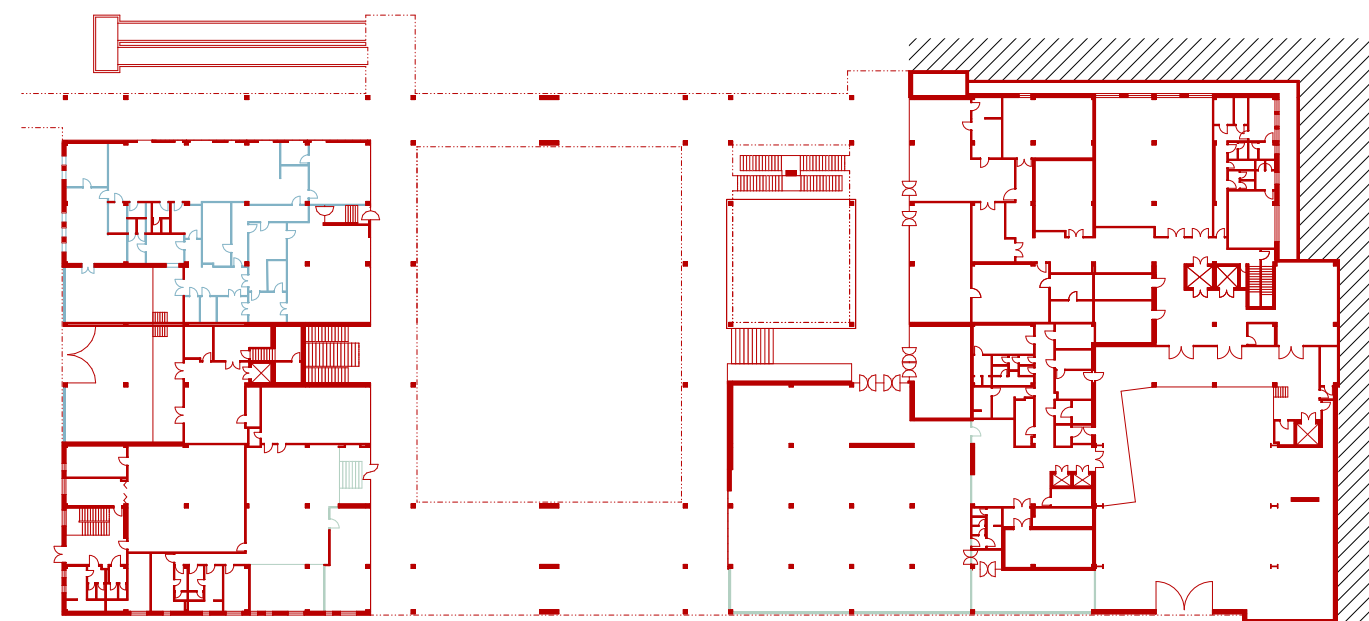
Original perimeter of the building was changed (probably after the demolition of the outside staircase) when JYSK shop expanded to the original portico and now occupies even this space, although the construction looks almost temporary. However this portico is the least important for the building

as it has never led anywhere. If the materiality of this expansion would be in accordance to the building, it would not be an unacceptable alteration.

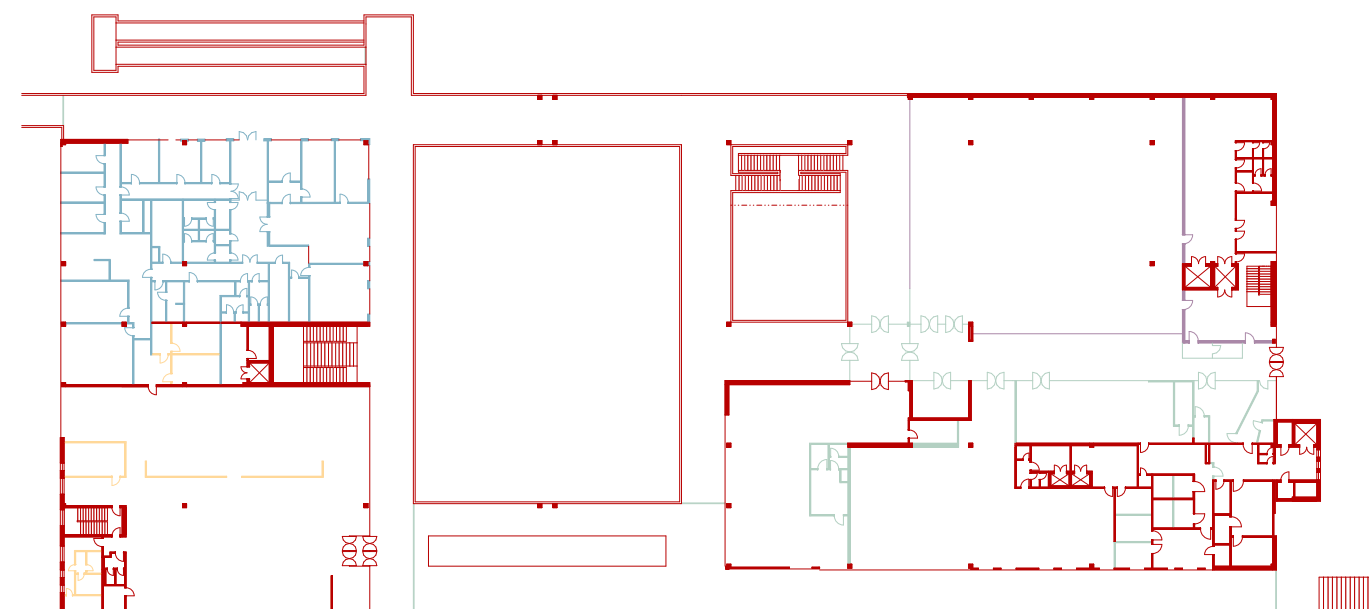
Entrance change in the northern part

Another untracked transformation was done in the ground floor in the northern part of the building as a new entrance to a previous hairdresser centre, with some inner materiality changes. At the moment this area is divided into a few rentable spaces and represents the most evident cumulation of different layers throughout years.

Other documents of adjustments of the building mentioned in the timeline are not available.



Ground floor plan - most recent



First floor plan - most recent

■ 1976 ■ 1991 ■ 1994 ■ 1997 ■ recently added



Fig. 26 West facade with visible expansion of JYSK shop replaced original portico. Missing outside staircase demolished in 2017. © Rudolf Nikerle

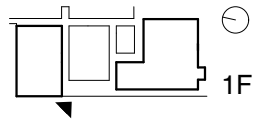


Fig. 28 East facade with closed ramp and closed portico in the first floor connecting the terrace of apartment building. © Rudolf Nikerle

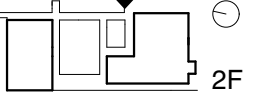


Fig. 27 Blocked portico in the first floor. © Rudolf Nikerle

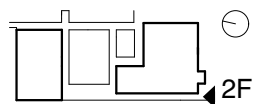
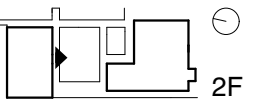


Fig. 29 Blocked portico in the first floor as the new entrance hall for the supermarket Penny. © Rudolf Nikerle





2.1.8. Current state of building and public spaces 2021

Nowadays the building is not occupied wholly, big percentage of spaces is not rented nor used by anyone. In some areas it seems that the building is going to fall apart and technical problems caused by lack of maintenance are usually managed by temporary solutions. During the day lack of people have a need to come here. The only cause of the visit is the bus stop oriented on the ground floor in both directions. Surroundings of the bus stops are dirty, underused and badly lighted during the night. When talking about important vertical communications, already mentioned staircase was demolished in 2016 and a ramp oriented along the east facade is closed due to disrepair. The same issue is with the west bridge, that is closed and in a very bad condition. Again, only temporary repairs were done, using the steel fence to prevent inhabitants to enter in both cases. No record of trying to solve the current situation were traced. Bridge in the north connecting the first floor of Odra with the terraces of apartment building is currently forbidden to be used as well due to same issues. Prevailing current functions do not contribute to the active usage of the building by inhabitants as well. (Casino, bar, gaming bar, pawnshop etc.)

Situation of Odra's surroundings has stayed the same throughout the years. Except changing the functions of individual parts of the building no significant additions or new urban relations arose. However the manner of behavior and treatment of this building is extremely miserable. The only area which is quite frequently used and maintained is in a close proximity to the *Penny* supermarket as well as around the southern car park where the second entrance to the supermarket is located. Another active area is visible in the northern part under the housing terrace, where local pub and a bicycle repair is oriented. In the north the public space as well as the condition of the building seems to be the worse. Area is very complicated, facade of the building is blank, and garages are not being used anymore. Public furniture is falling apart and existing axis leading towards the psychiatric hospital is not present nor supported. Building is not anymore working as the bridge due to many unaccessible communications which cause that the movement through the building is very complicated and unnatural. People rather cross the road by climbing over the fence, which is placed in the middle island. Furthermore cars drive through very fast so it is very dangerous.

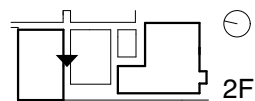


Fig. 30. Picture on the previous page showing current portico in the first floor with visible abandoned and neglected spaces. © Markéta Havlínová

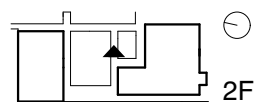


Fig. 31. Picture on the next page showing different view from the first floor with qualities that the building has and possible seethroughs. © Markéta Havlínová

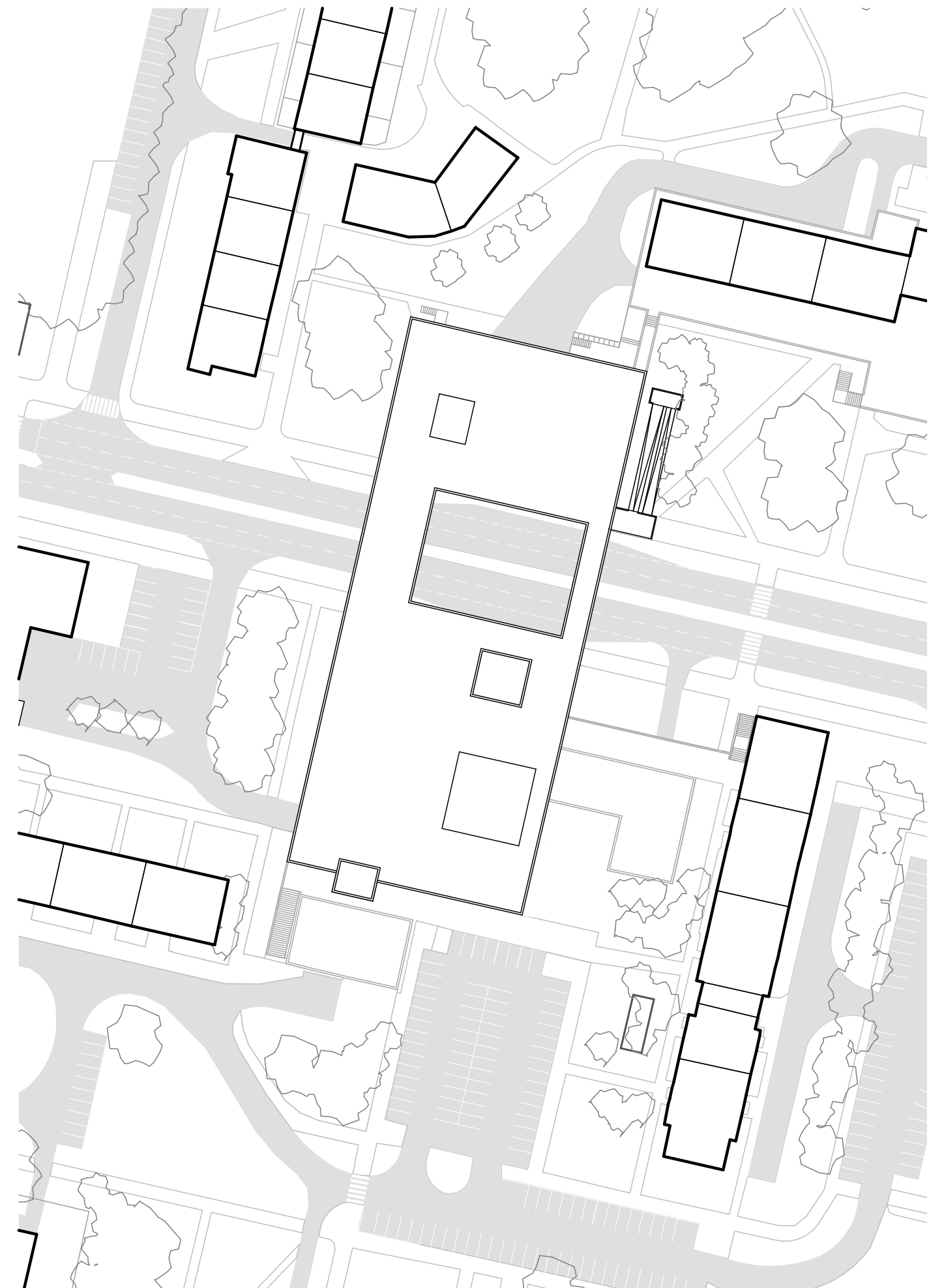


Fig. 32. Current situation of Odra, which after years has not changed much. Surrounding spaces comprise of mostly parking lots.



Interior

Due to the fact that the building has always been divided into smaller rentable parts, in general it has never experienced some dramatic changes except demolishing interior partitions, service staircases, change of finishings or adding new openings. On the first floor at the moment there is still located a supermarket *Penny*, that occupies almost the whole floor and adjusted the plans of this floor except a few areas for employees or a service staircase. From interior changes, this one was one of the most radical because it also influenced the whole passage, that was connecting the building from southern terrace. Furthermore this change influenced the contact of exterior and interior as the transparency of the facade was replaced by opaque materials and advertisements. Roof skylights were covered by a plasterboard ceiling and so no natural light is getting inside now, which used to be an advantage of the space. Other spaces in the first floor stayed almost the same, nevertheless the organisation of the space changed dramatically. On the ground floor the most essential changes were done to the southern part of Odra, where now there is a *JYSK* shop with furniture, that got rid of all unnecessary partitions and left the space as a free plan. However the shop also expanded outside out of the original perimeter of the building and occupies now previous portico as well. This alteration would not be that problematic if the appearance and materiality would be consistent with the building which is unfortunately not. On the other hand, it is the only part of the building interior that sort of “lost” all the deposits of additional constructions added during all years and we can appreciate here cassette slabs as sort of dominating element in the open space. Due to all these small changes of each tenant we can observe many different interior interventions that were added throughout the years, that did not respect any previous changes and now make the building very hard to read and understand. These discontinuities make the building very confusing. Organisation of interior space done by different tenants suppressed and denied the sophisticated construction system that was designed to allow huge spans in order to have generous spaces.

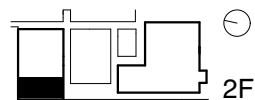
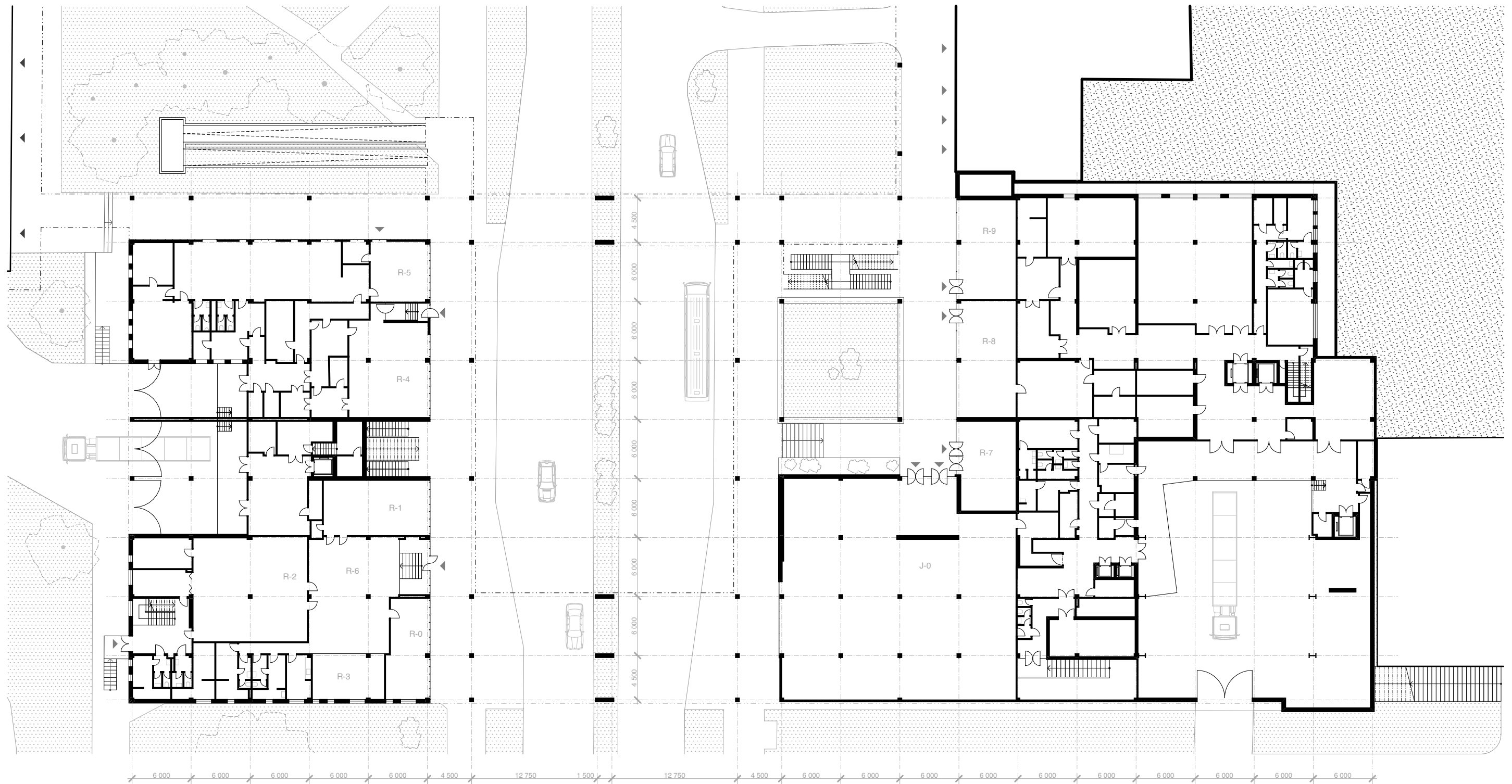


Fig. 33. Current situation of Odra interior, with ceiling covering the skylight, different partitions, unused spaces. © Rudolf Nikerle





R - RETAIL

- R-0 FUNERAL SERVICE
- 1 POST OFFICE
- 2 POST OFFICE
- 3 FOR RENT
- 4 CASINO
- 5 BUTCHER SHOP
- 6 PUBLIC HALL

J - JYSK SHOP

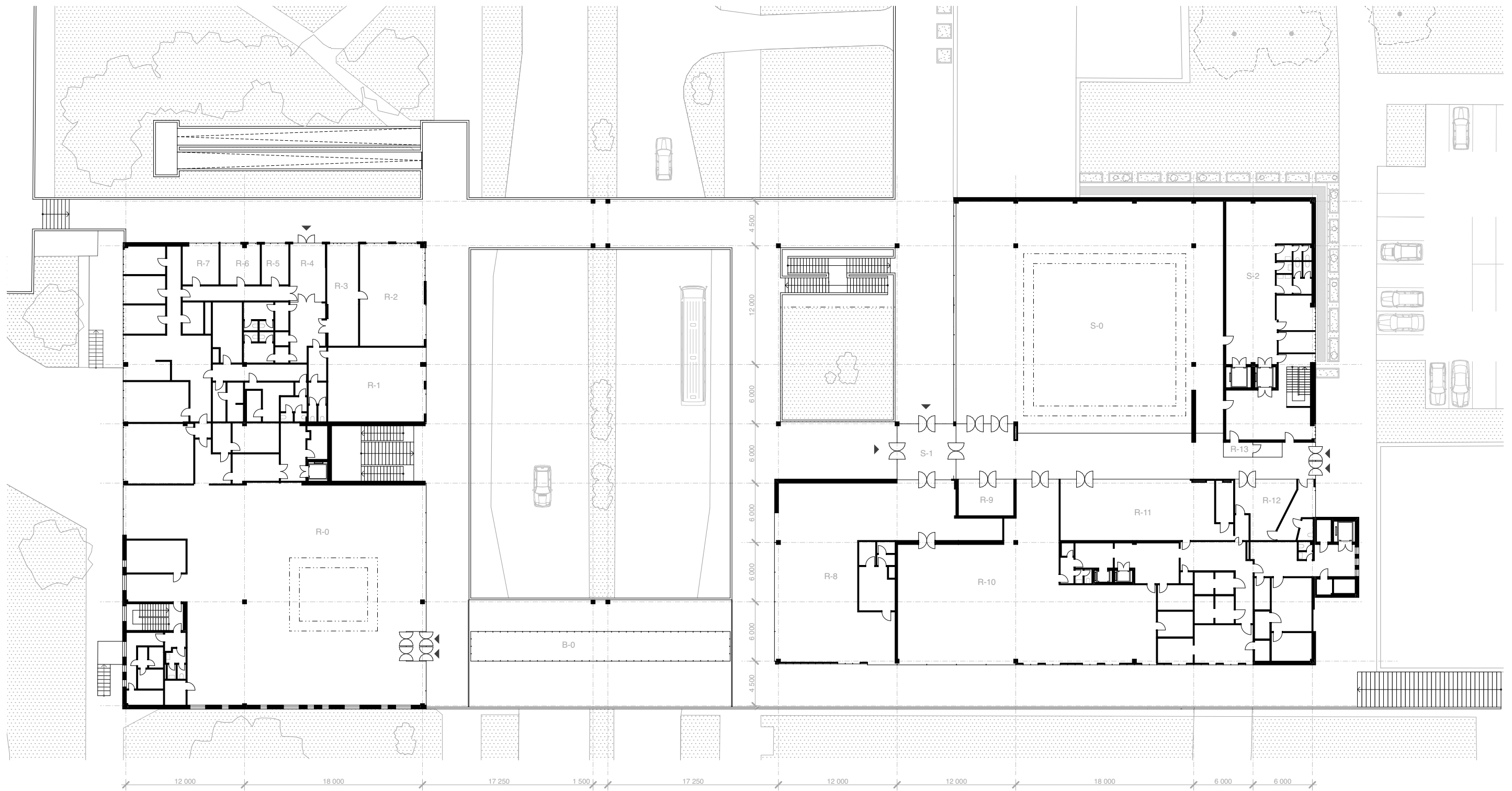
- J-0 JYSK SHOP WITH FURNITURE

R - RETAIL

- R-7 FLOWER SHOP
- 8 SNACKBAR & WINE SHOP
- 9 PHARMACY

Fig. 34: Ground floor - current situation





- R - RETAIL**
- R-0 SHOP
 - 1 FOR RENT
 - 2 FOR RENT
 - 3 STORAGE
 - 4 ABANDONED
 - 5 ABANDONED
 - 6 ABANDONED
 - 7 ABANDONED

- B - BRIDGE**
- B-0 ABANDONED BRIDGE WITH GALLERY

- S**
- S-0 SUPERMARKET PENNY
 - 1 NEW ENTRANCE HALL
 - 2 EMPLOYEES ROOMS, TOILETS, STORAGE

- R - RETAIL**
- R-8 FOR RENT
 - 9 BAKERY
 - 10 FOR RENT
 - 11 FOR RENT
 - 12 PET STORE
 - 13 TOBACCO SHOP

Fig. 35: First floor - current situation



Fig. 36 Current west elevation © Rudolf Nikerle



Fig. 37 Current east elevation © Rudolf Nikerle

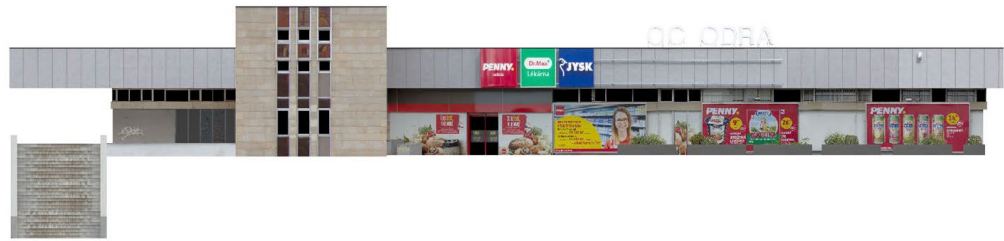


Fig. 38: Current south elevation

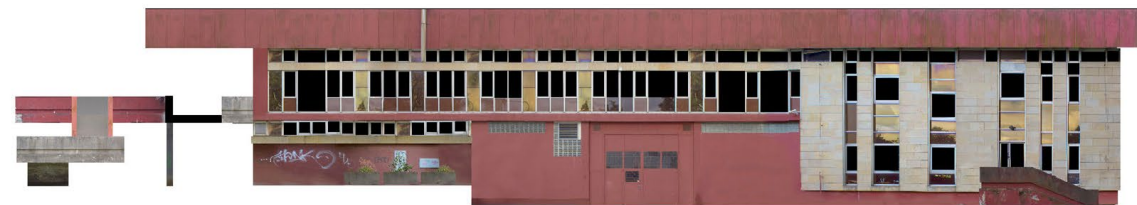
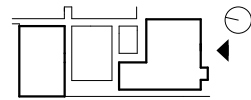
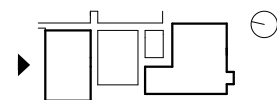


Fig. 39: Current north elevation



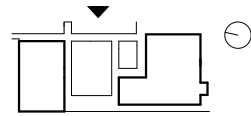


Fig. 40: Current east elevation

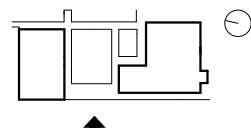


Fig. 41: Current west elevation

2.1 Current discussion

Staircase demolition in 2016 was the first drastic change also visible for public. During the demolishing works correspondents who live in Bohnice neighbourhood claimed to be “nostalgic about that building and its staircases and ramps.” However no one strongly opposed, nor protested against this. (19)

Latest discussion about the possible future of Odra opened the interest in the building of inhabitants a bit more. Northern part of Odra owned by developer *BC Odra* is planned to be extended and prevailing function would be offices. Current owner published a few years ago a project that drastically changes the appearance of the building, ignores its horizontal character, simplicity and suggests to build 4 more floors for administration on the top of the existing construction. In this case, community of apartment building owners in *Katovická* street took their stand and started to protest about the planned extension. Not only they don't want the building to interrupt their privacy, to breath fumes from the new projected ventilations leading towards the apartment building. They also took a stand because according to them “The proposed height solution with six floors is a foreign element in the architecture of the Bohnice, which is characterized by high-rise apartment buildings in contrast to low-rise public facilities buildings, which is also the case of Odra. The project documentation violates this basic element of the concept.” (20) Moreover, they criticize the absence of single barrier-free vertical communication. (Now the only ramp is not possible to be used.) At the time being the project is in the decision-making process.

In general Odra building and its close surroundings is according to public perceived as a very declining area with also dangerous spots, primarily during the evening when the lighting at some points does not work, current shops are closed and some sort of control over the building is missing. Some inhabitants wrote a few comments on common Facebook page of Prague 8 claiming this building as “the most dangerous and dirty in the whole neighbourhood”. (21)

Architecture promoter and propagator of architecture Adam Gebrian made a wish in one of his videos that the whole middle part of Odra (meaning both iconic 2 bridges) should be demolished,

because it is based on functionalist concept, which has never worked. Furthermore he criticizes division of not that busy road *Lodžská* by a fence, so no one is able to cross it and is pushed to use these staircases, ramps etc. (By using these communications takes about 5 minutes to cross) (22) Claiming that this building has no value from the architect is very dangerous and makes it even more fragile than it already is.

(19) Report about the demolition with an interview with inhabitants. Blesk. “O C Odra přišlo o betonové schodiště. Last modified 16. May 2017. <https://www.blesk.cz/galerie/regiony-praha-praha-zpravy/628822/oc-odra-v-bohnicich-prislo-o-betonove-schody-podle-majitele-je-nikdo-nevyuzival?foto=7>

(20) Petition published on website of the cooperative housing *Katovická*. <https://www.katovicka.cz>

(21) <https://www.firmy.cz/detail/221986-nakupni-centrum-odra-praha-bohnice.html>

(22) <https://www.televizeznam.cz/video/gebrianvs/gebrian-vs-bohnice-204907>



Fig. 42. Proposal of new extension of northern part of Odra, by owner *BC Odra*. This part would contain only offices. Source: <https://bcodra.cz>



Fig. 43. Demolition of staircase arose a wave of nostalgia among inhabitants. © Daniel Vitouš, 2016. Source : <https://www.blesk.cz/galerie/regiony-praha-praha-zpravy/628822/oc-odra-v-bohnicich-prislo-o-betonove-schody-podle-majitele-je-nikdo-nevyuzival?foto=7>

2.2 Space and Use

2.2.1. Analysis of spaces and use: original vs now

In analytical part when comparing original proposal of the building with current state, it can be observed clearly how wrong approach toward building influences its overall usage. Organisation of the spaces in the building changed rapidly also due to the fact that public circulations were reduced and vertical circulations were demolished.

Analysis of horizontal communications

Odra is based on the number of different terraces and porticos, which lead mainly along the building or through the building in the first floor. These terraces are connected with different bridges that interconnect the building with its surroundings. This has been achieved particularly in the southern part of the building, due to different level of terrain so the movement through the building is fluent and barrier-free. When comparing horizontal communications of the original proposal with current state, it is very obvious how damaging the closure of the bridges and other porticos was for the movement of people. The original function of the building as a pedestrian bridge over the road *Lodžská* is now lost as it is very difficult to use these half closed, half still in use terraces and bridges. Fluent movement through the building was interrupted as well as its ability to be interconnected with its close surroundings

On the level of ground floor nothing particular has changed however forbidden pedestrian crossing in Odra's area is not necessary as the road *Lodžská* is not that busy as it was expected it would be in the future.

Analysis of vertical communications

Sculptural exterior staircases and ramps represent an important feature of the building. They were designed to be visible, present and were part of the overall composition. Through these communications it was possible to reach the first floor with its important functions and community feeling from the road *Lodžská* and from other parts of the neighbourhood. It is visible now how the missing staircase (that was demolished in 2015) and closed ramp influence the usage of the building and mainly the usage of the first floor, which due to this

becomes almost empty without any users or tenants. The amount of inner vertical circulations in comparison with the plan from 1976 started to decline recently as the functional concept of the building changed and so the purpose. Nowadays we can observe a new "trend" where each floor starts to work independently and no inner connection is therefore needed. More emphasis should be then payed to exterior public circulations which are endangered as we can see the reduction of them as well. This is however crucial change for the building as these exterior circulations represent one of the most important features for Odra. Moreover these ramps and staircases clearly work as main public connections of the ground floor with the first floor that need to be enhanced.

Analysis of functions

Original function of the building was mainly commercial and 2 most important shops were furniture store and supermarket, both oriented in the first floor, which obviously showed the significance. Other functions were to "fill in" what was missing in housing estates (post office, hairdresser, restaurant etc.) In general we can say that the ground floor was less representative also because of presence of traffic, while in the first floor more important functions were positioned as it was also better interconnected and accessible for inhabitants. Functional schemes of current state show clearly the lack of tenants mainly in the first floor which is becoming to be more and more empty and unused. This is very dangerous for the building as the first floor depends on usage of terraces and bridges that are already endangered. The only prevailing function in the building is the supermarket which brings the majority of visitors. Ground floor still works as a commercial part of the building however the organisation of space is very confusing. This commercial function of the building starts to be a bit problematic as it is competing with other centres and better equipped shopping malls. Also the fact that shopping is not the only activity that inhabitants look for in neighbourhoods such as Bohnice, brings us question if the original and current use is still adequate. To achieve 24 hours usage and security of Odra building should not be based only on commercial activities.

Analysis of accessibility

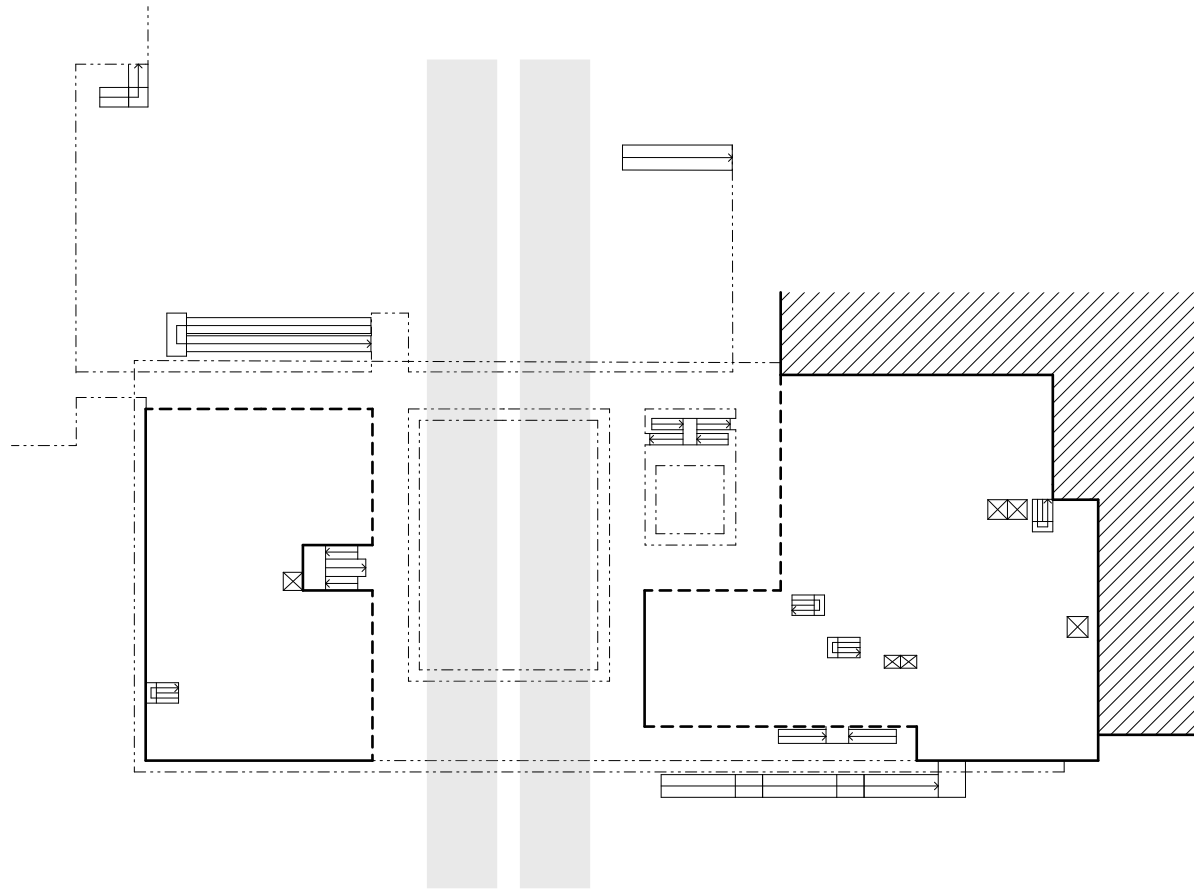
Due to previous analysis it can be stated that OC Odra nowadays is not inclusive and accessible for everyone, especially not for handicapped or injured people, elderly and families with strollers. This is crucial due to the fact that two last categories

are inhabitants who spent most of the time in neighbourhood.

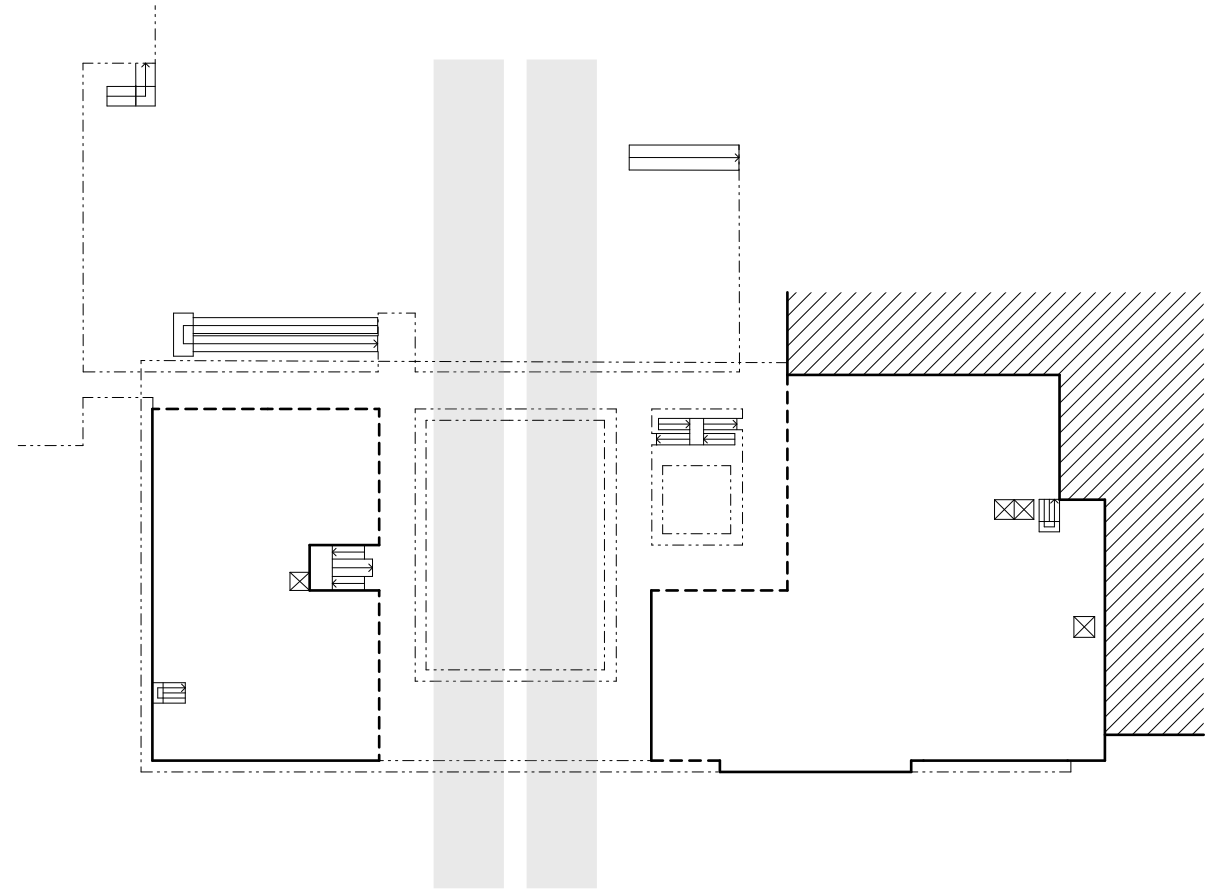
Abandoned spaces in 2021

Abandoned spaces of the building show clearly what spaces and which areas are most endangered and need to be brought back to life. With scheme on the other pages we can also clearly understand the previous schemes and how they are interconnected. Due to the fact that the bridges and ramps are not in use and were closed, the first floor starts to be slowly more and more out of use as well and noone is coming there which means only more deteriorations, decays and demolitions of exterior circulations.

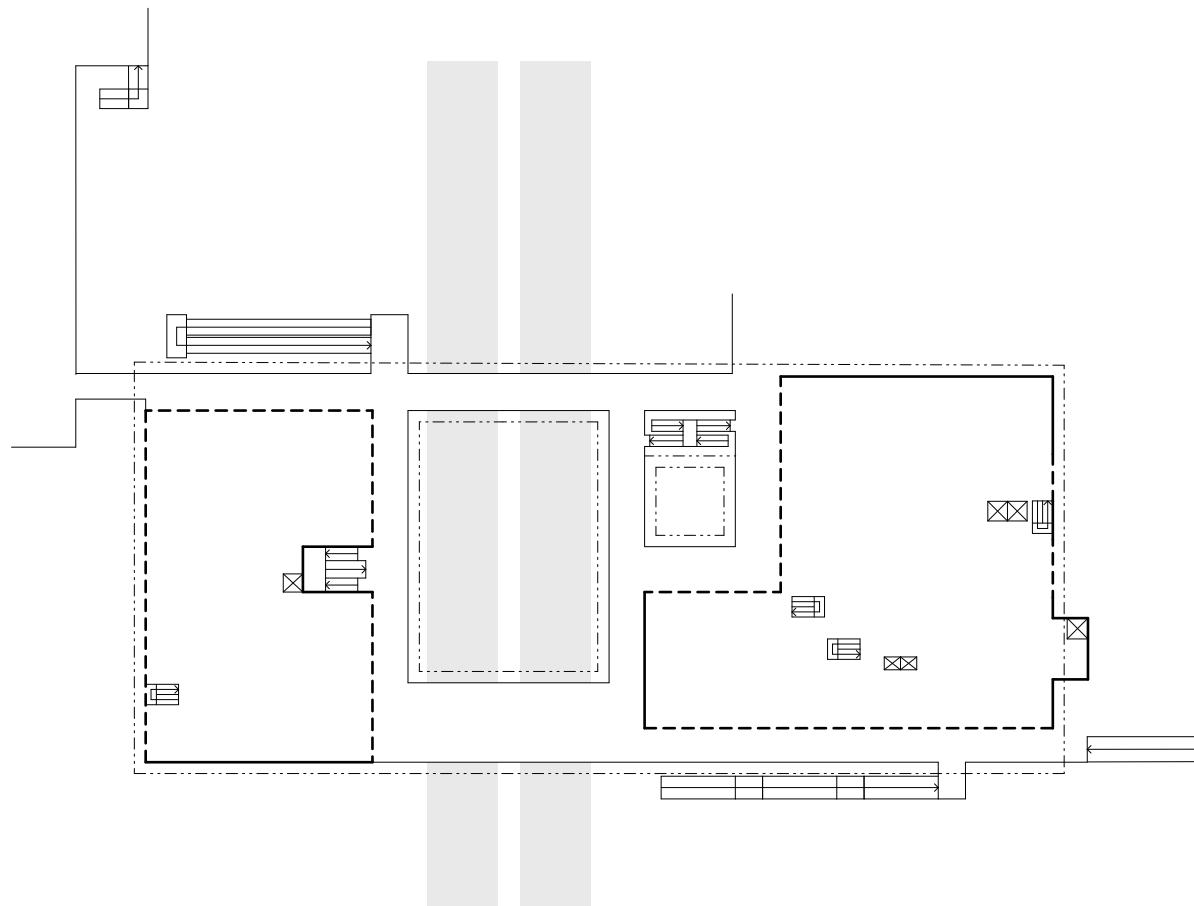
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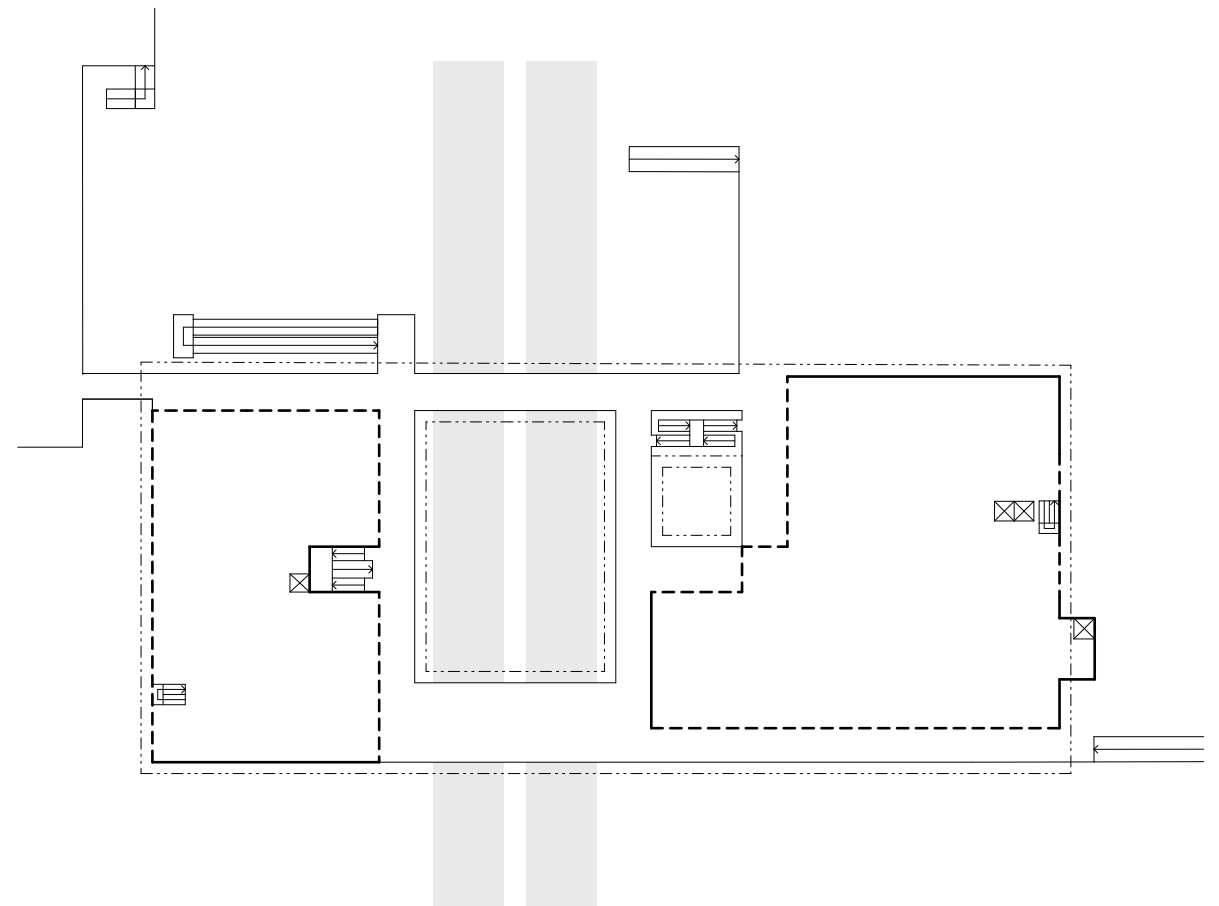
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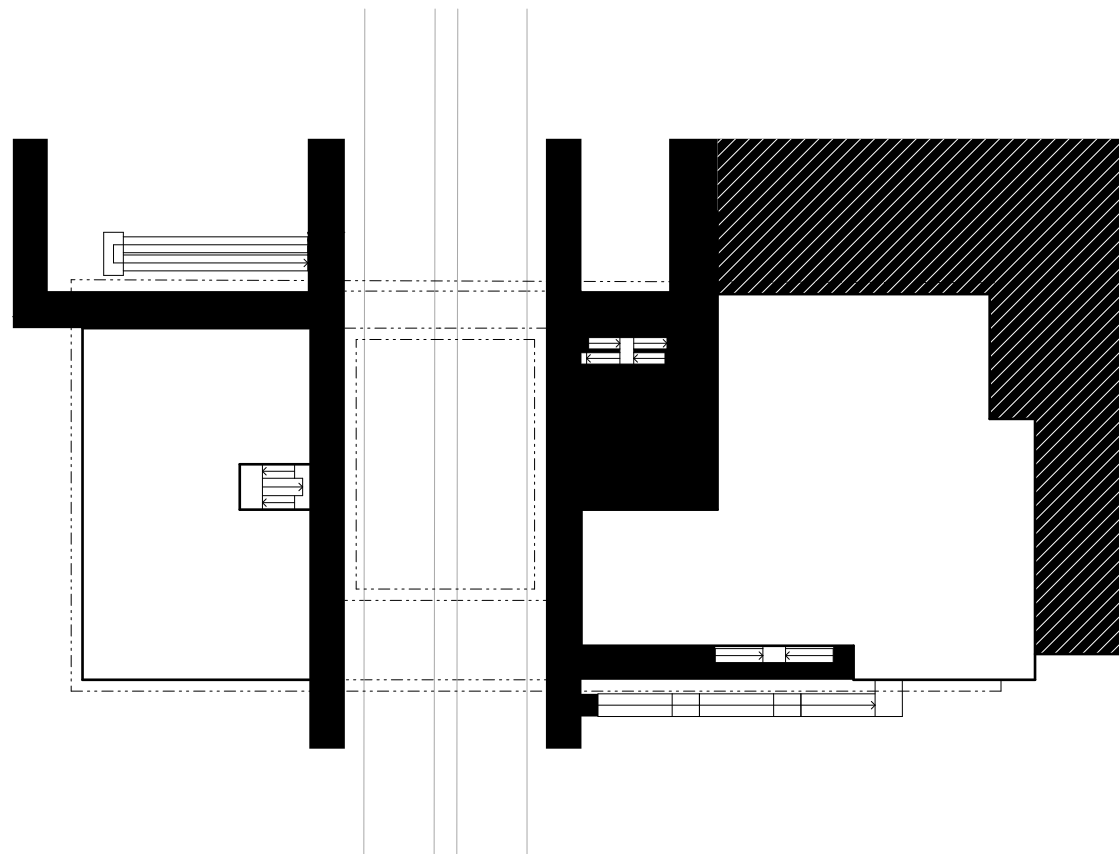
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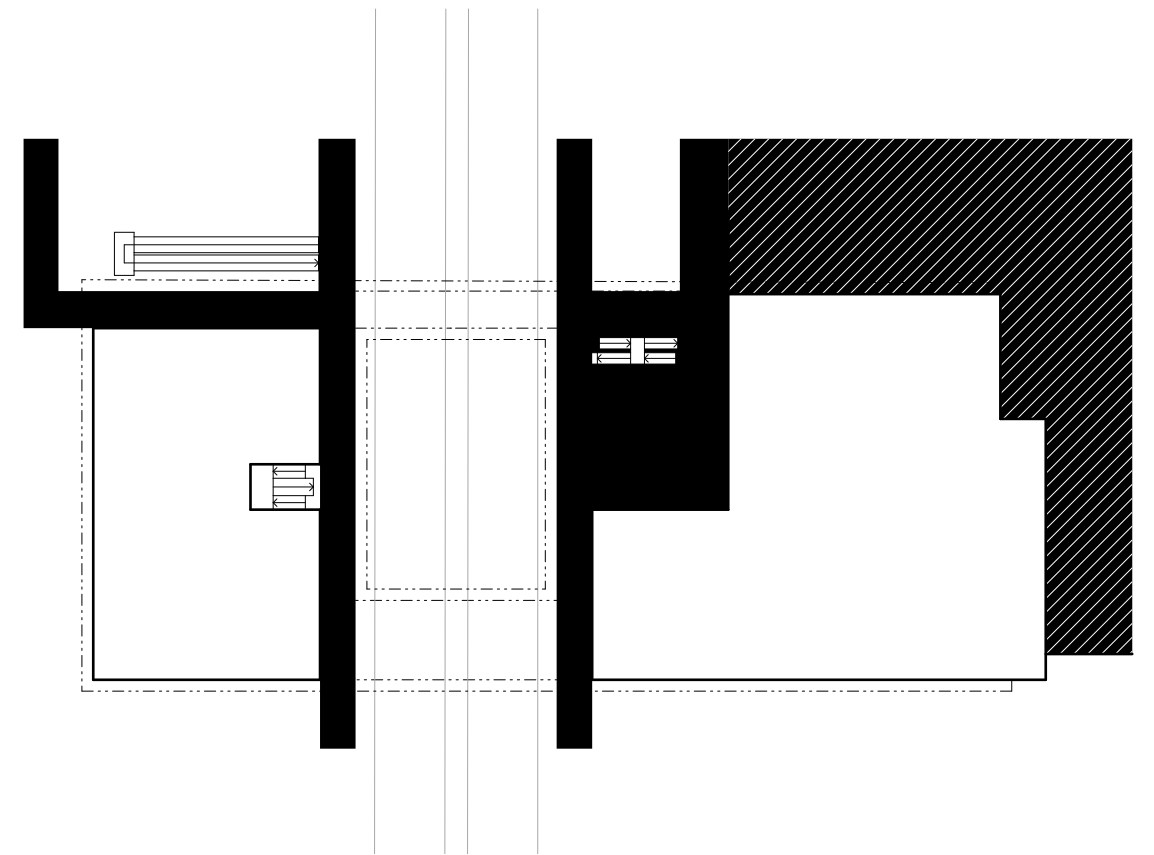
1976 Vertical circulation

2021 Vertical circulation

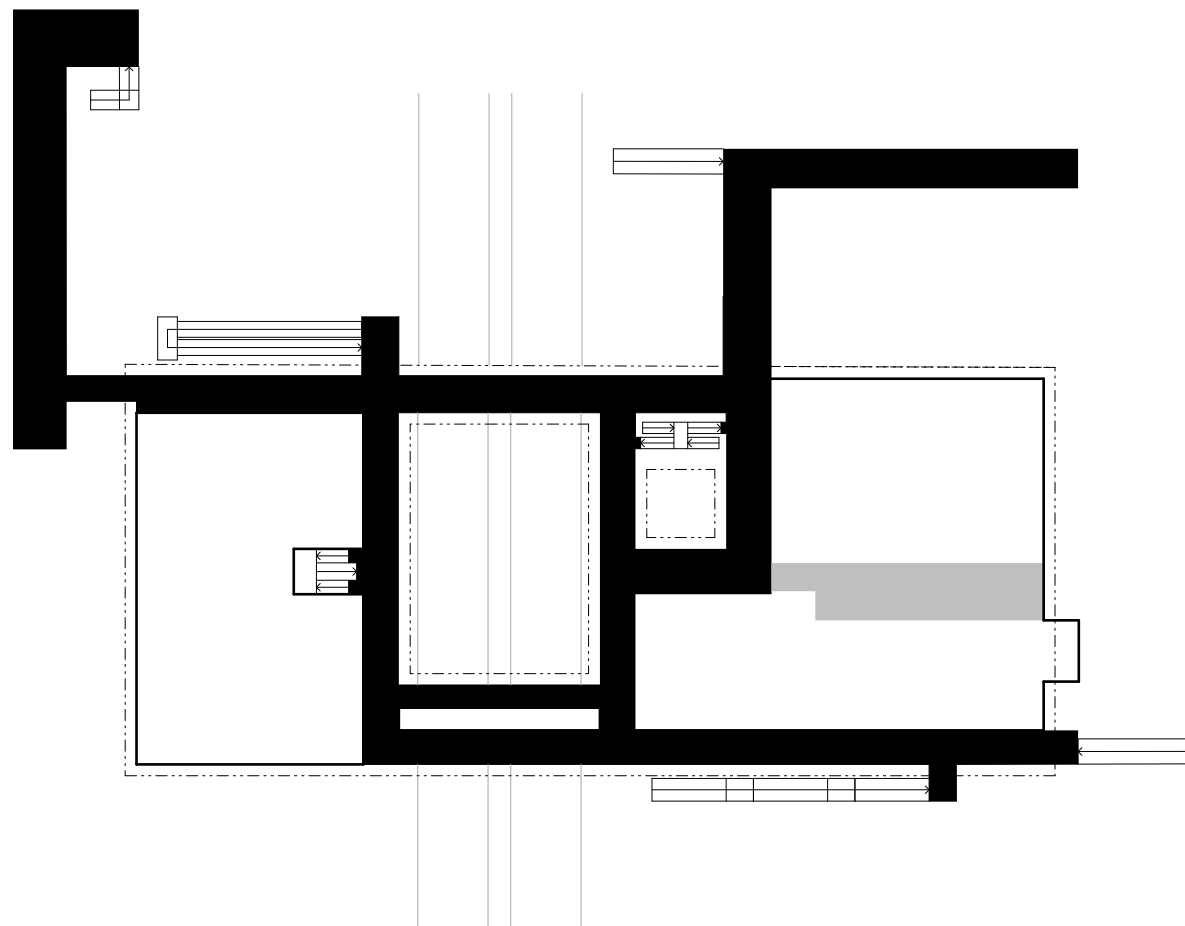
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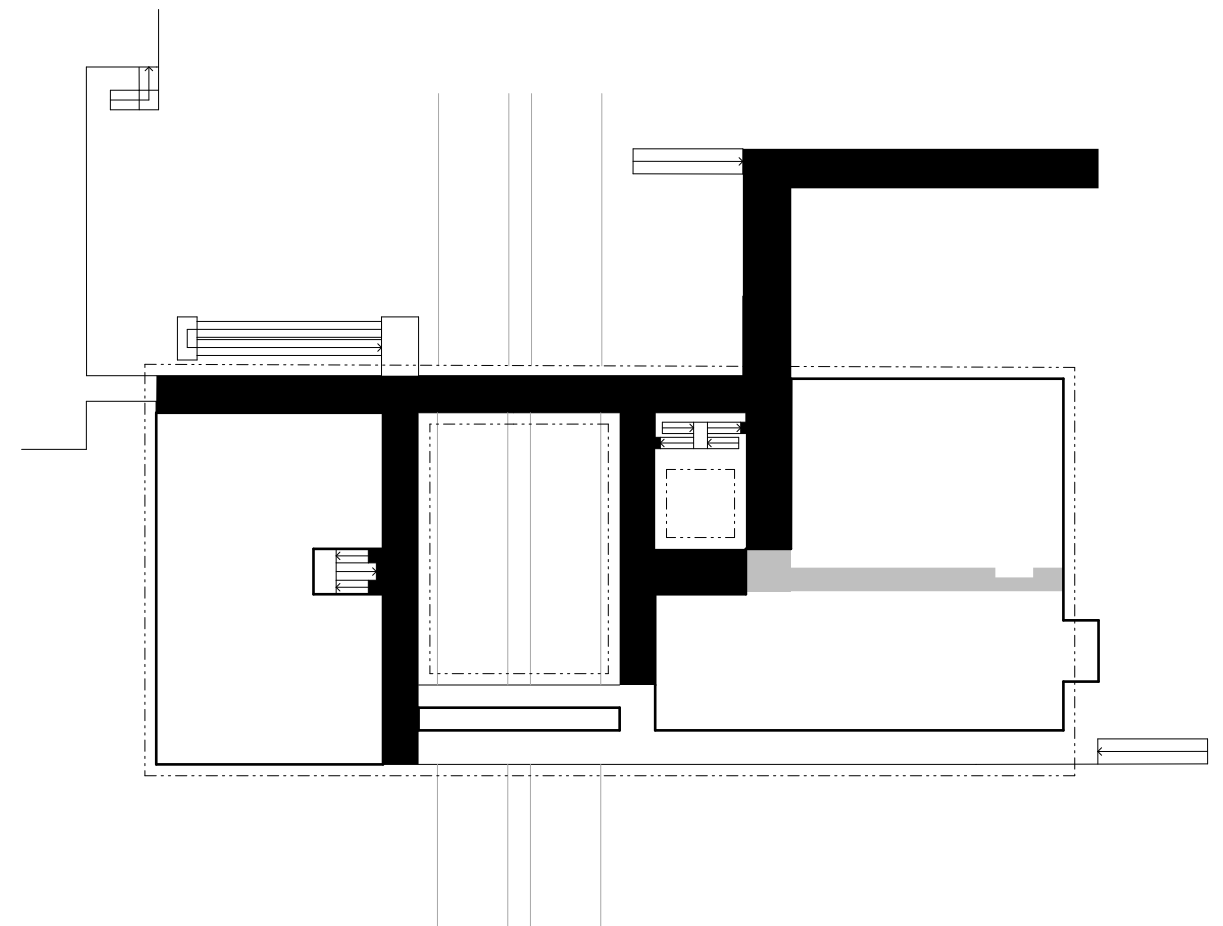
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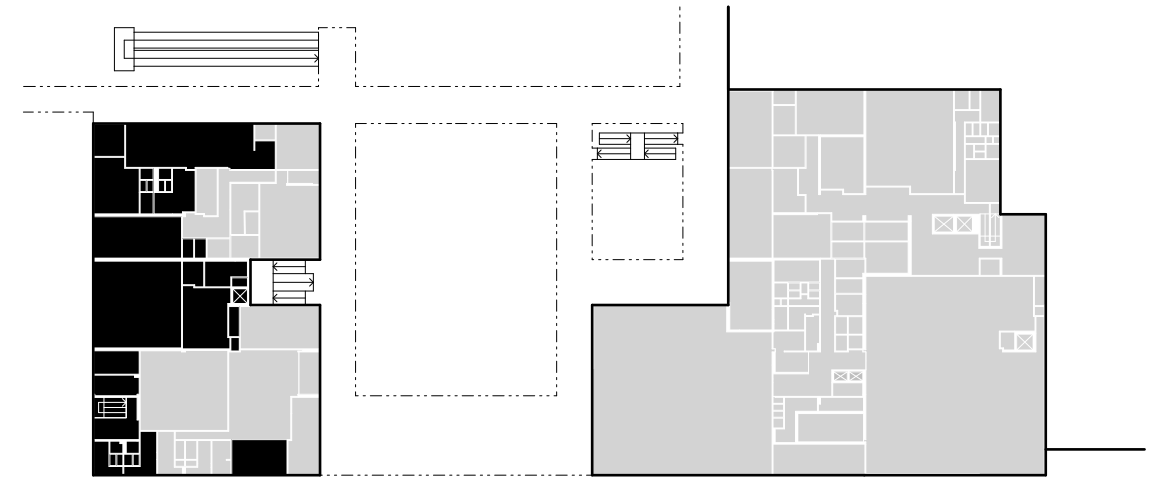
1976 Horizontal circulations

- Public horizontal circulation
- Semi-public horizontal circulation

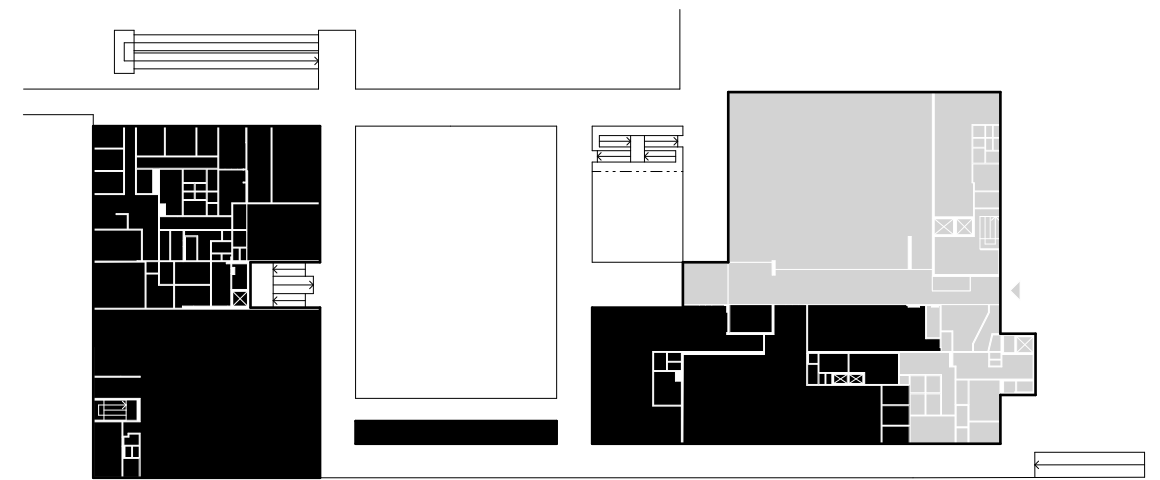
2021 Horizontal circulations

- Public horizontal circulation
- Semi-public horizontal circulation

GF



1F



2021 Abandoned spaces

- Abandoned space
- Space in use



3. EVALUATION

3.1 Tangible/intangible values

3.1.1. Odra as a reference to original 60s plan

Socialist Housing Estates were planned as self-sufficient satellites located in greenery. The system was based on so called “neighbourhood units”, described in 1920es by British sociologist Clarence Arthur Perry. (23) Housing estate was according to this theory based on residential unit, or “cells”. The size of the unit was given by the catchment area of the kindergarten and infant school. These elementar cells were then grouped to superior units around elementary schools. In addition to the educational infrastructure each sector had its own public and commercial facilities. According to these “gravitational circles” whole Housing Estates were planned. There were present all kinds of prefabricated housing typologies (high rise buildings, small apartment towers and row houses). Public facilities on the contrary were designed individually according to guidelines by the Ministry.

Bohnice Housing Estate in Prague was also planned according to this principle. At the intersections of educational catchment areas were 4 commercial and social centers placed. In the middle of them there was situated another one with also some cultural and healthcare public facilities that is serving for the whole area. There is nowadays a new big shopping center, which replaced former one and due to its size and offer is competing also with 4 smaller ones. One of the 4 neighbourhood commercial and social centers is our case study OC Odra, which has potential of redefinition and reinforcement of the neighbourhood unit, which suffers nowadays mainly from lack of identity and is looking for something to be related to. The OC Odra object can serve also as a model for the rest of 3 neighbourhood centers and make the Bohnice Housing Estate polycentric again,

self-sufficient city within 15 minutes walking distances. Moreover OD Odra is the only reference resembling the original idea of these local neighbourhood centres mainly due to the fact that it was realized among the first buildings. It clearly shows even nowadays the original functionalist concept of bridging the road *Lodžská*, separation of pedestrian movement and traffic, furthermore follows the concept of atriums and see-throughs which in other centres were never realized in such amount.

Another important factor that the other centres miss and that makes OC Odra very special is the fact that according to the architect, these centres were supposed to be very strongly interconnected with the residential buildings in its surroundings. It was supposed to be realized by terraces and bridges in the first floor. As it is visible in the axonometric view other centres work almost as a soliters that could be very easily replaced (and one of them already was replaced by *Penny market*) by different building, while Odra is very well connected, at some points almost touches the residential buildings.

In conclusion, due to the fact that Odra and its surroundings were built at first, it still remains a bit the original concept while the rest of the areas lost it. From urban point of view, Odra has a very strategic position in order to create local centre for inhabitants.

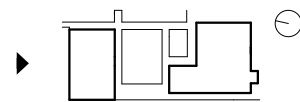
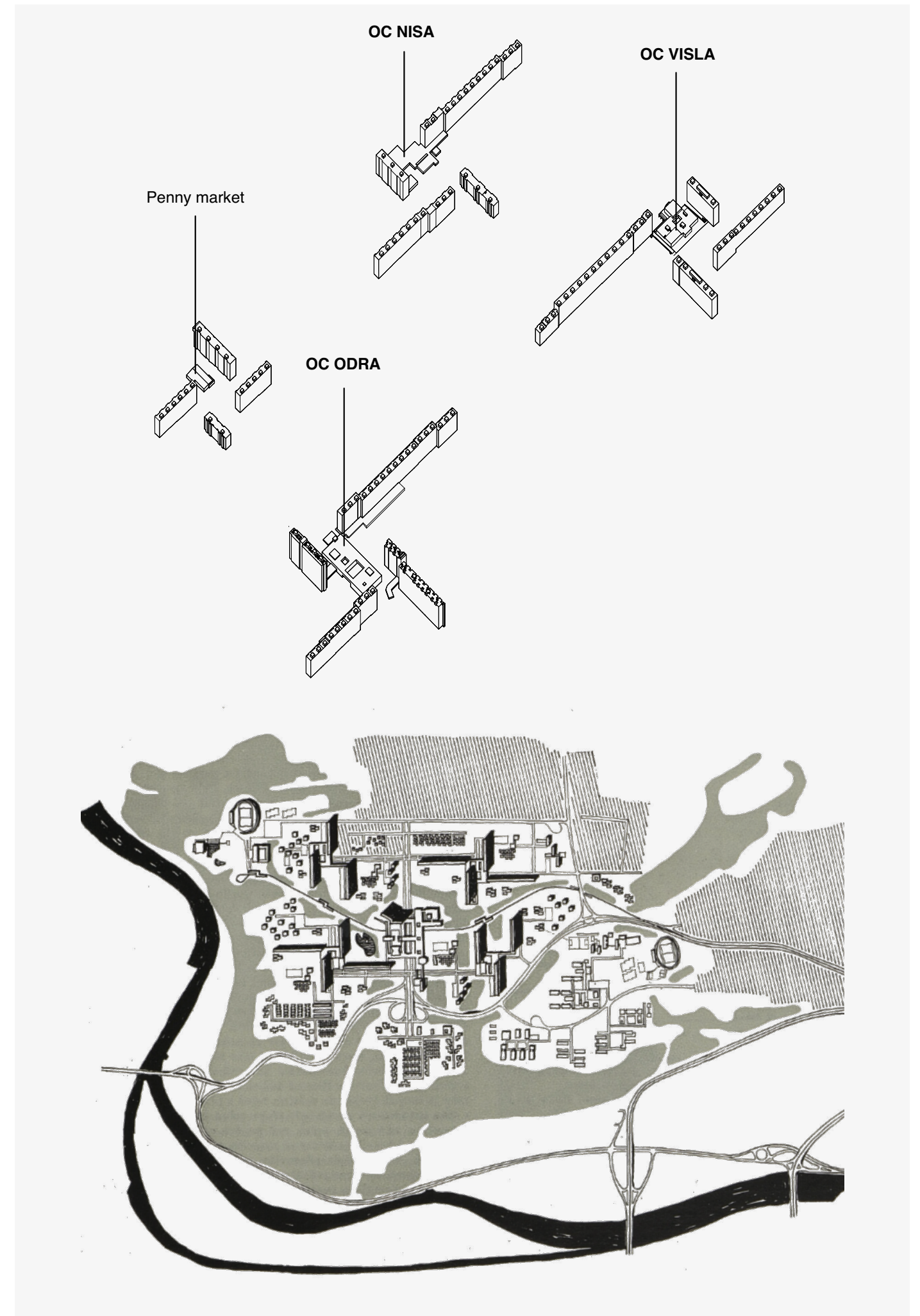


Fig. 44 On the previous page showing Odra from very different perspective - Northern facade showing already existing axis and greenery. © Rudolf Nikerle

Fig. 45 On the right - 4 local centres in Bohnice estate, placed in strategic positions. + Winning plan of 1964 competition with axonometries of current centres. Odra is the only reference to

(23) The neighborhood unit. By Clarence Arthur Perry. Volume VII, Regional New York and Its Environs, Monograph I. New York, 1929



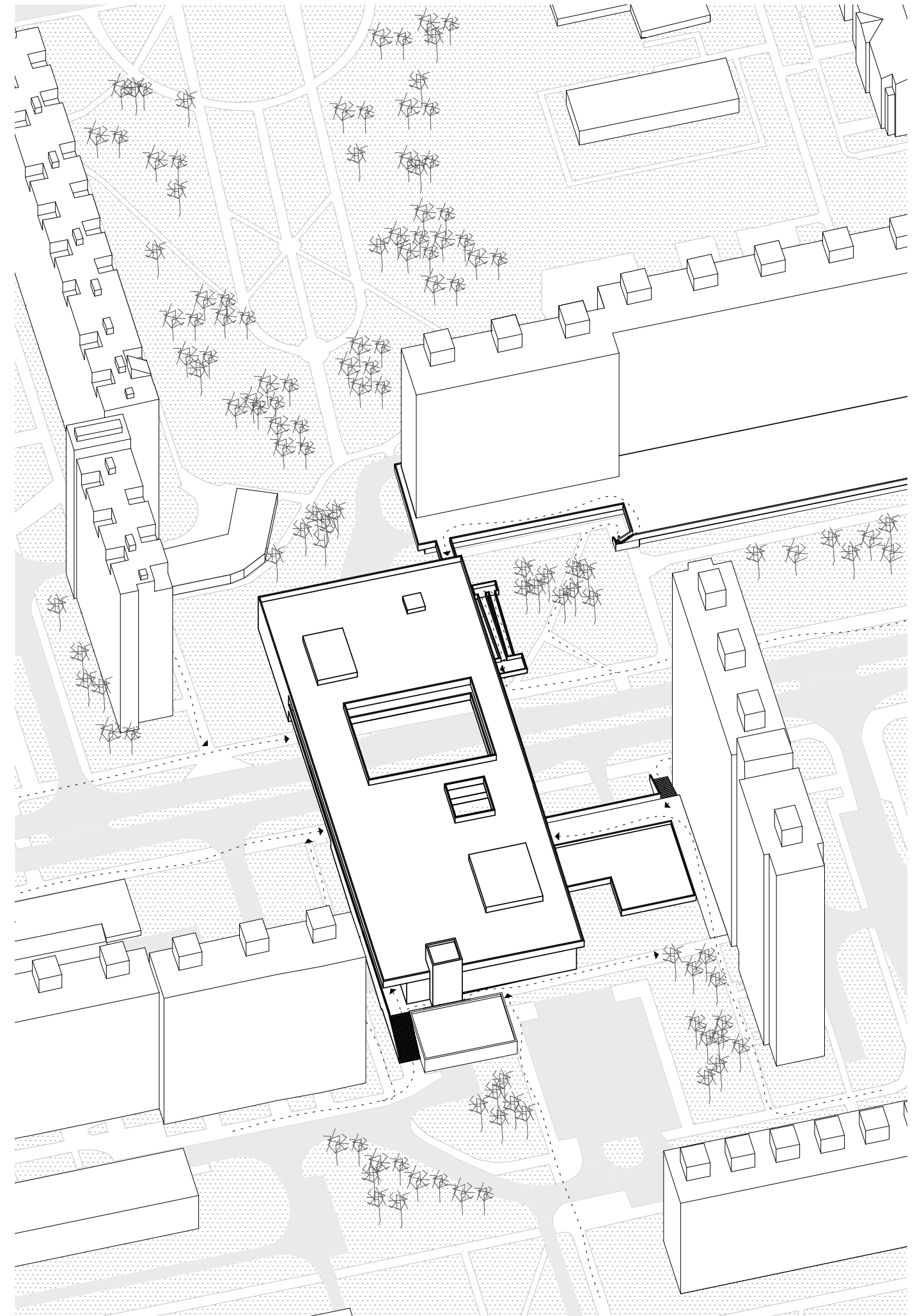
3.1.2. Urban incorporation of the building into the structure of the Bohnice estate

All buildings in Bohnice housing estate are standing on a “field” as independent solitaires without any physical connection with the other buildings. OC Odra is behaving the opposite way even though imperfectly. It's acting as a node between 4 other residential high-rise buildings and through terrace system is connecting them with itself. Moreover it connects the northern part of neighbourhood with southern by crossing the road *Lodžská*. This aspect of interconnection is from urban point of view a big potential and quality for the housing estate. Odra is not only a building that has qualities but it is part of a bigger scale which makes it even more important.(24)

Through different kinds of vertical communications (ramps, staircases) that are attached to the building usually in areas with porticos, pedestrians can get to the surrounding terraces but also can easily overcome terrain differences that the building deals with. Furthermore Odra lies and is incorporated on axes connecting the psychiatric park of Bohnice, which is another potential, that at the moment is untapped.

(24) ICOMOS 2017, Article 1
“Heritage as a part of bigger complex: relationships extend beyond the boundaries of a building.”

Fig. 46 Axonometric view showing interconnections with other buildings or terraces. Clearly Odra behaves as sort of “octopus” that tries to reach its surroundings.



3.1.3. Architectural qualities of the object

OC Odra has many architectural qualities as well as some faults. However these qualities are nowadays not visible due to many circumstances and need to be rediscovered and presented again. Due to different layers of advertisements, lack of maintenance, lack of use and wrong usage of the building, we cannot see at the first sight all these important features of the building.

3.1.3.1 Sophisticated structural system of the building

All housing estates are well known for its panel construction system, with lack of flexibility and are hard to adapt to new conditions. In case of Odra building we should reconsider inevitable bias towards housing estates because it offers everything these panel towers lack.

The truss system of roof structure enables larger spans between columns (up to 18 meters). Along the perimeter of the building the slab is 4,5 meters cantilevered to create portico and so covered pedestrian "sidewalk". Apart from the acquired visual effect, the system ensures flexibility and variability of the building primarily in the first floor. Building is therefore easily adaptable for many possible uses and is easily able to overcome different needs that came with 21st century such as new laws, hygiene standards, etc.

In comparison, one of the most important reasons for listing the object *OD Kotva* as a cultural heritage, was its innovative structural system based on mushroom columns, that were providing higher multi-functionality of the object. The *OD Kotva* building carries nowadays not only the architectural legacy, but represents with the same importance also the high level of the construction craftsmanship. Object OC Odra is also from this point of view an important construction heritage that should be protected. Besides the quality of load-bearing structural system the building is also an example of interesting use of prefabricated elements such as concrete railings that are used throughout the whole building. They are described in more detail in following chapter.

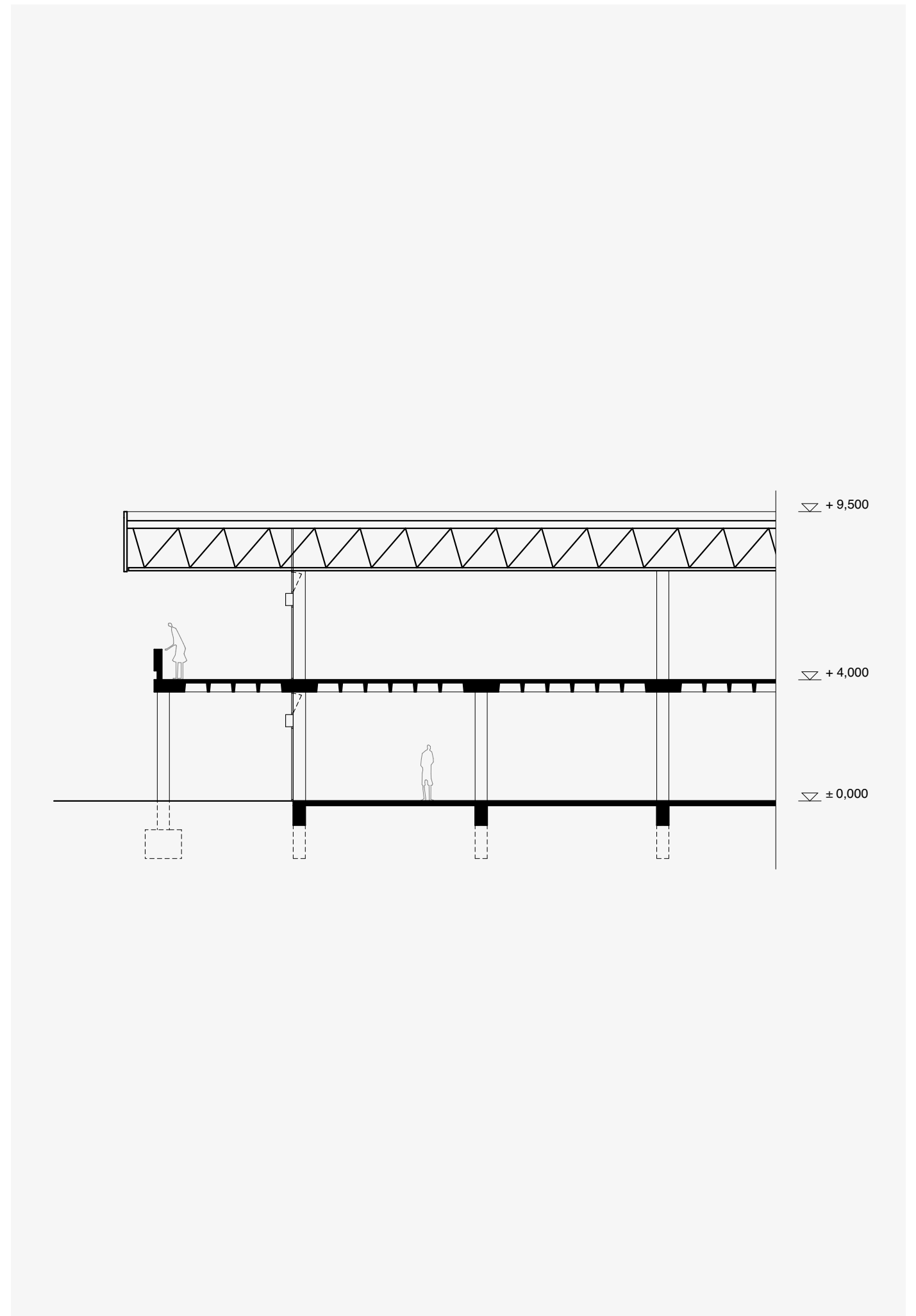


Fig. 47 Schematic section showing clearly the structural system of the building with cantilevered parts.

3.1.3.2 Readability of bearing/not bearing constructions elements

Due to already mentioned sophisticated structural system, readability and understandability of the building is another significant quality. All elements that are bearing are clearly visible also by its materiality and strong presence. The rest non bearing construction elements such as curtain walls or partitions are secondary and so obviously contrasting to the masses.

The building is perceived as a “slab”/mass (thrust system of roof structure) which is “floating” over the glass curtain walls and is supported by columns in a few points.

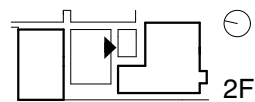


Fig. 48 Picture showing clear readability of the building for everyone even though the advertisements nowadays disturb it. © Markéta Havlínová



3.1.3.3. Modularity as a unifying element

All dimensions of the building are based on dimension of 6 meters as the basic modulation. Structural grid of columns in ground floor is 6 x 6 meters and in the first floor is from 12x12 meters up to 18x18 meters, due to structural principle (described in more detail on page 17). Modern architecture was obsessed with the grid, because it states not only geometry and order, but also contrast to the natural environment. It states autonomy of the realm of art. The grid is a way of abrogating the claims of natural objects to have an order particular to themselves.

In commercial buildings like OC ODRA, where interiors are very temporal and are still changing, the grid is one of the principle which is creating an order and shared system that is common for all the tenants. Because of the common grid potentially infinite development is allowed, while the generated spaces remains open and continuous for free interpretation. Furthermore the grid allows clearly flexibility and adaptability of the building which makes it very timeless. Due to this Odra is both prepared for any change of use and prevented from obsolescence.

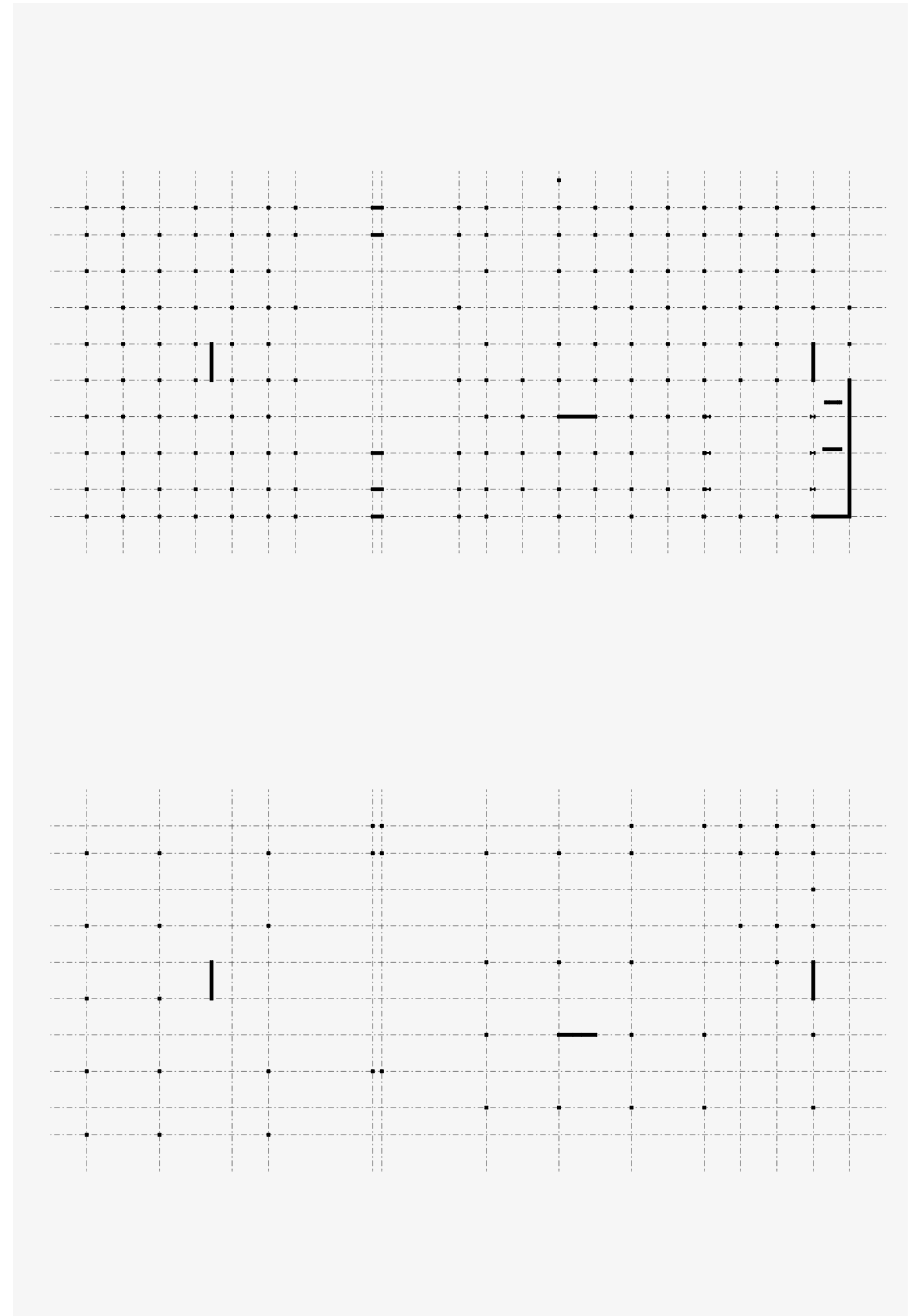


Fig. 49 Grid system 6x6 in the ground floor and in the first floor.

3.1.3.4. Brutalist sculptural elements

Already mentioned and described structural system of the building represents very formal and strict construction and appearance of the building, however vertical communication as exterior ramps and staircases create an important part of the building, always have strategic positions and add sculptural layer to the appearance of the building. As described in the chapter (incorporation of the building) these staircases and ramps expand outside of the building's perimeter and behave as sculptural elements that are growing out of the Odra building. They are connected by a "neck" and always lead to a portico or terrace.

They were almost all designed in strategic positions according to the movement of people which was mostly east-west and so these most important were designed on these two elevations. Furthermore these two elevations are the longest and architect wanted to disrupt it by these communications. However orientation purpose was significant as well. So it is always from every side of the building clear how to get to the first floor.

Staircases, ramps and railings are made of prefabricated concrete elements and due to this fact even after 40 years of mostly bad maintenance their appearance is not obsolete but the opposite.

The fact that these objects are important almost artistic elements is also proved in all the movies that were inspired by the sculptural concrete brutalist communications as they were always part of the shootings.

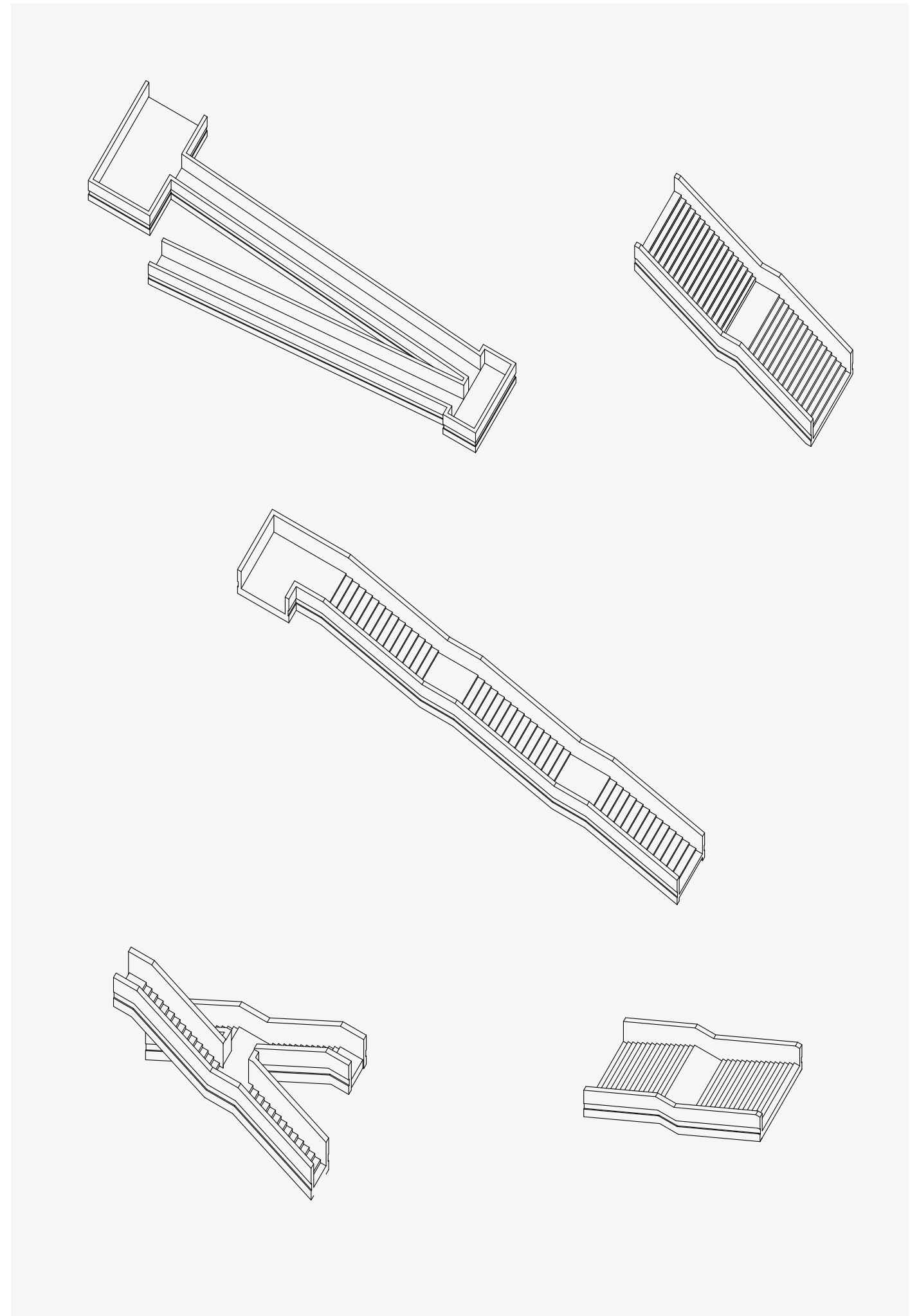


Fig. 50 Sculptural staircases and ramp.

3.1.3.5 Emphasis on horizontality

Horizontality of the building is inevitably another quality element that goes in contrast with other high rise slab buildings and which needs to be preserved. Although some parts of the building go against this feature.

Odra basically grows through the neighbourhood as a low but massive mass that is vulnerable to any additions in terms of extensions.

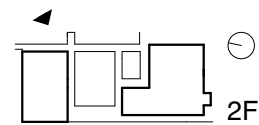


Fig. 51 Horizontal character of the building. © Markéta Havlínová



3.1.3.6 Incorporating atriums and skylights

Odra building has two main outside atriums. The first one and bigger one is above the road Lodžská while the second atrium is in the southern part of the building, allows the natural light to penetrate to the ground floor, moreover creates pleasant outside space further from the traffic and noise.

Visual connection was very important for the architect as well as see-throughs, these elements enable this.

In the deepest parts of the building in the first floor there were designed huge skylights, that enable again natural light to also interfere to the interior. These skylights were recently covered which influences highly the perception of the interior space.

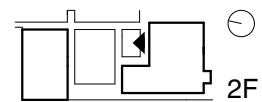


Fig. 52 Atrium with playing kids. © Markéta Havlínová



3.1.4. Influence of OC Odra on other shopping centers in Prague

Significance of OC Odra object is not only for the Bohnice Estate but it is also important for better understanding of other Housing Estates in Prague. Many elements and aspects of OC Odra were later taken from it and used in other similar objects. One of them was for instance shopping center *Opatovská* in *Jižní Město* Estate in Prague built in late 70s.(25)

Besides principles such as horizontality created by terraces or division of transportation, pedestrians and commercial function at different levels, there is very similar system of brutalist ramps, bridges and staircases that were probably taken over.(26)

This shopping mall known among inhabitants as “passage” or “ramp” was radically altered in 2018-2020.



(25) Špačková, Eva. “Architektura obchodních domů na Pražských sídlištích.” thesis, Palackeho university in Olomouc, 2018 available: <https://theses.cz/id/medy2r/25550747>

(26) Špačková, Eva. “Architektura obchodních domů na Pražských sídlištích.” thesis, Palackeho university in Olomouc, 2018 available: <https://theses.cz/id/medy2r/25550747>

Fig. 53 OC Opatovská bridging the road. © Source: https://commons.wikimedia.org/wiki/File:Opatovská,_obchodn%C3%AD_centrum,_paneláky_v_Modletické.jpg

3.2 Problematic issues

3.2.1. Original function as a “bridge” is not working

One of the important functions of the building was pedestrian crossing of the road *Lodžská*. The idea of the building was based on modernist concept of division people and cars in different levels, moreover mentioned street was planned to be very busy. In reality, *Lodžská* experiences quite light traffic load. However due to already mentioned demolitions of staircase and restricted access to some ramps and other bridges, actual crossing of the road by using vertical communications takes about 5 minutes.

Instead of using these communications and so activating the whole area and building itself, people are rather climbing over the fence in the middle of the road to cross it. This uselessness allows owners of the building to further demolitions and so destruction of history, character of the building and last but not least fluency of the movement through the building.

Furthermore, technical condition of these communications is becoming to be critical due to lack of maintenance by the owners, and by deliberate leaving the condition as it is to deteriorate and so be demolished.

Another point is that the road *Lodžská* was meant to be a busy road (as visible on the profile) which is now not busy at all. Due to this, redefinition of usage of these bridges and the first floor in general is needed.

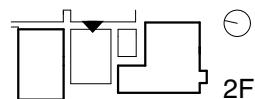


Fig. 54 *Lodžská* street and sequence of bridges that need to be overcome in order to cross it. © Rudolf Nikerle



3.2.2 New lifestyle demands new shopping malls?

Presence of cars and quite common ownership of car for each family unit in comparison to the time when Odra was build, changes the lifestyle of people as well as new demands for shopping malls.

Back in 70s and 80s there were done observations of how inhabitants are using shopping malls and local centre on estates. (26) Results showed quite clearly, that these shopping malls were being used primarily by women during the week and they were reaching them on foot.

Owning a car was not that common back then, neither was usage of car for a weekly shopping. According to this kind of “car-less” lifestyle shopping malls were designed - as mainly horizontal (with maximum 3 floors) buidlings, usually close to main roads (due to supplies), with variety of shops and facilities but without many possible parking lots, or underground parking. (27) At the time being organization of spaces of these buildings as well as number of parking spaces (for customers and operating the building) do not meet the expected standards.

Recent years in Bohnice estate appeared (but not only there) a “new trend” in terms of demolishing public facilities buildings.

As the most important it is to mention the shopping mall *Krakov* which had similar features as *Odra*, however due to lack of maintanance and lack of interest in reconstruction, *Krakov* was demolished and replaced by the new three floor shopping centre with 2 floors of underground parking.

Nowadays this shopping mall *Krakov* represents the main “rival” for other neighbourhood centres as everything people need can be found there.

(26) Polívková, Janišová. “Problematika nákupních center v pražské středočeské aglomeraci. Úvaha o nákupních zvyklostech obyvatel urbanisticko-sociologický průzkum”, *Architektura XXXII*, 1973, 7, page. 355
(27) Špačková, Eva. “Architektura obchodních domů na Pražských sídlišťích.” thesis, Palackeho university in Olomouc, 2018

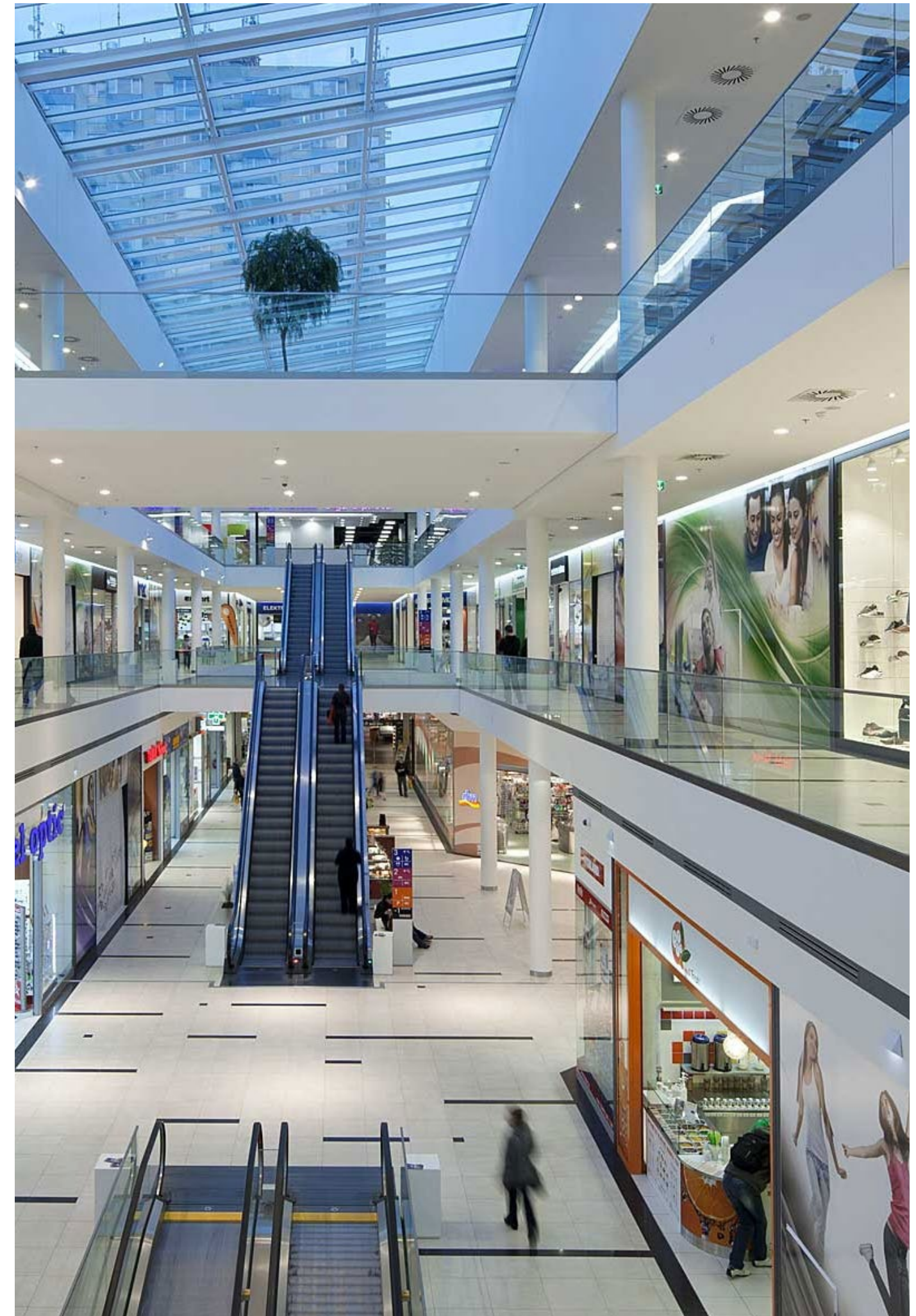


Fig. 55 New commercial and shopping centre competing with other neighbourhood ones in Bohnice. © Rudolf Nikerle

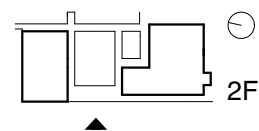
3.2.3. Complicated ownership of the building

Ownership is usually in any type of shopping center a complicated topic, even more when the building is not owned by one company but is divided into more parts. In case of Odra, due to fast changing tenants and complicated relationships of current owners, it's even more complicated.

After the privatization in 1991, the building was divided into 2 parts. The northern part B is at the moment owned by *BC Odra* company, the southern part A belongs to *Transakta a.s.* company. (28) Already mentioned complicated middle part containing the two bridges, has never been assigned to anybody and recent discussions about the ownership are still unsolved.

This “double ownership” and uncertainties about the middle part divided the building into three parts which now behave very differently and do not work together as one building. Due to this, an exemplary issue of the cause is the representation of the facade. Both northern and southern part of the building are trying to represent themselves separately without common conception and the building is not behaving as one united object, which is harmful to the appearance and the appreciation of the building is disappearing. (It is strongly present in the picture - northern part A has some claddings of facade and the roof made of steel plate painted in red color, while the other part does not. etc)

Moreover this problematic also extends into interior, where there is a general ignorance in terms of organisation of the space according to original project, due to this complicated ownership and need to have as many tenants as possible and no conception to follow.



(28) Building Authority of Prague 8 - Archives, 401 -5/5 objekt B

Fig. 56 Different owners, different colours. © Rudolf Nikerle



4.2.4. Current situation of surrounding public spaces

Odra building was proposed as a bridge over the road which connects inhabitants from south through the building. However the connection from northern part of the neighbourhood is strongly neglected and ignored and building itself behaves as “back”. Furthermore some other important connections and interrelations with the neighborhood axes is ignored.

With this in mind, the current state of public spaces in a close surroundings does not react and stays untouched.

Building entrances are not clearly visible and pedestrians are not led by public space to use the building properly, use vertical communications. Due to this, surrounding areas are not frequently used by anyone and suffer from lack of visitors. Moreover these areas are then not very secure. They are serving as shortcuts for courageous.

Exterior and interior interaction mostly in the northern part of Odra is not supported.

Present north-south axes, starting from the psychiatric hospital park and leading through building Odra has a huge potential which was never embraced but rather ignored.

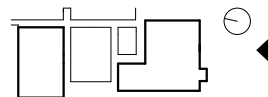


Fig. 57 Odra building among cars showing its surroundings.



3.2.5. Inappropriate alterations of the building exterior

At some points existing tenants decided to expand from the original perimeter of the building and are now occupying also porticos that served for smooth movement of people. These alterations usually go against the conception of the building as they invade porticos designed for fluent movement of people using Odra building.

The most important is the extension in the first floor, where supermarket's new entrance blocked porticos which goes against the building. (See chapter history.)

In the ground floor expansion of *JYSK* shop with furniture is less damaging for the building usage, because originally planned portico did not lead anywhere and finished in a wall. However the design of this alteration goes against horizontality of the building, transparency and common language in general. Colourfull vertical stripes disturb the overall look.

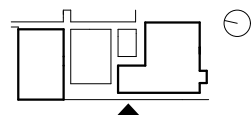


Fig. 58 Extension of JYSK furniture shop with bright



3.2.6. Inappropriate alterations of building interior

Due to the fact that most of the interior spaces except the supermarket and JYSK shop were closed or inaccessible because of no tenants, we were able to enter only a few interior spaces.

However it can be observed by a single visit, how interior materiality and organisation of the building changed since the 1976 when the building came to use. When comparing the pictures from 80s, with unified materiality and unified finishings, nowadays interior looks like a cumulation of various layers, due to different needs of different tenants. Another aspect is lower ceiling height in some spaces due to technical coverings which significantly changes the overall perception of space especially in areas where different heights meet.

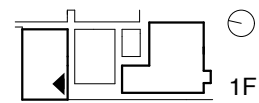


Fig. 59 Interior of the actual state of the building with cumulated layers of different materials of partitions and finishings, different heights of ceilings, showing clearly the absence of common approach towards the building.



3.2.7. Decays of the building due to lack of maintenance

Decays of the building are mostly not structural however clearly show the bad maintenance of the owners and tenants.

Corosion of the roof construction, falling of the ceiling, falling of claddings as well as problems with dampness in some constructions can be observed.

Among most problematic decays belongs definitely coroded steel elements such as previously mentioned roof construction as well as some colums of curtain walls. Other decays can be solved quite easily however these elements mostly need to be replaced by new or taken care of. 20th century materiality have shorter service life which need to be taken into consideration as well.

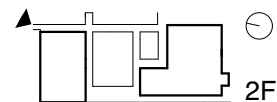


Fig. 60 Detail of many different decays in one picture, in one corner.



3.2.8. Missing elements

There are many missing elements which are caused by lack of maintenance however some of them were intentionally demolished.

Missing lamellas in the ceiling causes corrosion of the roof construction as well as flowing rainwater on the bridges.

Another missing elements are lights along the bridges and porticos which makes the building very dangerous at night.

In the first floor there are somewhere missing travertine infills in the stripe dedicated to advertisements.

The most critical missing element is the original concrete staircase, which was demolished a few years ago and the whole west elevation is marked by this extraction.

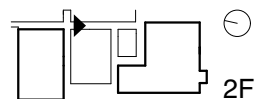


Fig. 61 Picture showing the missing lamellas in exterior



4. PROJECT

4.1 Conservation strategy

We establish at the beginning 1 scenario with 3 different steps for the building according to different levels of intervention and different actors needed for these interventions. Each step is always related to the previous one. Through them it is possible to reach desired final state of the building in our proposal step by step. Each stage should move the level of improvement further. Furthermore we propose a project of our own where we respect all following rules and guidelines.

Chartres and critical understanding of the building support our solutions and reasoning for each step. By stating and studying tangible and intangible values of OC Odra and by giving hierarchy to these values, we understand more clearly what needs to be achieved in order to preserve these values.

We preserve the important and original function of the building as a bridge over the road Lodžská however we move this concept further to bigger scale and use existing interconnections with surroundings to support North-South axis through OC Odra building. By this we want to achieve more frequent usage as well as activation of spaces around. OC Odra is in fact part of much bigger scale. Presence of surrounding residential buildings is inseparable from OC Odra and so it is impossible to deal only with this single building.⁽²⁹⁾

We restore generous, continuous and transparent spaces which are no longer present in the building due to inadequate organisation of spaces and ignoring transparent parts of the building. What we want to achieve is flexible and adaptable space that is allowed due to sophisticated construction system. This feature needs to stay present in the building as well.

In analytical part we concluded that the most endangered part of OC Odra was the first floor,

which needs to be brought back to life by suggesting a suitable usage for community. Primary question is not what would work but what sustains the building.⁽³⁰⁾ This particular usage must be very diverse in order to guarantee presence of people throughout the day and security of the building. Furthermore new use must be suitable for the building as well as react on needs of inhabitants of housing estates.

Preservation of the movement along the porticos and usage of public vertical circulations are main reasons for separating ground floor and first floor unlike it used to be originally.

New interventions needed in order to reach accessibility, readability and right functioning must be distinguishable, because unity of style is not the aim of this project.⁽³¹⁾ During analytical part we analyzed all interventions and alterations and evaluated some of them as valuable, in order to preserve historical development of the building as well as memory of inhabitants. Example of such alteration are coloured parts of curtain walls' construction, that tenants painted according to different organisations of interior spaces. We preserve these traces as valid contributions of tenants.

Accessibility
Readability
Security
Adaptability

⁽²⁹⁾ ICOMOS - the Venice charter 1964

⁽³⁰⁾ ICOMOS 2017 - Madrid New Delhi

⁽³¹⁾ ICOMOS - the Venice charter 1964

Charters used and applied

ICOMOS 2017 - Madrid New Delhi

Article 1

"Heritage as a part of bigger complex: relationships extend beyond the boundaries of a building."

It is impossible to deal only with Odra building as it is fused with its surroundings and so is inseparable from its location.

Article 2

"Guidelines and clear policies before any intervention should be provided. In other words define acceptable limits of change."

In the first stage we propose rather than interventions guidelines which should be followed so that the building does not lose its integrity.

Article 6

"Changes should be reversible."

We implement this charter differently when it comes to interior changes and exterior additions. No matter what function Odra would adopt (but must follow uncommercial use) it does not influence the building that much. And so interior changes are reversible. However additional staircase and ramp we propose to be durable as it is something that makes the building accessible and so very important.

Article 7

"New use versus original use - what sustains the place? Where functional use sustains significance of the place."

As reaction on this article, we suggest the new community use for the building, because it is more suitable. Odra cannot sustain its original function anymore as it would compete with other commercial centres in the neighbourhood, that are more suitable for commercial use.

ICOMOS - the Venice charter 1964

"Monument is inseparable from its settings and from its history."

It is impossible to deal only with Odra building as it is fused with its surroundings and so is inseparable from its location.

"Unity of style is not the aim of restoration. All valid contributions of all periods must be respected."

We do not keep contributions which go against the building's language or prevent it from the right and smooth usage. These contributions (such as expanding constructions into portico of Odra) we suggest to be removed. They do not have any value.

Faro convention 2005

"Society involved in managing community heritage assets."

This charter is particularly important in the step 2 where we propose changing the function of the building for community centre.

Nara document on authenticity 1994

"Authenticity appears to be essential qualifying factor concerning values."

"Values differ from culture to culture, even within the same culture. There are no fixed criteria of what is authentic, very important is context. ... The most important is to recognize the values of particular culture (= making agreement of what is/not authentic in particular culture)."

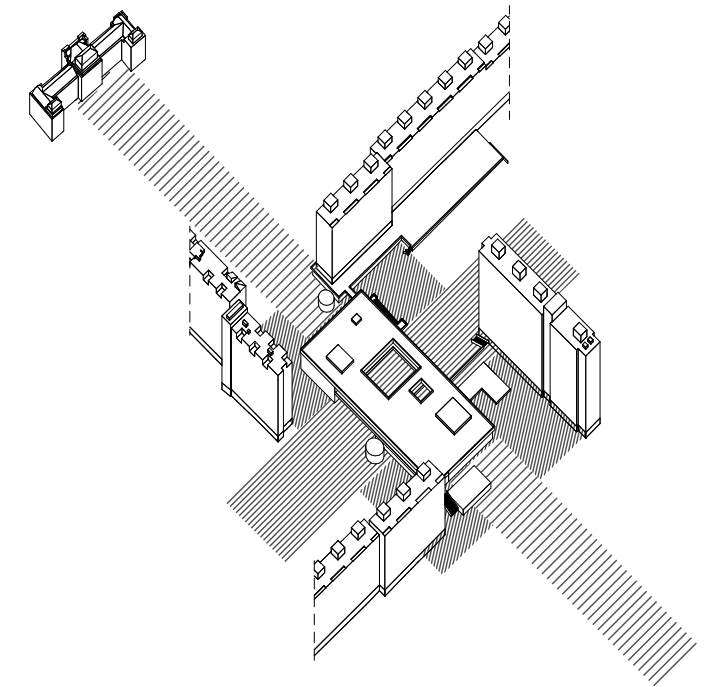
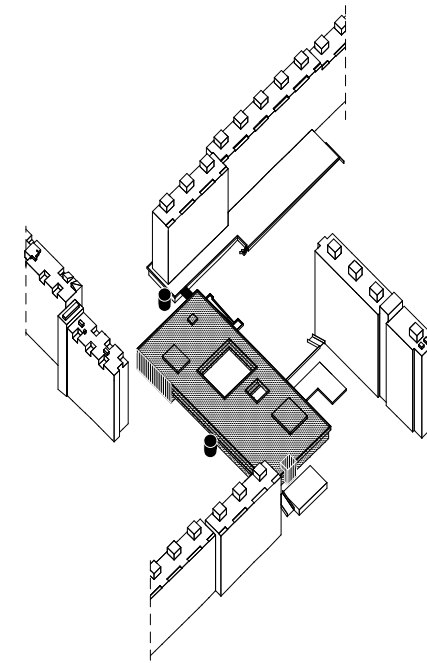
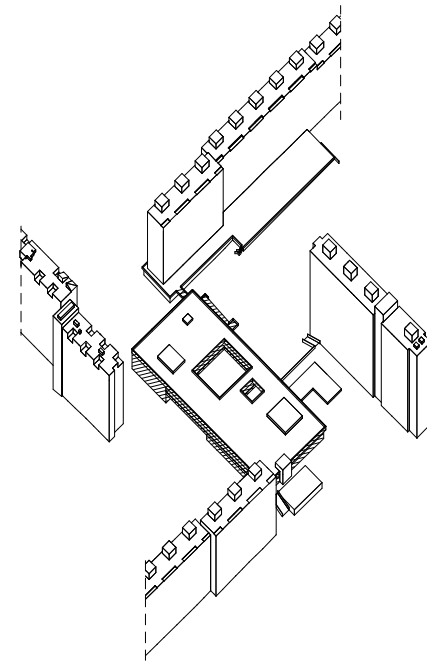
In the phase Evaluation we were searching and identifying local values. These recognized values we are trying in later stages of proposal and scenario keep and protect.

Step 0

Step 1

Step 2

Step 3



Doing nothing.

Cleaning from advertisements and dirt, repairing broken elements/bridges/ramp, completing missing elements, relocating supermarket.

Changing the function of building, adding new vertical communications.

Redefining the road profile, redefining public spaces, supporting north-south axis by creating new activities in public spaces.

4.1.1. Step 0

Step 0 demonstrates possible evolution of OC Odra building in the worst possible way when there is nothing done. In other words collage on the right shows what can happen without a good intervention and if two owners won't collaborate together.



4.1.2. Step 1

1) Removing advertisements and other disturbing elements from the building

2) Repairing broken elements/bridges/ramp

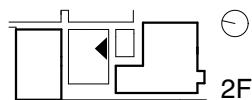
3) Completing missing elements

4) Relocation of supermarket to the ground floor

Step 1 represents the minimum intervention for the building and for current tenants without changing the function. We preserve in this step current functions in the building, size of the building, all existing vertical communications and bridges. This main intervention is based on verbal communication of both owners of OC Odra in order to unify the appearance of the main roof construction/mass and the whole building, clean and repair existing communications (bridges, ramp) and provide a manual for tenants so they behave in accordance with the building. Manual for tenants should contain rule about preserving transparent parts transparent and advertisements orientation. Furthermore we propose there should be unified graphic style for these advertisements that must be followed.

Also it is forbidden to expand by any construction outside of perimeter of the building. All already existing expansions and blocked porticos should be removed and other expansions that make no harm to the building need to be replaced by constructions that are in accordance with the building.(See previous chapter.) Additional change is relocation of current supermarket from the first floor to the ground floor as it is more suitable for the building.

In this step we want to reach mainly by small interventions transparency and readability of the building which is inevitable for security, especially in the first floor. Reuse of existing bridges and vertical circulations allows more fluent movement and better accessibility. Finally, the building should be again perceived as one mass rather than fragmented into two parts.

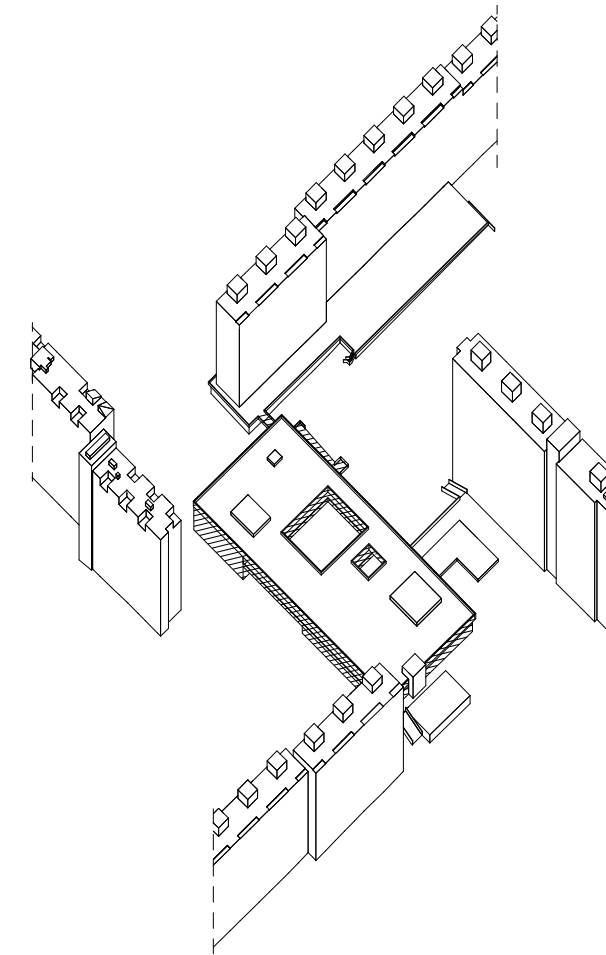


New elements

The most important construction element in this step which needs to be completed is exterior ceiling which is missing in most parts of the building. This causes issues for the roof construction which is uncovered and so corrodes. Original material of the lamella ceiling is aluminium, which enables surface to be perceived as one “endless” due to slight reflectability of material. This compact perception is significant for the building. We propose to use the same materiality of lamellas here as we understand the importance of uniform appearance of the exterior ceiling. If we would use in this case distinguishable materiality, that would be very disturbing for the building.(32)

In terms of other repairs, existing ramp and bridges must be statically examined, and later cleaned from graffiti and advertisements. Ramp should be also cleaned from the colour paint which damages and camouflages rough concrete brutalist character which is significant for the building.

Fig. 62, 63 On the next page, collages show condition now and after step 1 intervention.



WHAT

Removal of advertisements, colour paintings on concrete, graffiti

WHY

- to reach transparency, security, clarity as well as integrity of the building

HOW

- by cleaning and removing advertisements, that are relocated in the stripe dedicated to it but having unified graphic style
- by cleaning all coloured surfaces
- by cleaning graffiti

Repairing broken elements (ramp, bridges)

- to bring back to life vertical and horizontal communications
- to preserve them

- clean them from colour and graffiti interventions
- examine the statics

Complete missing elements (lamellas)

- to reach unified surfaces and save the roof construction

- by adding new lamellas where missing, which would have same materiality = not distinguishable

Relocation of supermarket

- to free the first floor
- due to more suitable space in the groundfloor

(32) ICOMOS - the Venice charter 1964



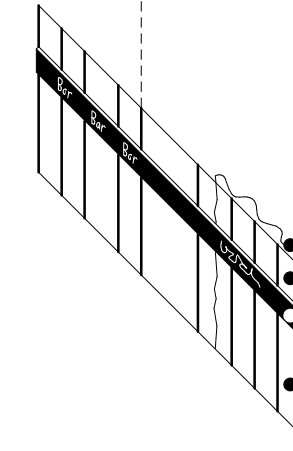
Results of the 1st step

Odra building is legible again, horizontality prevails and dominates, which is supported by uniform materiality of horizontal constructions, which is not interrupted, transparency is present and helps to orientate oneself better and feel safer, especially on the first floor. Graphic representation for the building is unified and oriented only in the stripe dedicated to it.

Ramps and bridges are reused and allow various options for crossing the building and allow usage of the space on the first floor again.

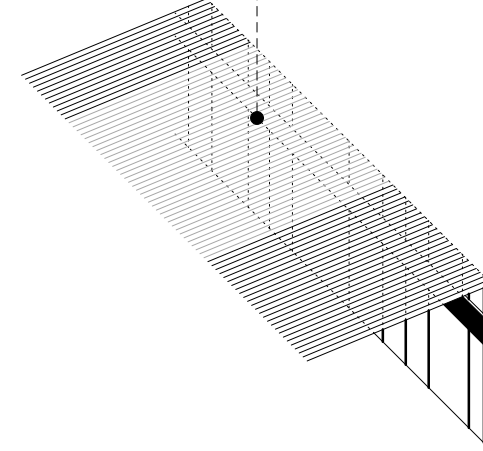
The supermarket is relocated to the ground floor, where it has better supply options and spaces are more suitable for this kind of function. Its position is also more advantageous due to the present bus stops, so it is used by a larger number of people and serves not only for the local community.

ensure transparency and unified appearance of curtain walls



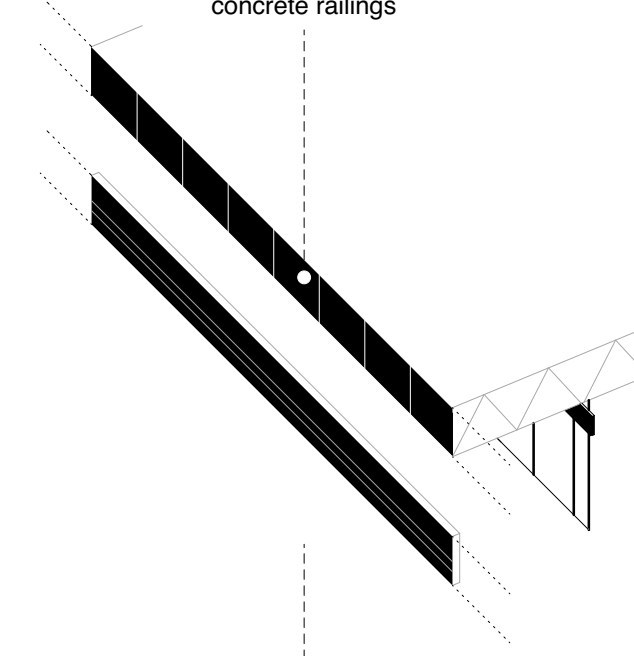
follow rules and keep transparent parts transparent

replace missing lamellas in the exterior ceiling

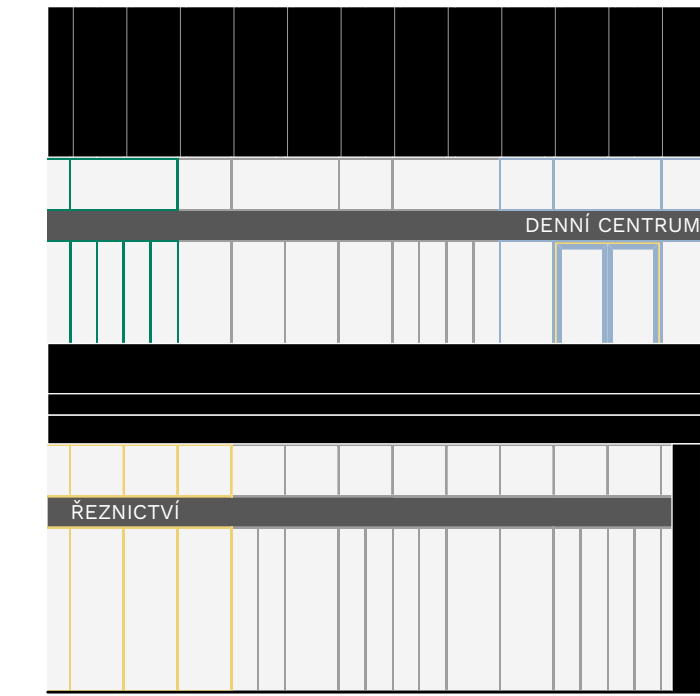


added lamellas have same materiality in order to provide uniform surface contrasting articulated curtain walls

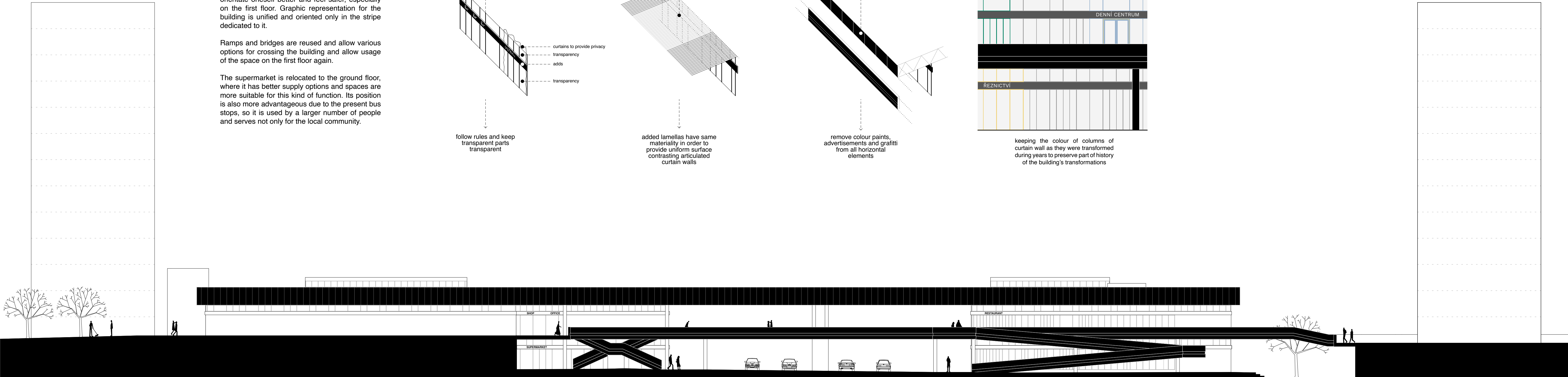
unified appearance of the roof slab and concrete railings



remove colour paints, advertisements and graffiti from all horizontal elements



keeping the colour of columns of curtain wall as they were transformed during years to preserve part of history of the building's transformations



4.1.3. Step 2

1) Redefinition of vertical circulations

2) Changing the function of building for community centre

3) Improving clarity of the building by removing disturbing elements - vertical facade, vertical core

Step 2 represents additional changes that would be done after step 1. These interventions are more radical however more effective for future of OC Odra building. Actors of this stage would be still only owners of the building however they should cooperate together as anticipated in step 1.

As most sustainable function for the building we evaluated a function of community centre, with more commercial ground floor and with more intimate and communal first floor. We suggest keeping first floor and ground floor to work independently as it brings more diversity to the building usage and more frequent usage of exterior vertical and horizontal circulations. Partitions of different kinds and materials which were cumulated throughout years without any general concept for the building are proposed to be demolished and kept only structural elements. The same is true for inner vertical communications. These are due to complete change of use of Odra unnecessary. This radical change not only frees the plans for future change of use but also allows again high level of flexibility which we want to preserve. Two spaces in the first floor with present skylights are recognized as significant and suggested to be left as open spaces. Other interior spaces should be organized in accordance with the structural system and to do so effectively and flexibly we propose few technical boxes oriented in strategic positions, which would allow that.

In terms of new vertical exterior circulations we propose a new ramp oriented in the Northern facade. This new ramp makes OC Odra more accessible even from the Northern part which has always been a bit neglected and unnoticed. The second additional vertical circulation is a staircase oriented strategically at the almost same position as the demolished one (See 2014 change) and allows to get to the first floor from the Western facade. This positioning is crucial for the building as there is no visible vertical circulation from this

side of the building. Understanding the building and clear visual connection of ground floor and first floor is crucial.

New elements

Vertical circulations

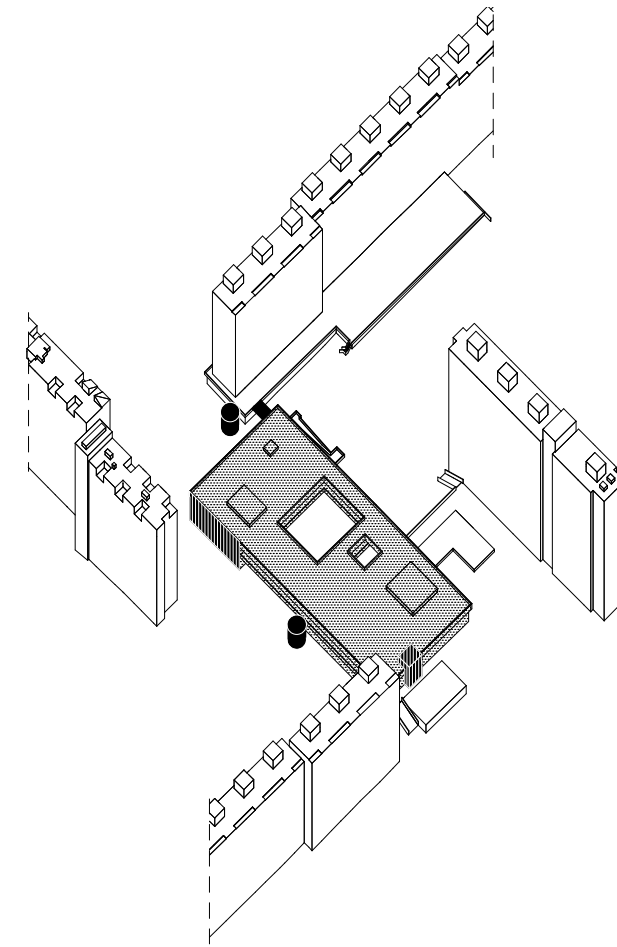
Materiality of new circulations must be durable and distinguishable from original circulations. However the sculptural character of such elements should be preserved and the common language respected.

Curtain wall

Curtain walls that are added in areas where needed or where replacements are necessary are made of aluminium columns as well as already existing curtain wall. The difference that would make these new walls recognizable is the common grid of the columns which we propose to be always same unlike the existing one. Horizontal articulation of curtain walls must be respected according to rules from step 1.

New partitions

We propose two kinds of new partitions - opaque and transparent. Opaque partitions are used where spaces need some level of privacy. Materiality of finishings are from plywood in order to bring more warmth in interior, as well as to show clear distinguishability. As visible from historical photographs of interior, wood was used in spaces which were more communal. We follow this concept. In other spaces we suggest to have transparent partitions. However curtains would be possible to visually divide spaces as well.



WHAT

Changing the function of the building for community centre

WHY

- more suitable use for the building
- richer involvement by inhabitants
- more frequent usage of the building and its surroundings
- using the structure of the building and spaces which were designed to be generous and open

HOW

- removing all unnecessary partitions in interior
- removing interior vertical communications
- removing cumulated interior ceilings
- establishing cores that provide flexible organisation of space also for the future uses

Adding new exterior vertical communications

- to have better orientation for the users as one important staircase was demolished and not replaced
- to be able to reach easily and fluently the first floor
- to enhance better connection of the building and its surroundings from the North

- designing one ramp in the North and staircase in the West, which are distinguishable from existing staircases by curved shape and colour, however the material is the same (concrete) due to the need of durability

1) Redefinition of vertical circulations

1976

- emphasis on connecting 1F + GF through interior vertical circulations
- ground floor depending on the first floor
- decline of exterior circulations usage

Ground floor of the building has always served as a storage and technical space for the first floor due to the fact that half of it is under ground and so without necessary daylight. Also due to close proximity of road *Lodžská*, deliveries and garages were placed in the ground floor which take up lot of space and do not need daylight.

Nowadays these storages work only in the Southern part of the building with some commercial activities. This strong inner connection through the building starts to disappear slowly and instead the building is becoming to work as independent ground floor and independent first floor. Due to recent changes in organisation of interior space as well as due to obvious tendency to use these two floors independently, some of interior staircases have already been removed and functions which need complicated supply are relocated to the ground floor. The first floor remains almost empty. (33)

To conclude, there is a strong need to create from the ground floor independent activated area, while the first floor should work separately. Therefore vertical connections through interior spaces are not necessary rather they are harmful for exterior usage of public vertical circulations.

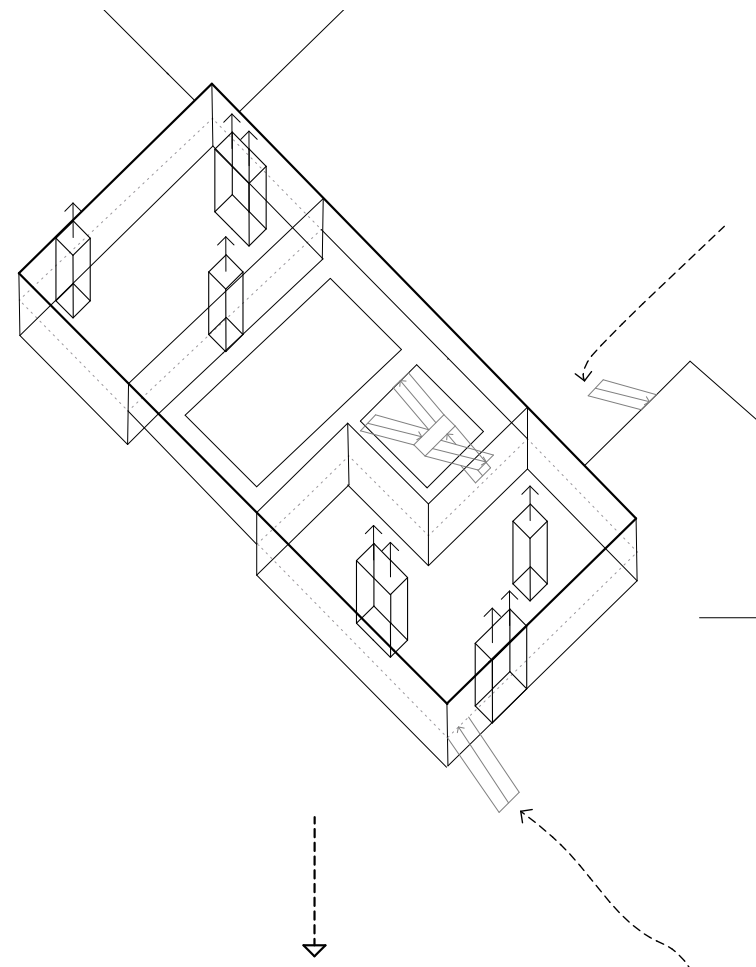
Now

- emphasis on usage of exterior vertical circulation
- independence of both floors

We suggest to pay more attention to usage of vertical exterior circulations and horizontal bridges and porticos which are growing into Odra's surroundings. We support the growing trend of independent ground floor and first floor usage as there is a need for more diverse functions in order to bring more diverse people. However it is also important to free the plan in order to provide flexibility of spaces and possibility to change the use in future if necessary.

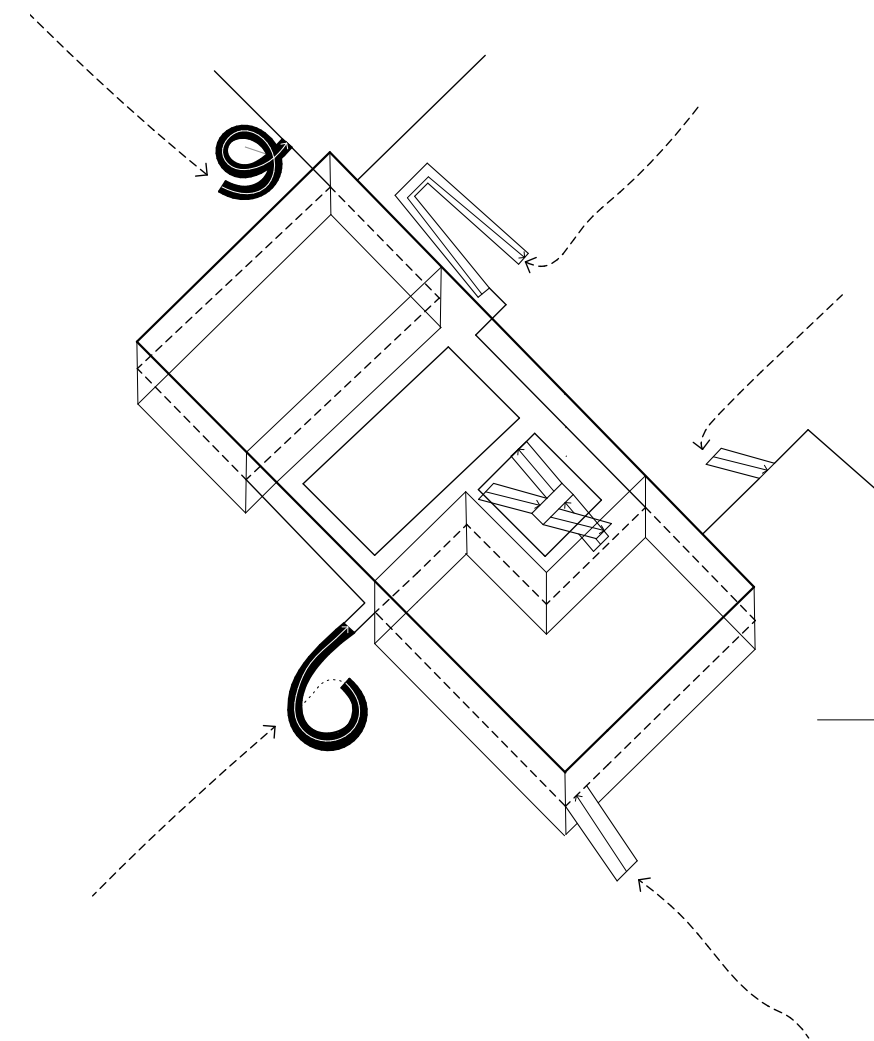
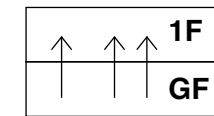
Due to this we free interior plans from all residual vertical circulations and we propose new exterior circulations placed in strategic positions in order to support accessibility of the building from all 4 directions.

(33) During the chapter changes over time, it was recognised that some of the inner staircases and lifts were already demolished, which proves this theory.



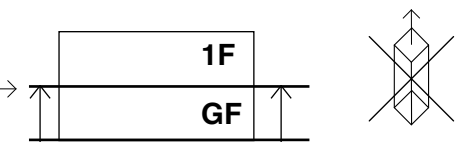
1976

Ground floor works as supply space and technical space for the first floor = is depended on the first floor = need of inner vertical connections and less important and frequent are exterior vertical communications



After intervention

Ground floor works independently on the first floor, inner connections are not needed anymore, more emphasis is paid to exterior vertical/horizontal circulations that are being used again. Existing ramp is repaired and new ramp and staircase in strategic positions are designed.



3) Improving clarity of the building by removing disturbing elements : vertical facade, vertical core

4 important concepts/features of the building:

1) Horizontality

Significant feature for OC Odra is emphasis on horizontality. The building works conceptually as a long slab/mass which overcomes the road *Lodžská*, spreads in the neighbourhood by different kinds of bridges, terraces etc.

2) Materiality

Whole building is made of (horizontal) prefabricated concrete elements (except the roof construction) assambled together that are combined with glass infills in between.

3) Readability of bearing/non bearing constructions

One of Odra's important qualities is possibility to immerdiately read what is bearing element and what is only "infill", non-bearing.

4) Flexible usage of the building

Structurally as well as conceptually OC Odra was designed to be a flexible building which can adapt easily to any changes of use. Facades and their organization/structuring do not require nor demand any specific usage of the interior spaces behind as they are made of curtain walls. (see more in chapter Evaluation)

North-west facade + vertical core as disrupting elements

These two elements - North-West facade and vertical core in the South - disrupt previously explained concepts and language of the building which causes it to be less readable and integrated, also prevails it from flexibility.

North-west facade was designed as a vertical facade with windows, it is not bearing wall even though it looks like structural element, it is made of fake travertine stone cladding, it was designed like that due to previous temporary functioning of this part of the building.

Vertical core which contains a staircase leading to the ground floor with technical rooms (which are both not in use anymore) shares the same language with previously mentioned facade. This core with vertically articulated facade also tends to be a sort of dominant, "tower" to the building. This statement is however ridiculous due to the fact that the tower exceeds the roof structure by 1,8m and its function is more or less a technical space.

We propose here to replace the North-west facade with one that uses the same language as the rest of the building. It must respect materility and horizontal language of Odra. In case of the "tower" we have two possible scenarios. First one is to remove the construction and replace it with curtain wall system. Second proposal is to exaggerate the tower and create sort of landmark. The second scenario however needs to be tested as it would go against the main concept of OC Odra which aims to be a long horizontal uninterrupted slab. In addition Odra building is very complicated and in order to be easily understandable, it is necessary to eliminate elements, which are disrupting its clarity.

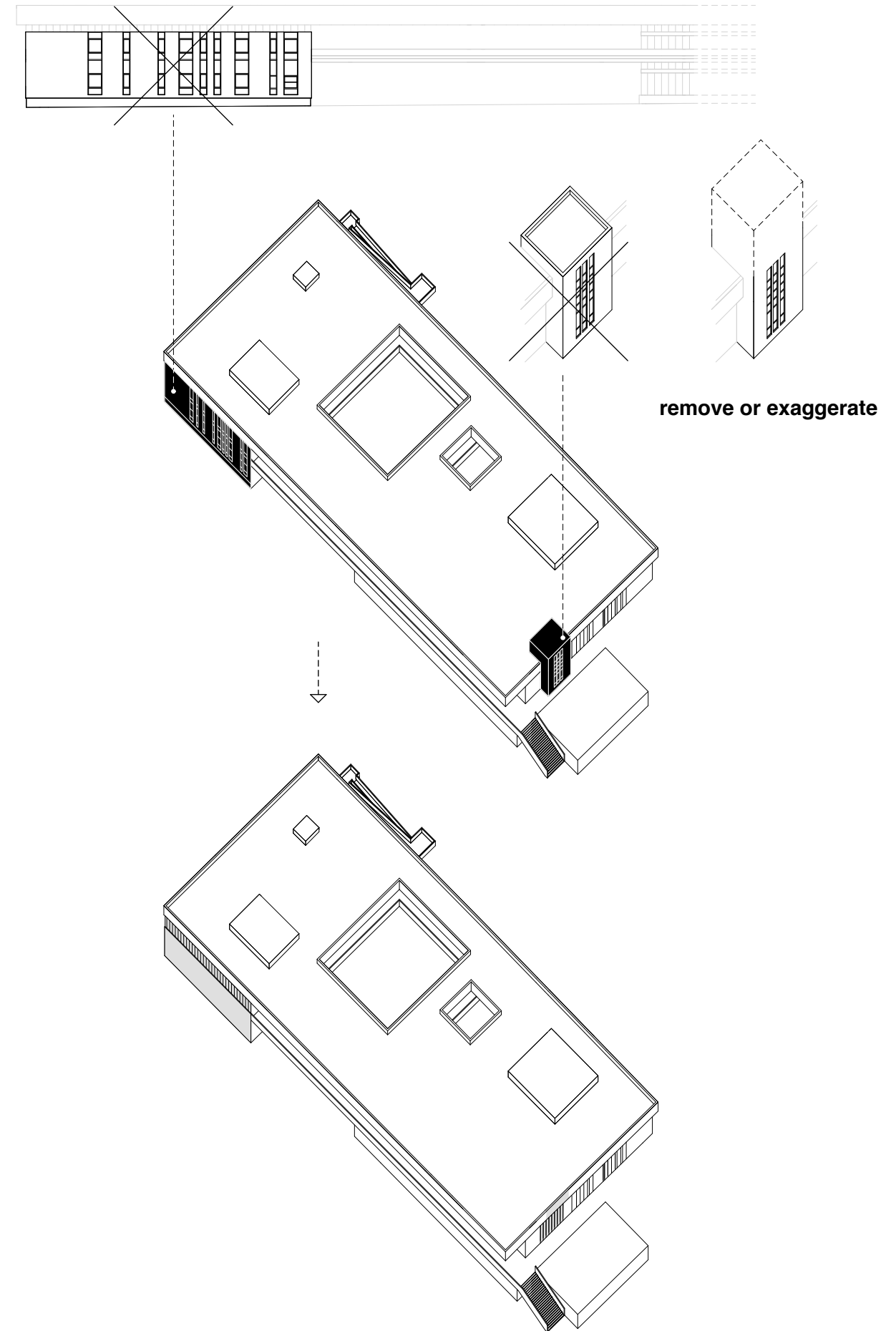
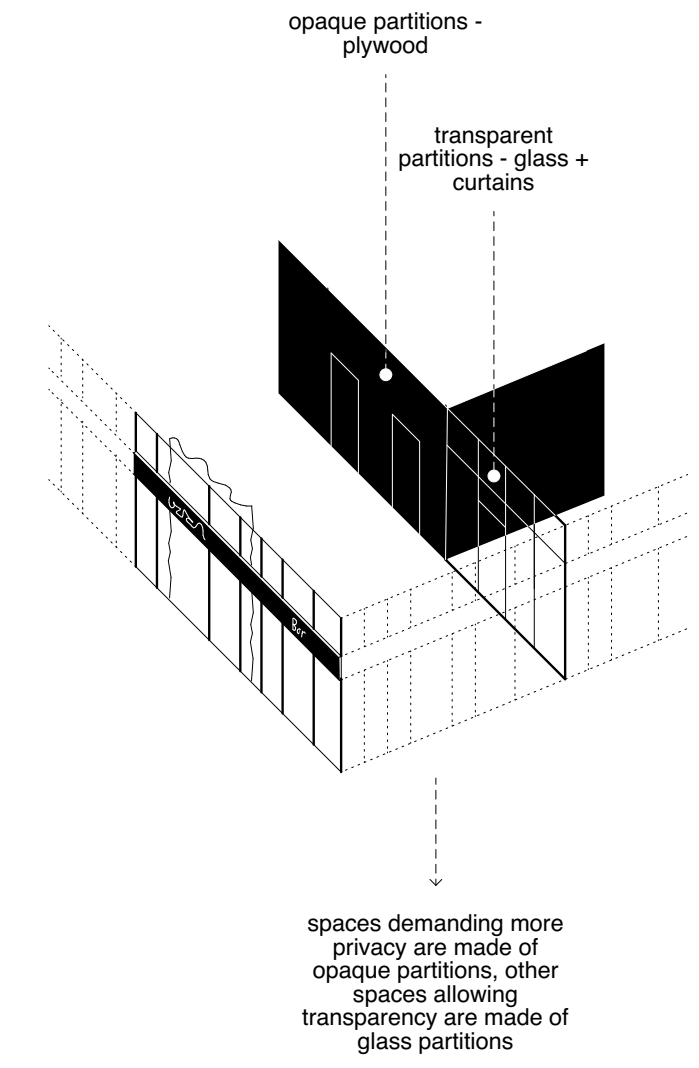
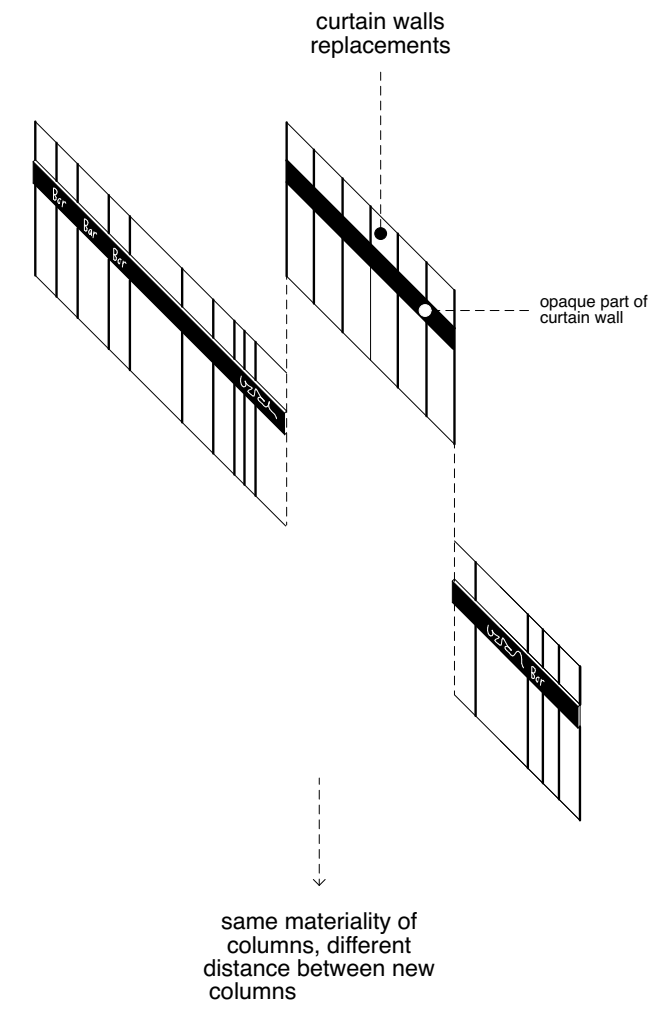
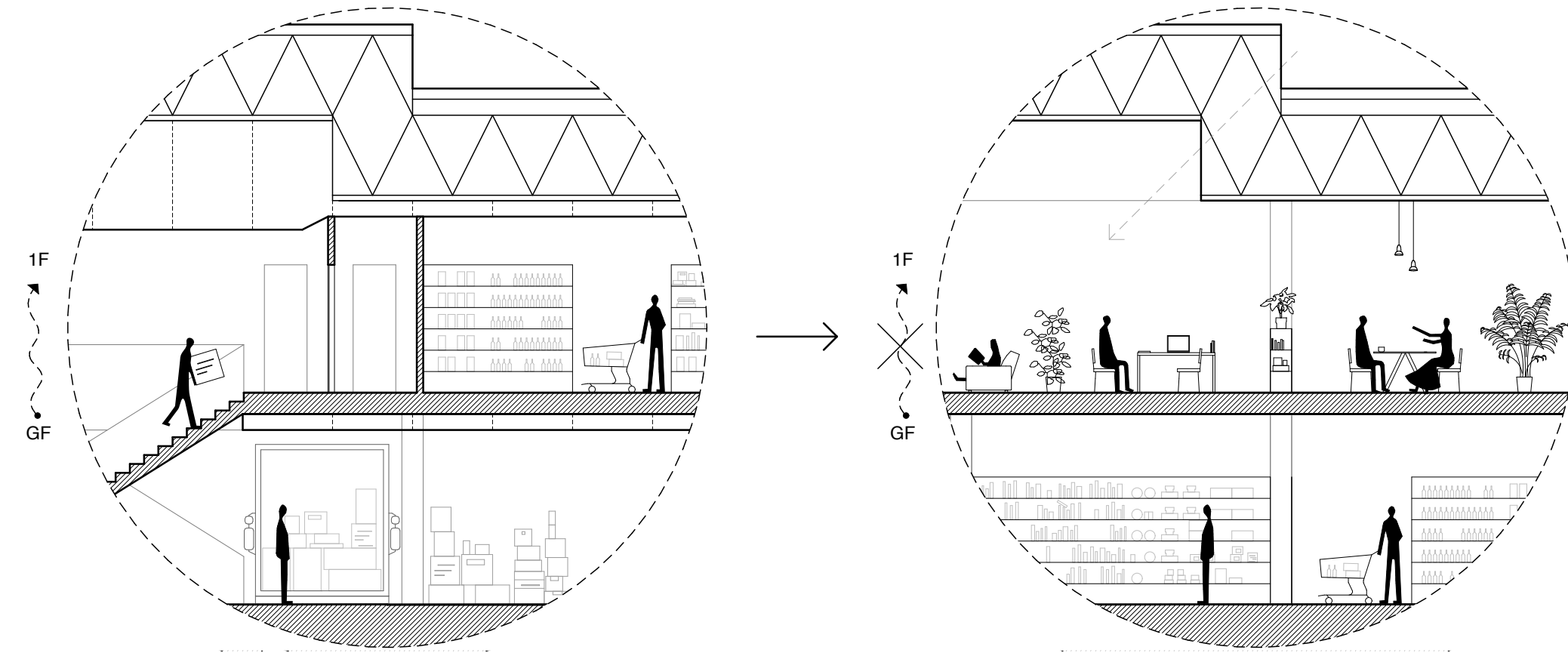


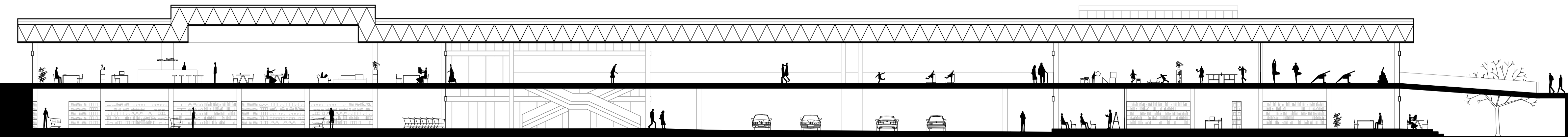
Fig. 64,65 Show vertical facade and vertical element in the South.



Results of the 2nd step

We are preserving the ground floor as more "commercial" and public while the first floor changes completely into community centre which allows more frequent usage of staircases, ramps and bridges, that do not have "crossing only" function anymore but serve as a main communication element between one part of community centre and the other. Furthermore first floor and groundfloor start to work independently.

We are achieving again usage of the first floor spaces and communications, which are the most endangered parts of building Odra. Spaces in the first floor especially are again very representative and can be organized in many possible ways according to needs of community centre.



4.1.4. Step 3

1) redefinition of road profile of *Lodžská*

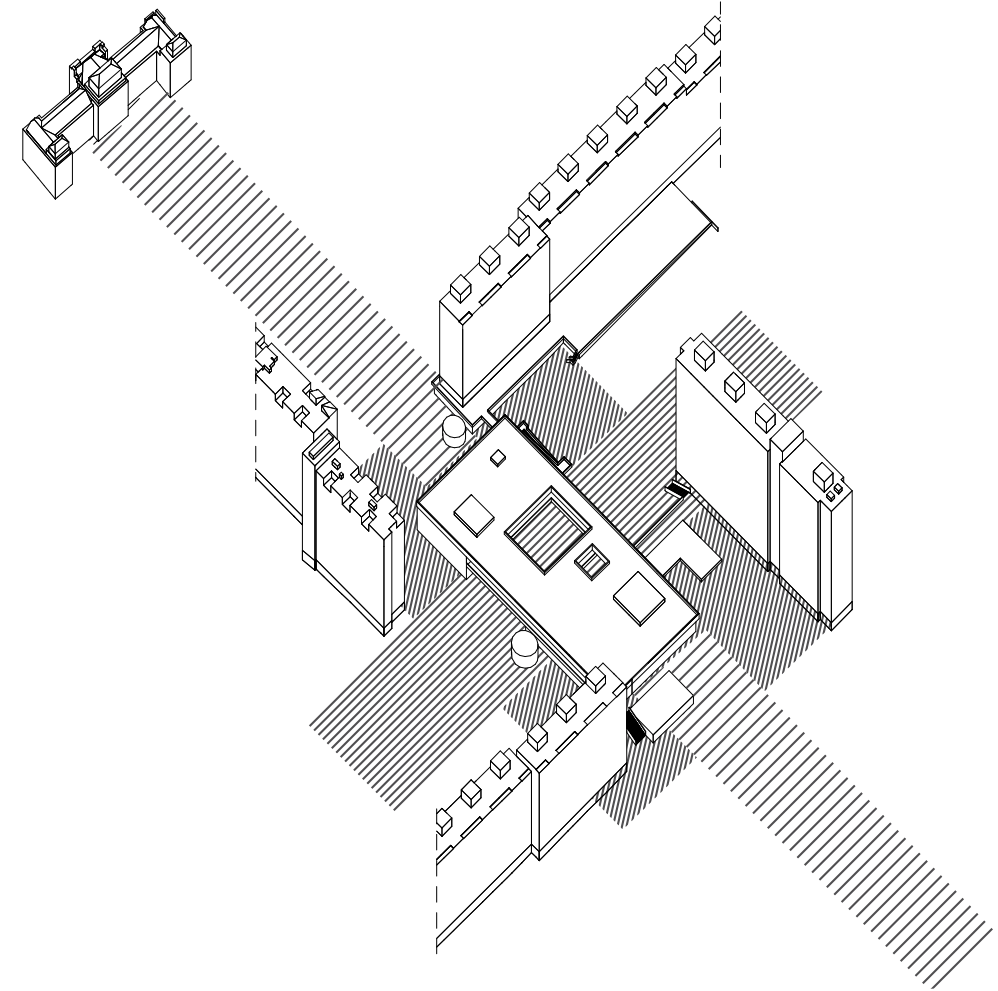
2) redefinition of public spaces

3) re-establishing North-South axis leading through the building

Step 3 intervenes in a much bigger scale to Odra's surroundings and invites a new actor who could take part - a municipality. This stage provides redefinition of existing oversized road profile (*Lodžská*) that would first of all slow cars down, moreover it proposes to create wider and pedestrian friendly sidewalks with green elements. The reason for this is to bring more people safely to the building of Odra and make it less noisy and less dangerous.

Public spaces in close surroundings must be redefined and made more accessible, more secure and provide diverse activities. Materiality of pavements and public furniture should correspond and naturally lead pedestrians to the building. Parking lot oriented in Southern entrance to Odra building should be redefined as well at least by adding greenery.

Existing connection with psychiatric park must be re-established. This axis would lead to the vertical circulations of Odra, (in order to be able to smoothly use the building as a bridge) through the building. Ground floor of Odra in the Northern part could start to be more interconnected with surrounding greenery as it is one and only area where Odra could potentially have a dialog with existing green park.



WHAT

WHY

HOW

Redefinition of *Lodžská* road profile

- to slow cars down
- to have more secure ground floor
- to have more pedestrian friendly East-West direction

- removing stripe for bus and make pedestrian sidewalk wider
- add green elements along the road
- add benches

Redefinition of public spaces around

- to provide more secure spaces where people would spend time
- to give more importance to people rather than to cars
- to have better relation of interior with exterior space which is now restrained

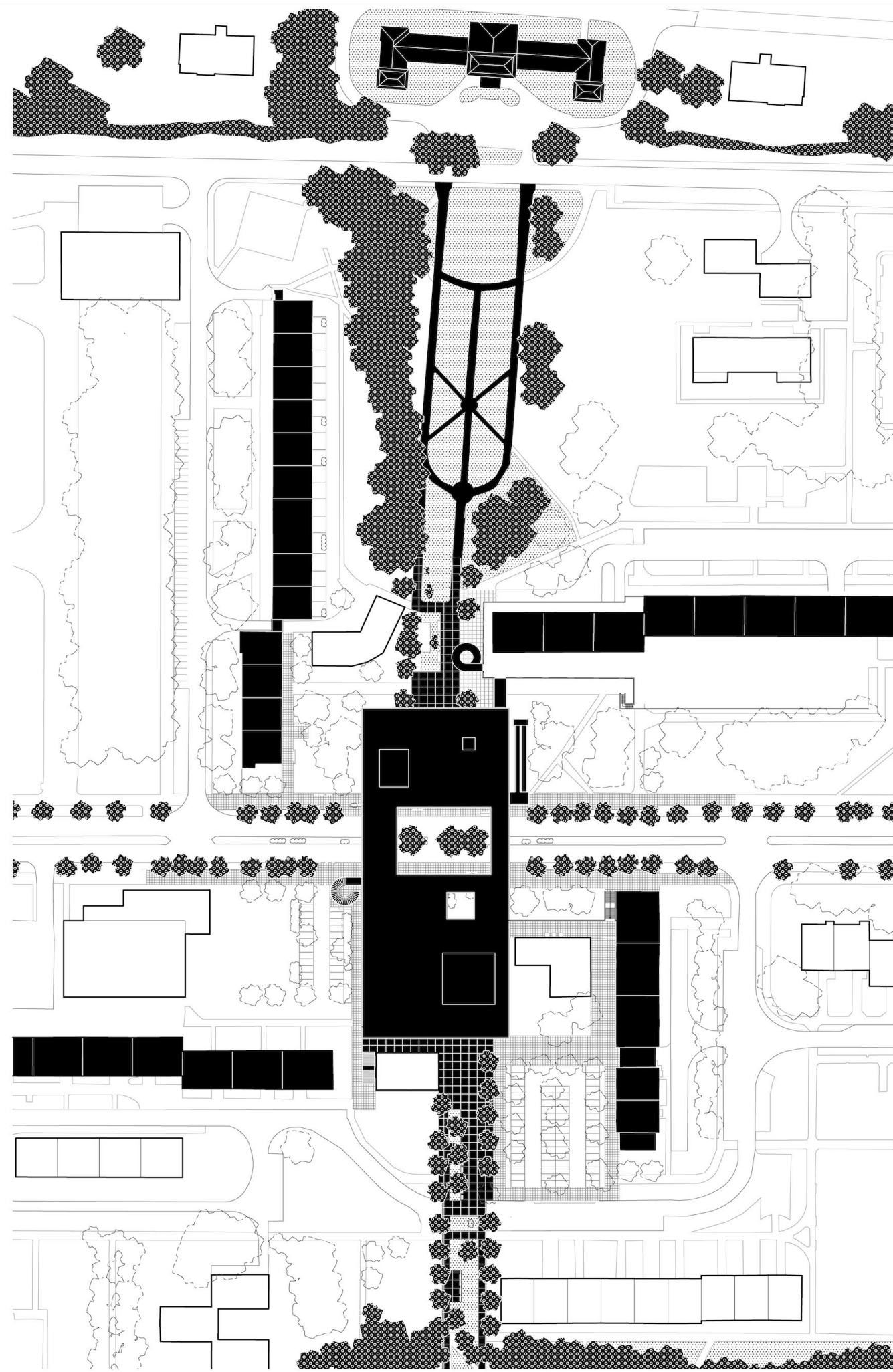
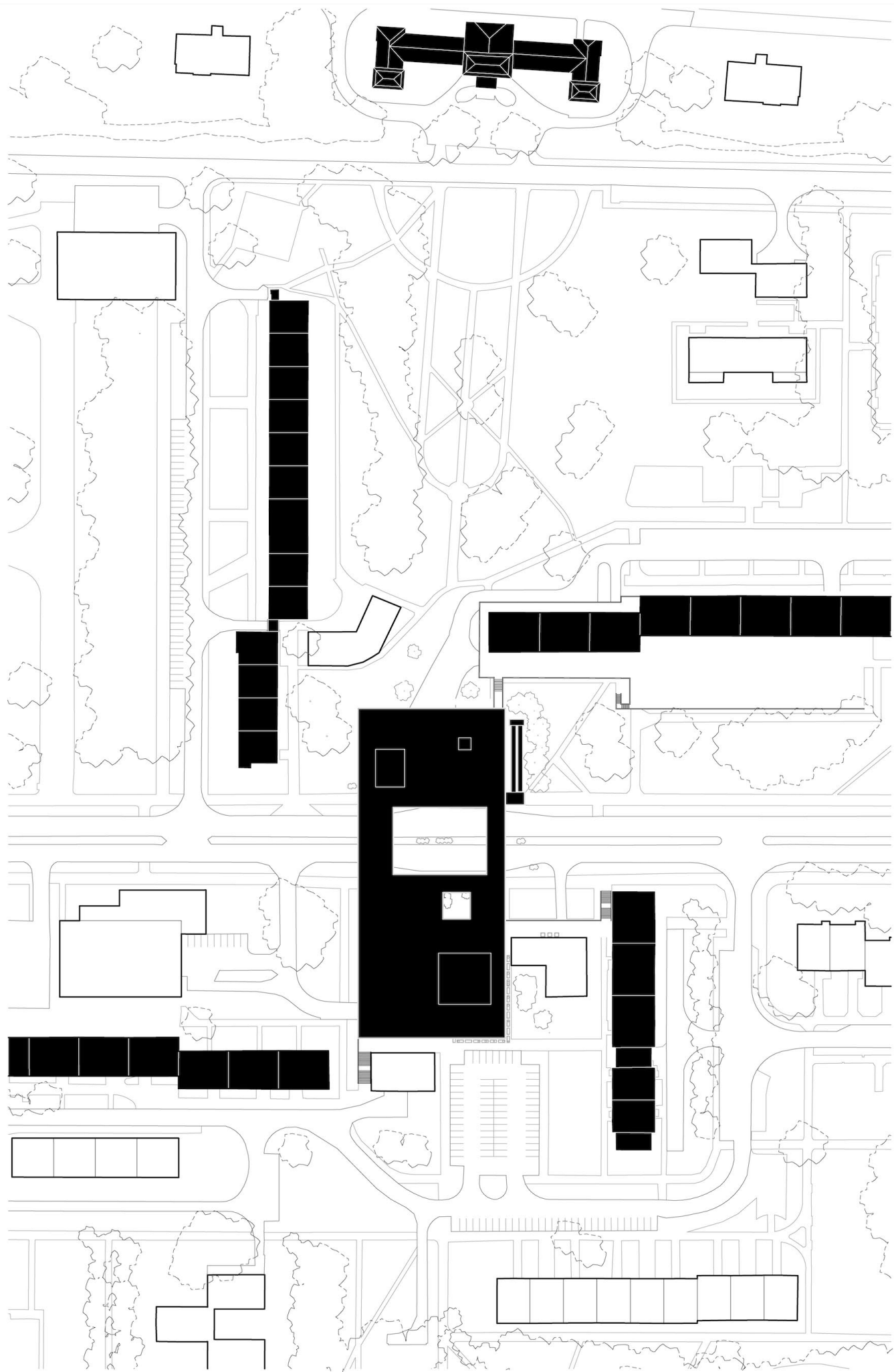
- provide better lighting in surrounding spaces
- improve conditions of sidewalks and paths
- relocate parking lots and make them more environmentally friendly
- provide new outside activities in surroundings

Re-establishing North-South axis

- to support concept of Odra being urban bridge
- to have bigger flow of people entering the building, using communications
- to react on existing surroundings

- adapt the existing paths and direct them to vertical communications leading through Odra building

Fig. 67, 68 On the next page drawings show 1) Current situation and 2) Proposed situation of wider relations and public spaces.



4.2 Project

With all previous analysis in mind we propose a project for OC Odra that consists of all 3 previously described steps, showing how they can work in reality. Our proposal is not the only possible solution for OC Odra. Flexible structure allows many different organisations of spaces, which could work as well. Due to the fact that the most endangered part of the building is the first floor, we pay attention to this part mostly. As for the ground floor, we understand the need of owners to provide also some commercial activities. Therefore we place all commercials in the ground floor while the first floor we dedicate to community.

Public spaces and wider context

As initiated in step 3, it is necessary to perceive OC Odra as part of bigger “heritage”. Strategic position of the building creates a huge opportunity for surrounding apartment buildings, for inhabitants and community. Its direct interconnections with these residential buildings makes it almost impossible to think about OC Odra without any relations. Furthermore, inevitably this conditions influence the function of the building as well. Designing anything else than function for community purposes would be against the basic concept of the building.

Presence of historical psychiatric park on the axis intersecting Odra is another value, that has never been more explored nor used. This North-South axis leads through the building over the *Lodžská* road and potentially finishes on intersection with East-West axis, connecting other parts of neighbourhood. We take an advantage of this already present green axis, support it and by adding new green vertical elements we frame it. This intervention does not need to be any radical, only a few elements correctly organized are enough to make this connection more clear. Unifying pavement along it is only additional feature, which helps us navigate pedestrians better.

Along this “urban bridge” we design a few spots for sitting, playing, working out, relaxing or simple we leave the greenery be wild. It is important for us to distinguish our “patch” from existing pavements and sidewalks. Different materiality and character of pavement in newly designed parts is very pivotal. We use large format concrete pavements as it is first of all durable and second of all it is typical material

for all socialist housing estates. Due to this it is possible to keep the local context present.

Part of our proposal is redesigning existing parking lots in close proximity in order to maximize the number of parking possibilities. However we try to do it more sensitively and with regard to pedestrians and inhabitants. Furthermore, we design these parking lots as almost green parks, with trees, bushes and permeable pavings.

Accessibility of building

Accessibility of Odra building is crucial for the previous stage as well as for usage of building fluently and naturally. As we referred to in chapters Analytical part and Evaluation, exterior circulations represent one of the most essential elements for Odra. Only for crossing function, they would not be enough. Functionalist concept of overpasses and underpasses proved not to work and so new use has to be found for them. On the other hand we could observe in drawings with comparisons over time, how (in)accessibility affects the absence of tenants and thus abandoned, unsafe spaces, where people are scared to go. As ground floor level does not have this issue, challenge comes when accessing fluently the first floor of Odra.

We analyzed two basic directions of movement: first one is East-West mostly on the level of ground floor, second one is North-South on the level of ground floor and on the level of first floor through the building. The second movement allows frequent usage of first floor circulations if pedestrians are guided clearly, freely and barrier-free. From the Southern facade we have a fluent access to the building and through the building as the terrain is at the same level as the first floor. The Northern access is more problematic.

As a reaction to that we propose a yellow concrete spiral ramp that uses already existing residential terrace to which it connects and continues by the bridge to the portico leading along the first floor of Odra. By this we provide barrier free access to the first floor from North and more frequent usage of porticos and terraces.

To complete visual connection from all four sides, we propose a spiral staircase on the West facade

replacing demolished one from 1976. The new staircase has the same language as proposed ramp and is clearly distinguishable from existing ones as well as durable.

In order to make North-South axis more strong, we propose on the level of ground floor to create an open passage, through which it is possible to make a shortcut and have visual connection with road *Lodžská*.

With accessibility also relates proposed function. Spaces oriented in the first floor are largely accessible for public and so they create very flexible possibility to move throughout the building’s interior and exterior. This boundary is almost restrained and invisible.

Odra as a community centre

In terms of new use we propose to again distinguish the ground floor and the first floor. In terms of ground floor it is more than realistic that the commercial function would prevail furthermore it is not against the building. It is therefore suitable to have commercials along the road *Lodžská* also for realistic reasonings - developers and investors can use the whole ground floor for profit. However, all previously concluded rules need to be followed and tenants need to respect them. In plans of our proposal we design supermarket, small commercial and another shop in the southern part of building, where stocks take place and also where there is no need of natural lighting that much. In the northern part of Odra building, we design four different commercials that can be also working as offices, coworking spaces or can be easily adapted to some other uses. In the middle, there is a passage connecting park and public spaces in the North through the building to the road *Lodžská*. We design a small café at the corner in order to have activated space and passage.

On the level of first floor approach toward the building is different. There are several factors we take into consideration. First of all, function for community was present in this level even in plans from 1976. Community was understood in socialist terms differently. In general spaces for recreation, meeting and education took place there. (See more chapter Analytical part) Construction system

and present skylights allows generous bright spaces that furthermore enable many different flexible organisations. Second of all, in Analytical part we identified spaces with skylights as the most important to be preserved as open, with almost representative character. Moreover, we want to achieve that the building’s first floor works almost as one huge transparent space, that is possible to go through and create different routes and shortcuts. By this we design almost no boundary between exterior and interior, so that everyone can enter the building differently and elsewhere. Spaces are organized as combination of public and more intimate, which are located mostly in the Northern part of the building as there is a bigger level of privacy.

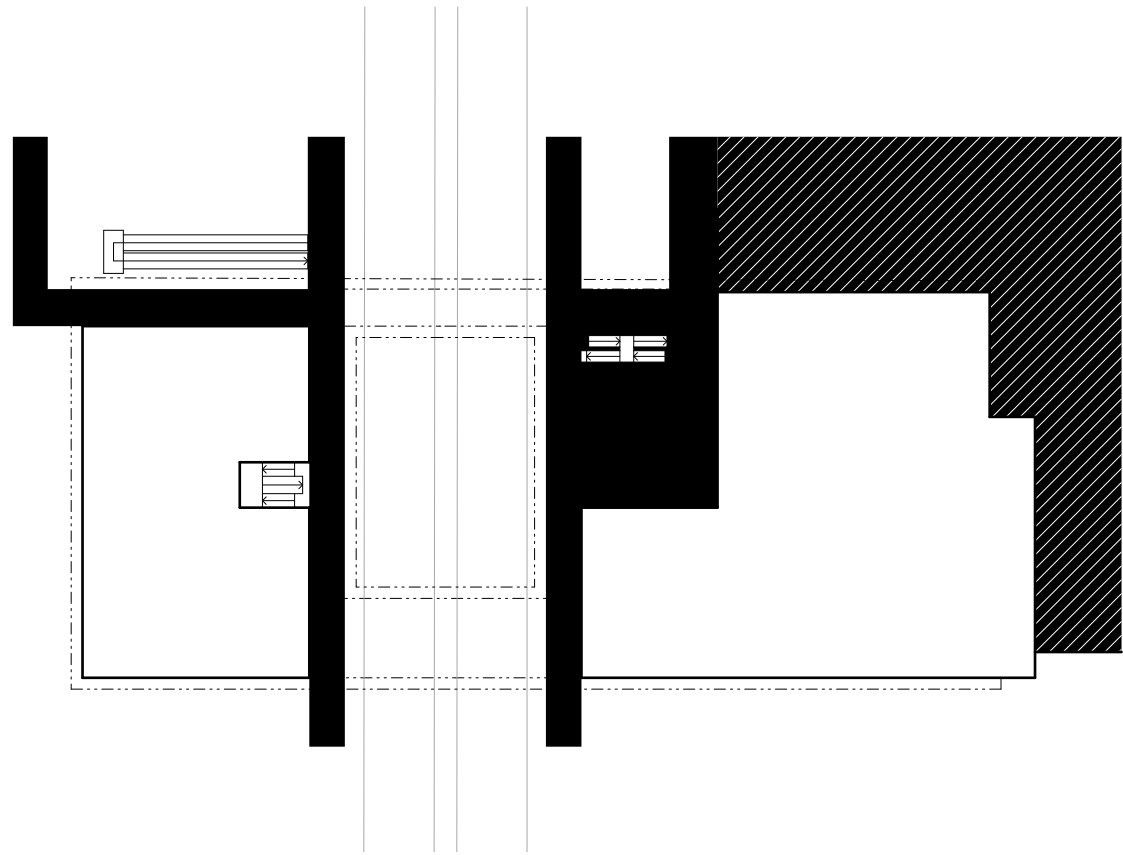
Activities happening inside can expand at some points to outside porticos. In two places we create new sheltered outside patios extracted from perimeter of the building. In the northern part this portico is semi-public and is part of library through which it is accessible. In the southern part of Odra, we create a generous patio where 2 porticos and a staircase meet. This portico is completely public and serves for many different activities.

List of functions designed in this floor can differ as each community needs different things and activities. We based our proposal on knowledge of this housing estate, on analysis of functions in surroundings and on social analysis of local inhabitants. Generally speaking in such neighborhoods a strong percentage of population constitutes of elderly and young families with children, however we propose mostly inclusive activities that serve to everyone. In northern part of the building we designed library with study spaces, lecture room, and other different zones. As main space of the library serves the area under skylight which is left free for exhibitions or other cultural events and is connected with newly designed patio. Southern part of Odra is designed as a community space with different activities, with café, snack bar, rentable space for small events and in other part there is a fitness. Café and community activities can expand also outside to porticos. Technical spaces, sanitary facilities, storages and other necessarily closed spaces are put in boxes placed in strategic positions. Other spaces are accessible for everyone when functioning.

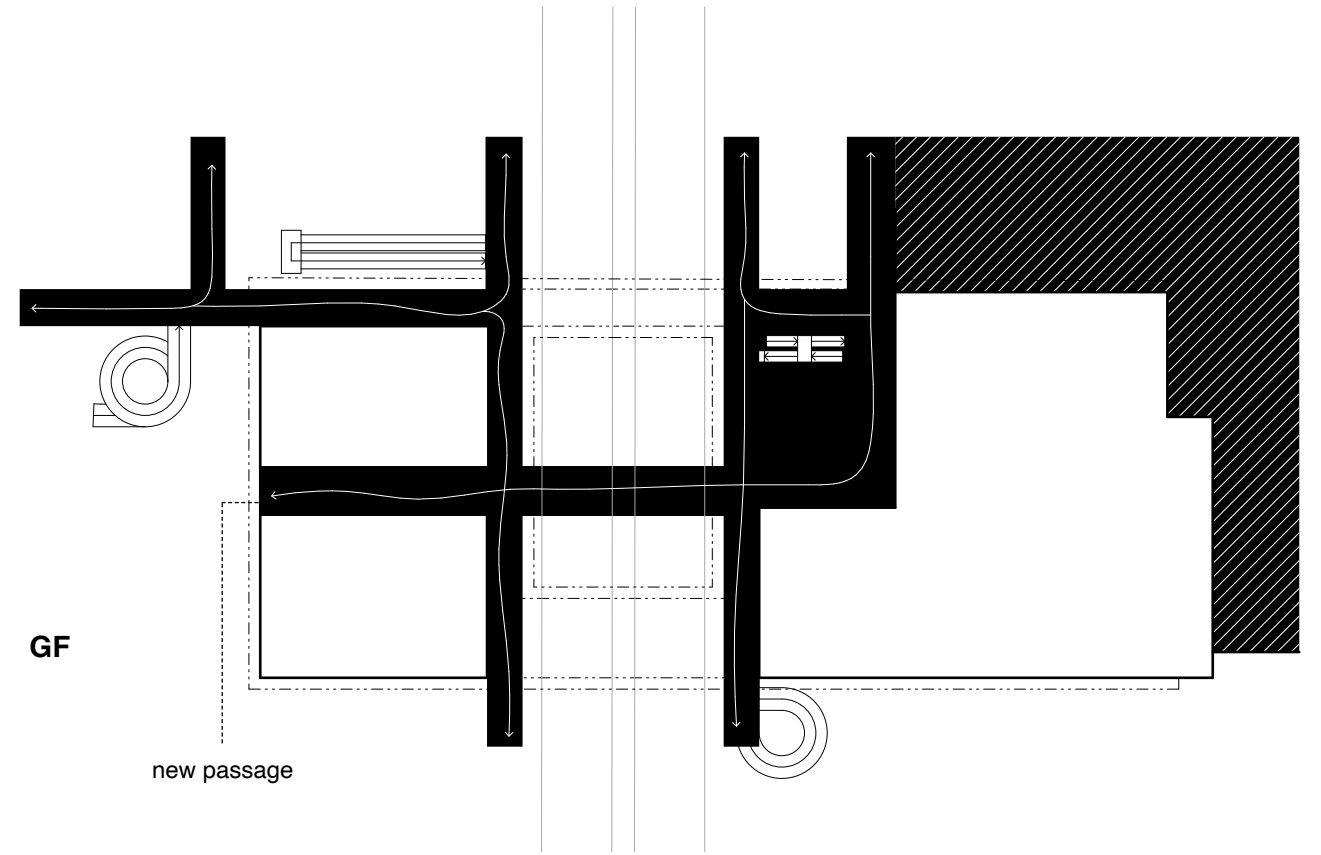
Fig. 69 On the next page axonometry of proposal showing all interventions together as in terms of public space, added circulations, new playgrounds, parking spaces etc.



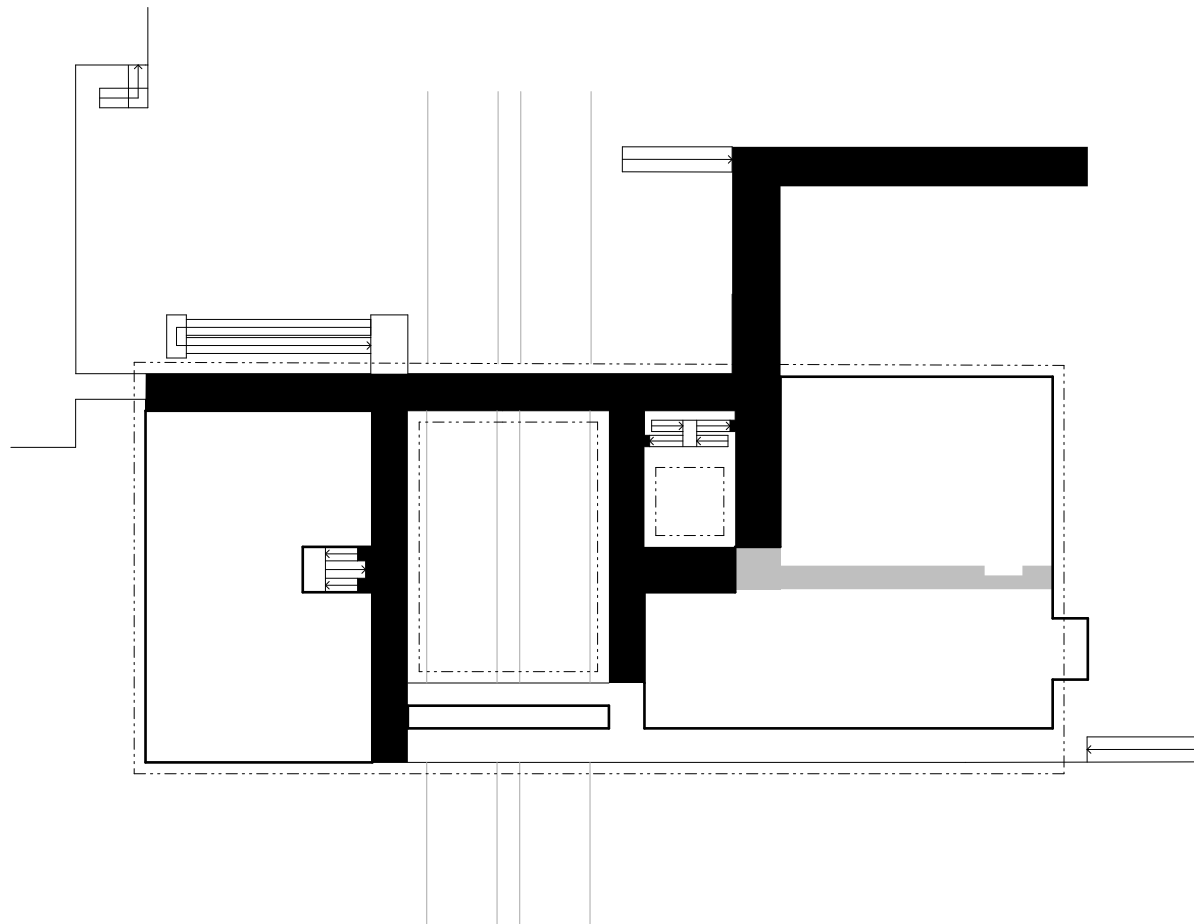
GF



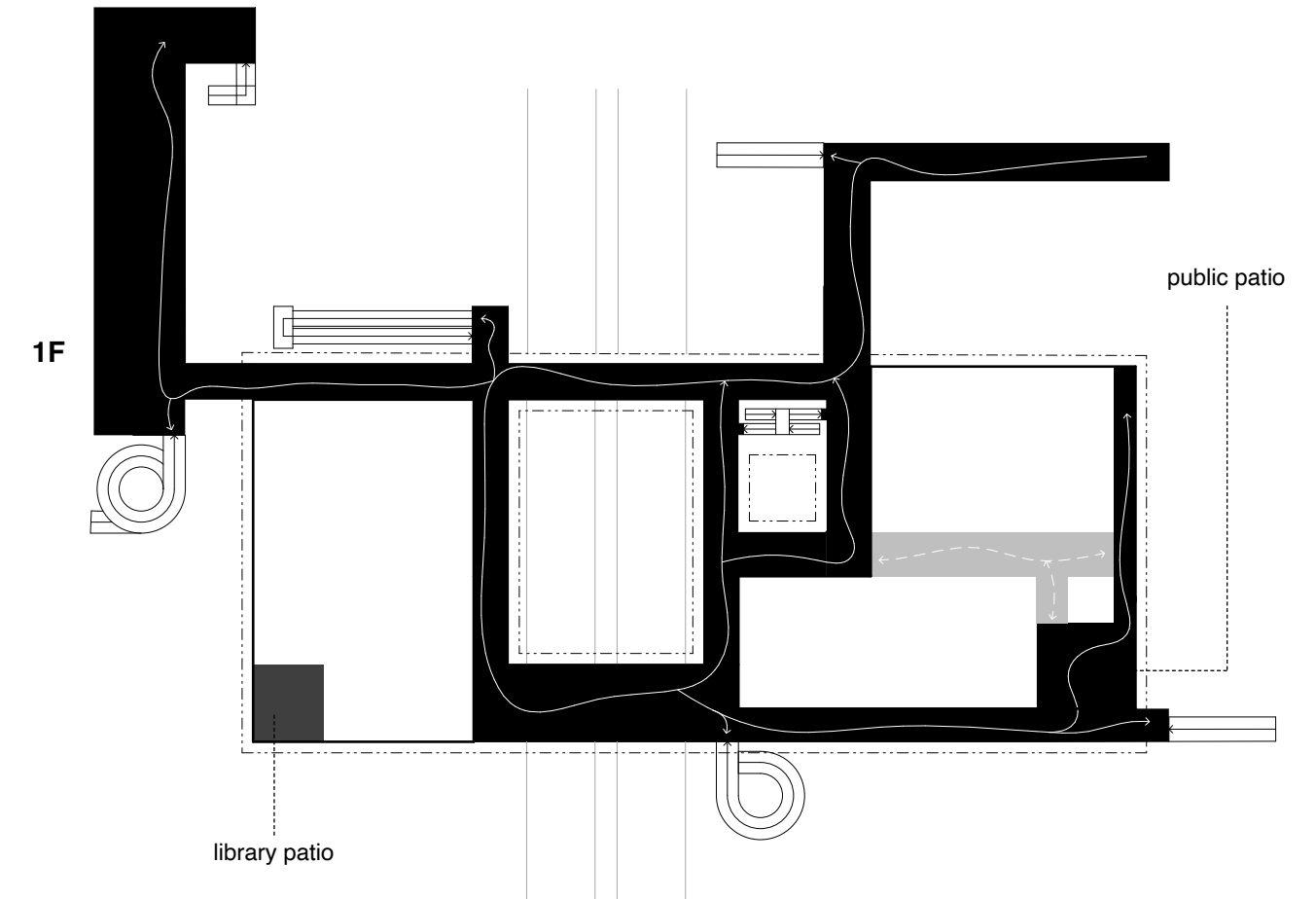
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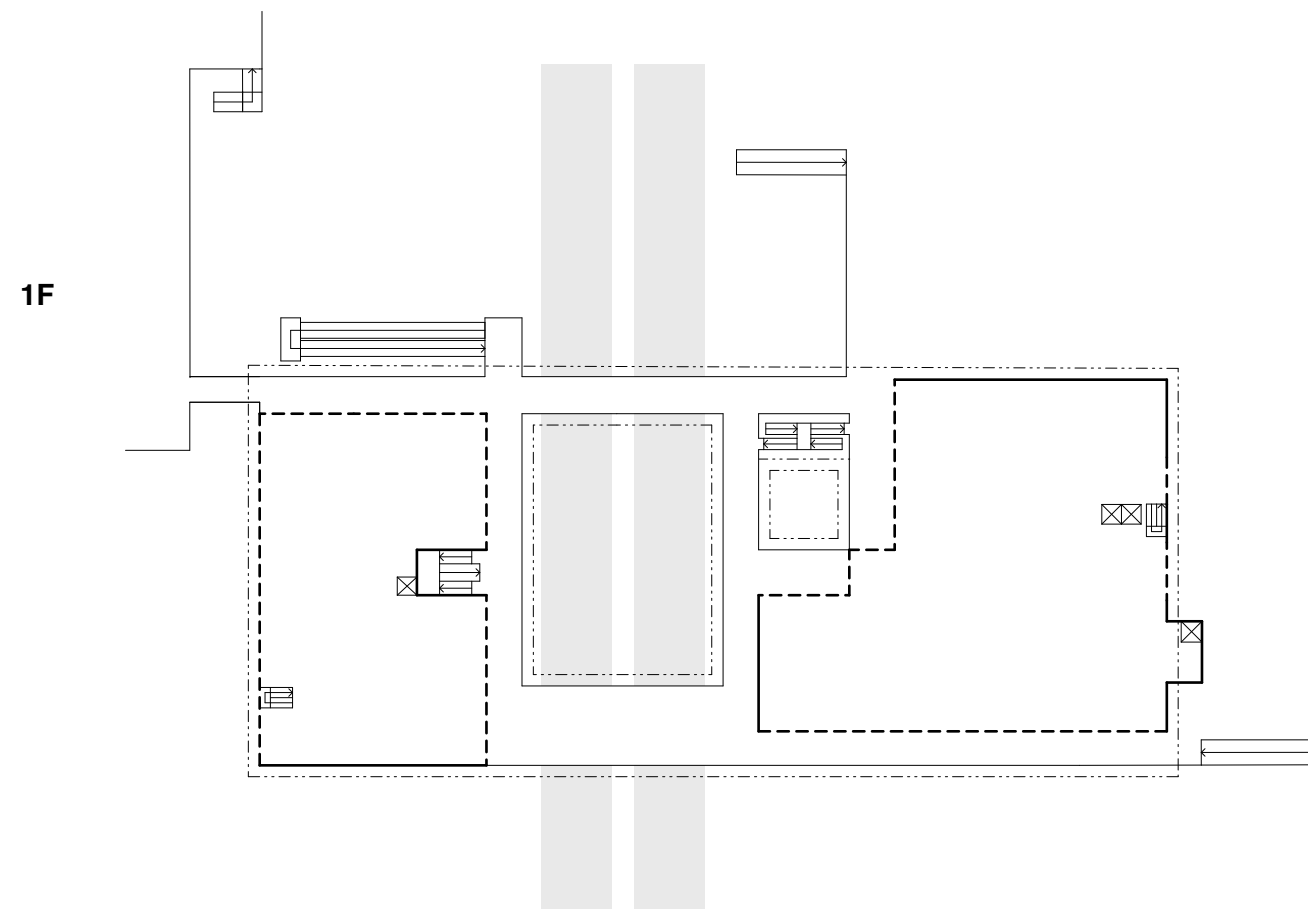
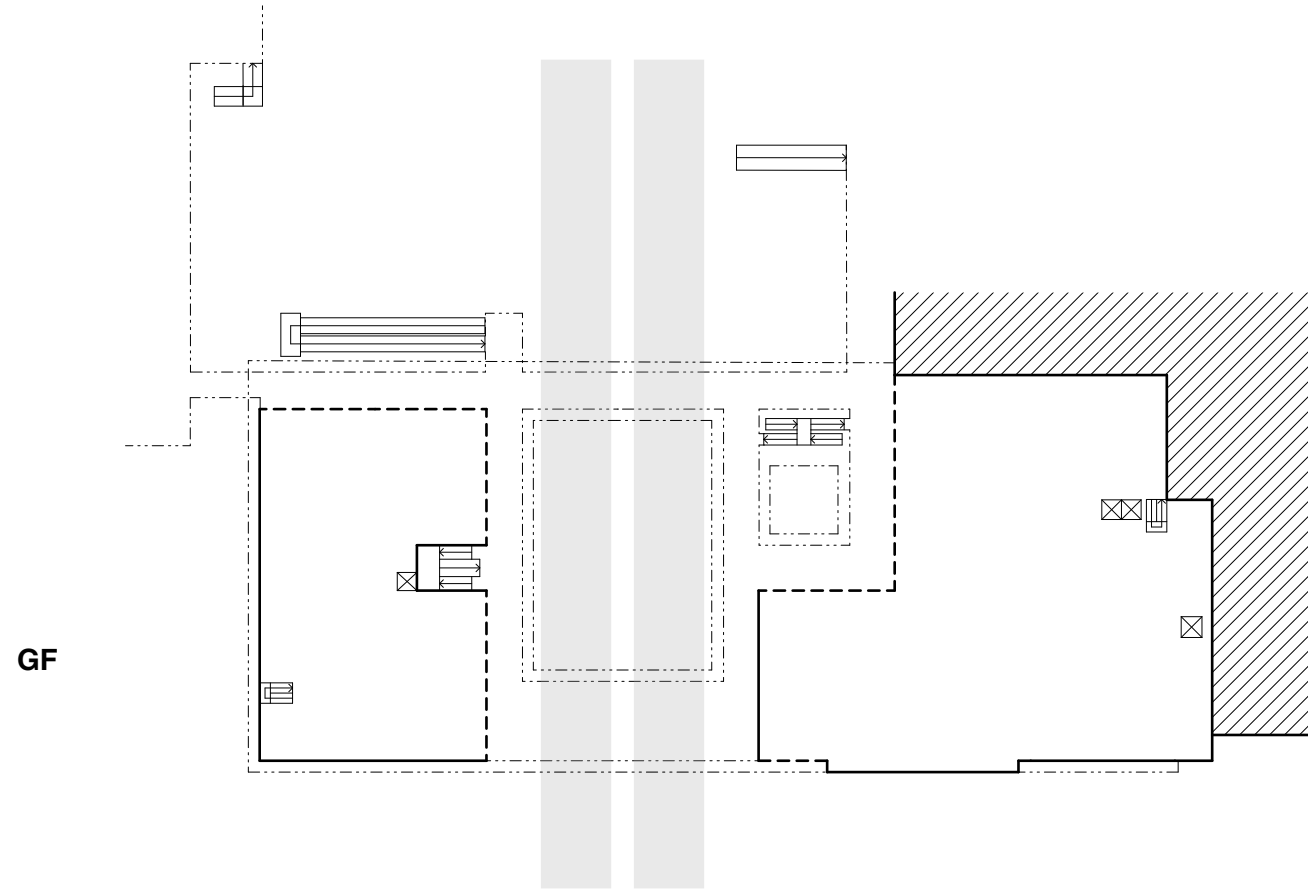


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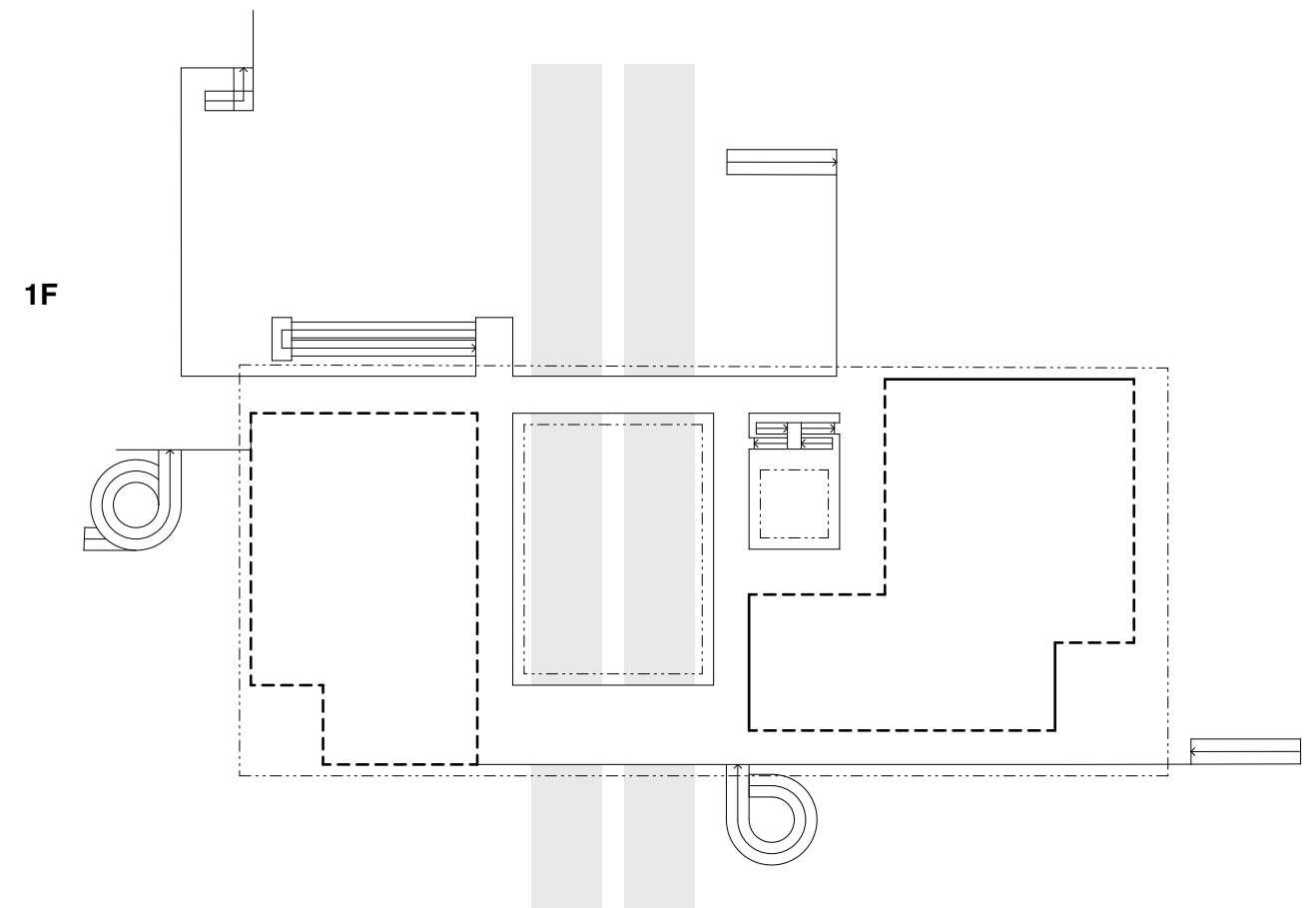
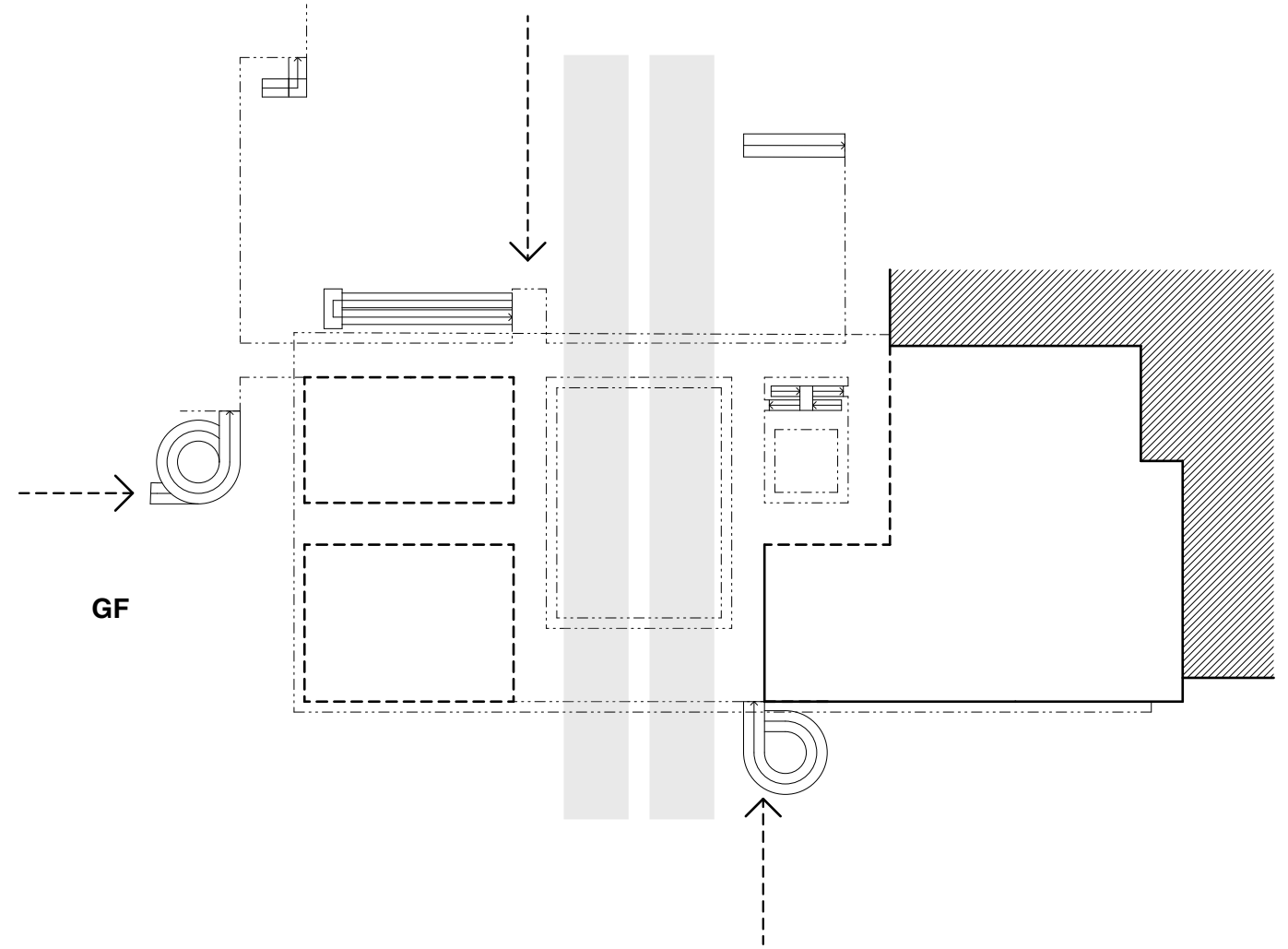


1F





2021 vertical circulations



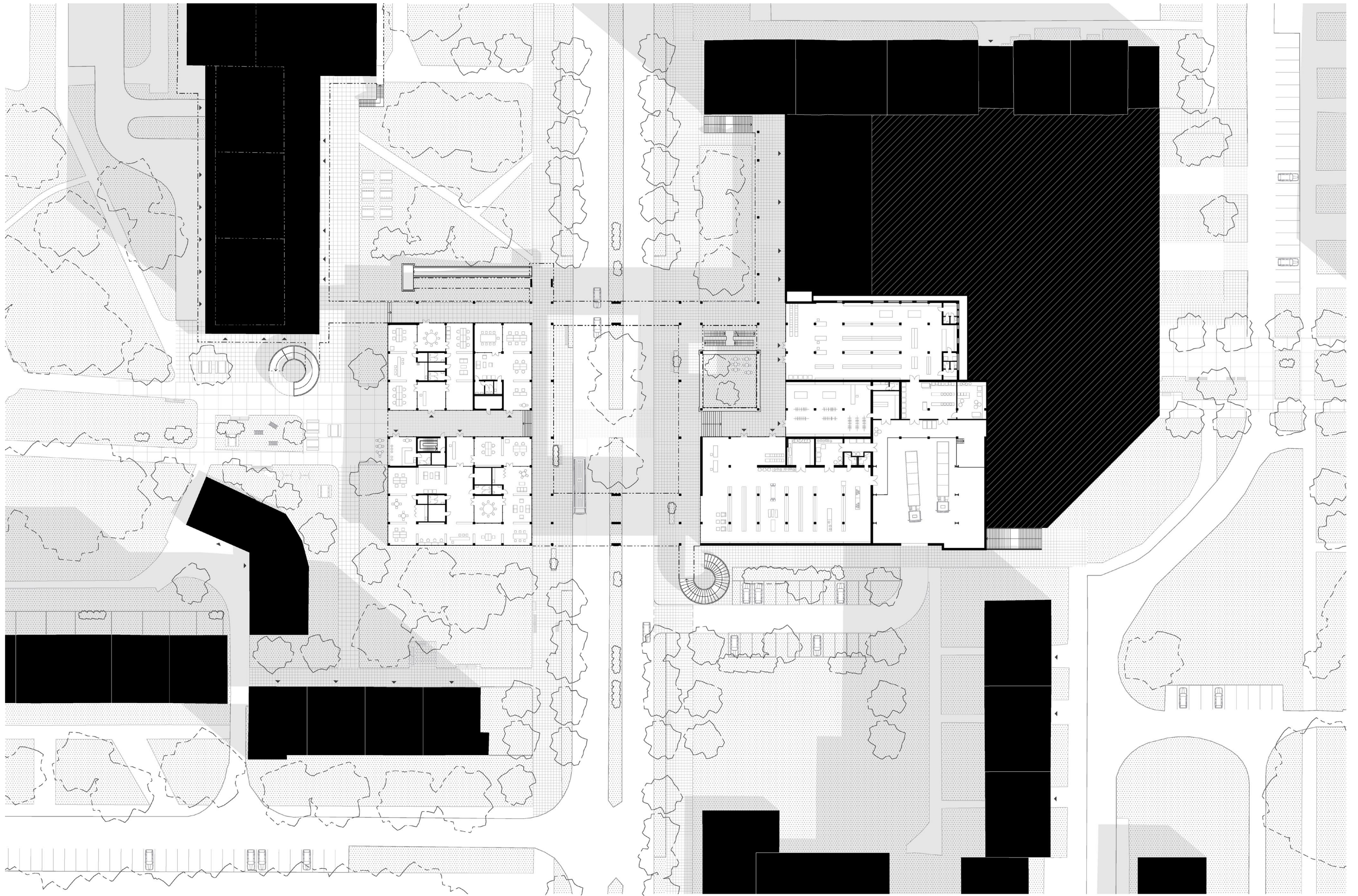
Proposal of vertical circulations



Roof top plan 1:750

0 10 30 m

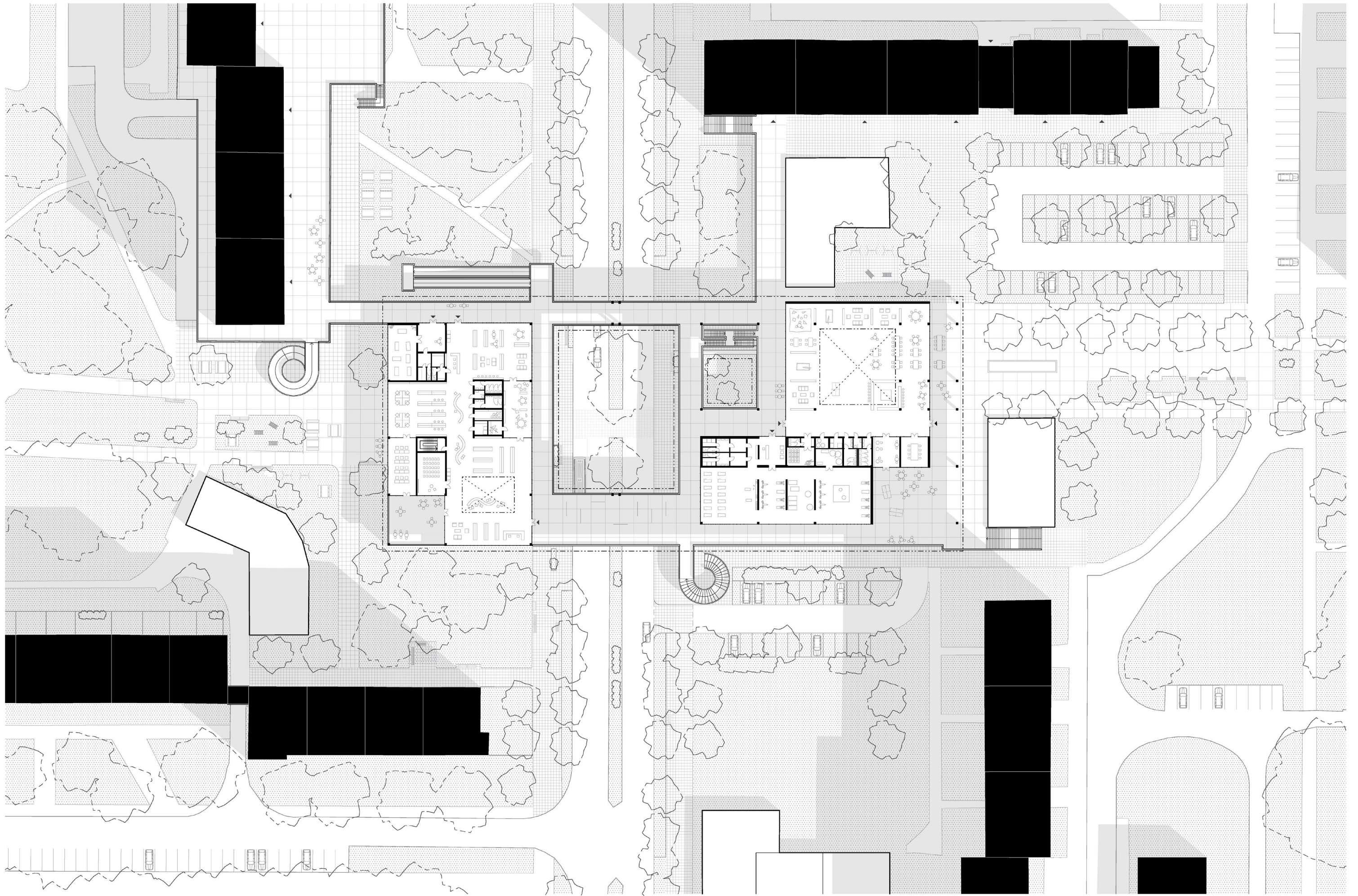




Ground floor proposal 1:750

0 10 30 m

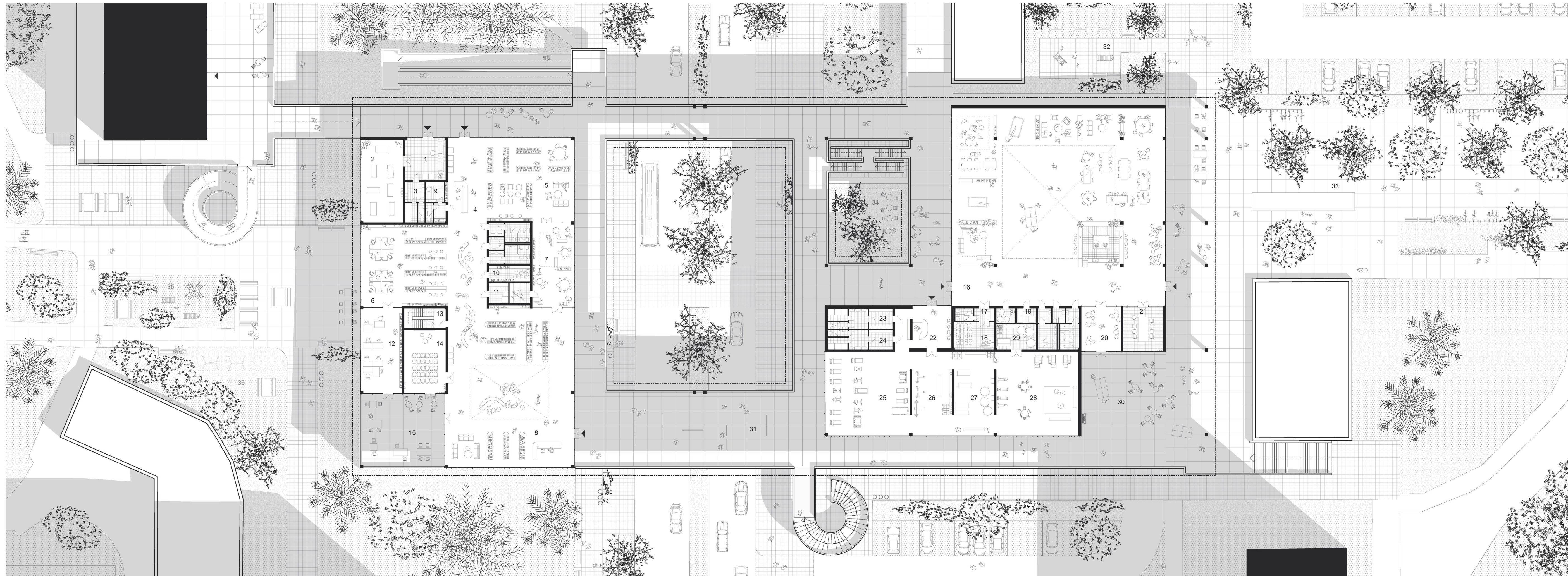




First floor proposal 1:750

0 10 30 m





First floor proposal

Small gym

- 1 Relaxing zone / common area
- 2 Yoga / pilates / small gym
- 3 Changing room

Library

- 4 Reception
- 5 Teenager area
- 6 Computer area
- 7 Kids playing / reading area
- 8 Reception
- 9 Staff
- 10 Technical room
- 11 Storages
- 12 Quiet study area
- 13 Emergency staircase
- 14 Lecture room / rentable space
- 15 Terrace

Community center

- 16 Community space + café
- 17 Staff
- 18 Storages
- 19 Technical room
- 20 Separated café space
- 21 Meeting room / rentable space

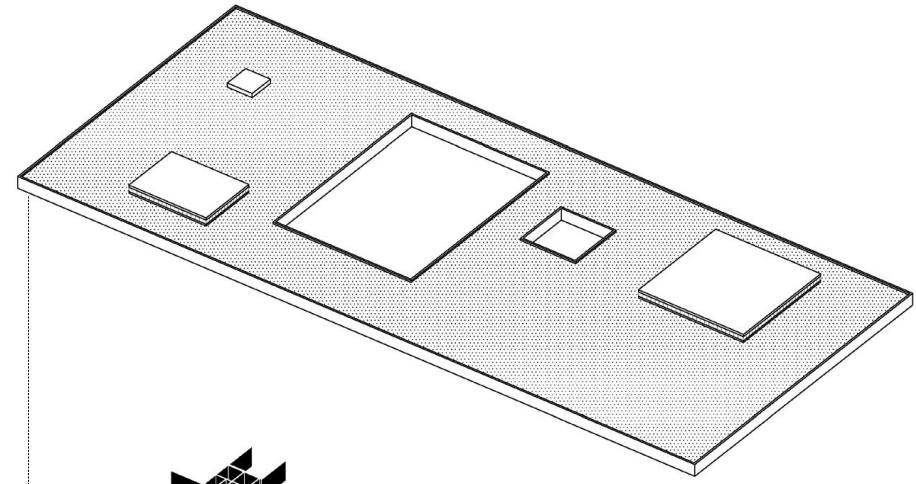
Fitness

- 22 Reception
- 23 Changing room - men
- 24 Changing room - women
- 25 Cardio zone
- 26 Workout zone
- 27 Stretching zone
- 28 Box + mix
- 29 Storage

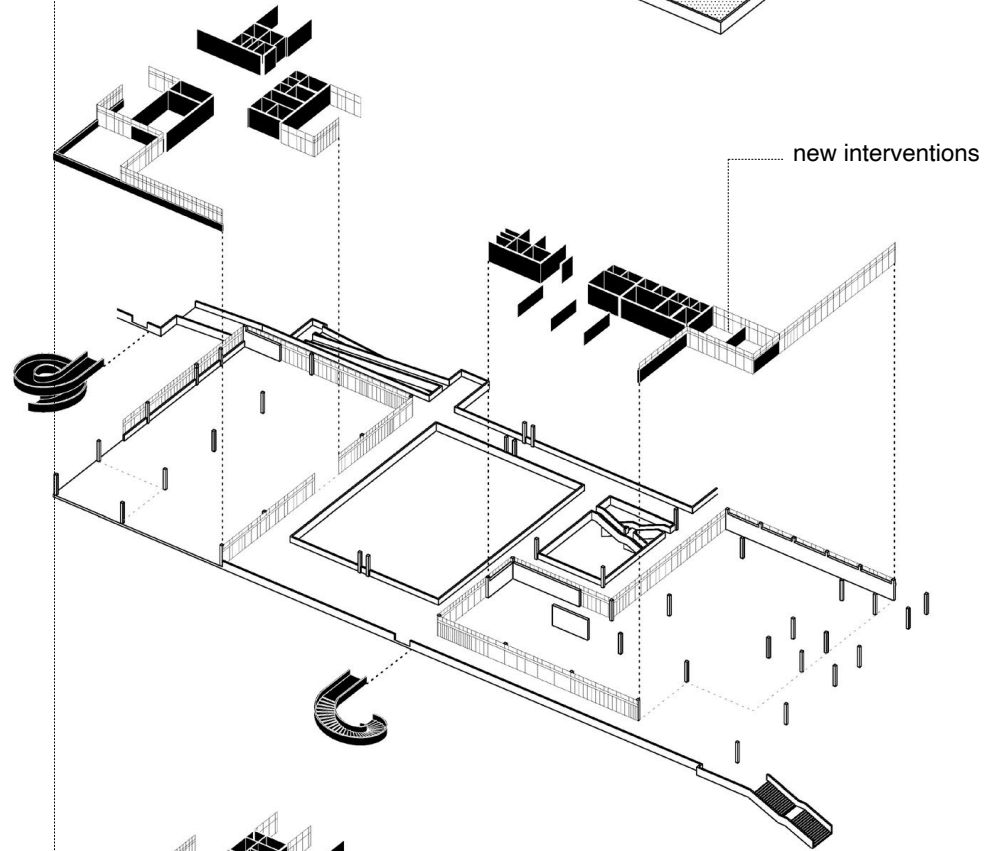
Outdoor

- 30 Public space / café terrace
- 31 Exhibition space
- 32 Playground
- 33 Water element
- 34 Atrium
- 35 Workout / playground
- 36 Playground

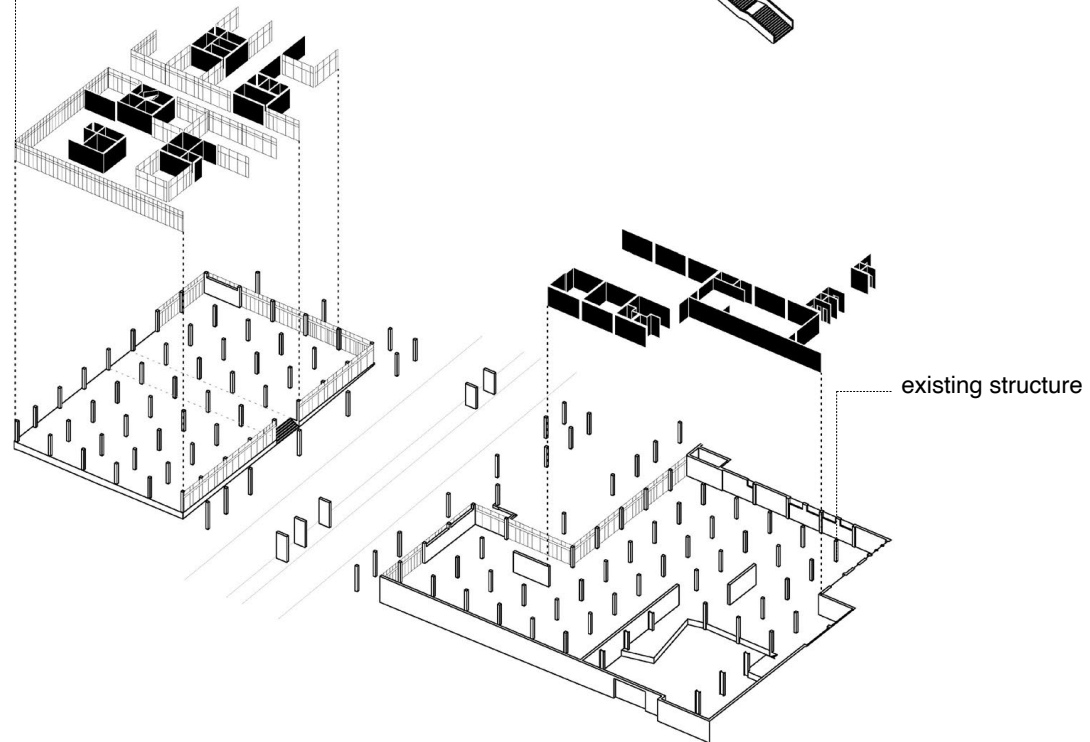
Roof slab



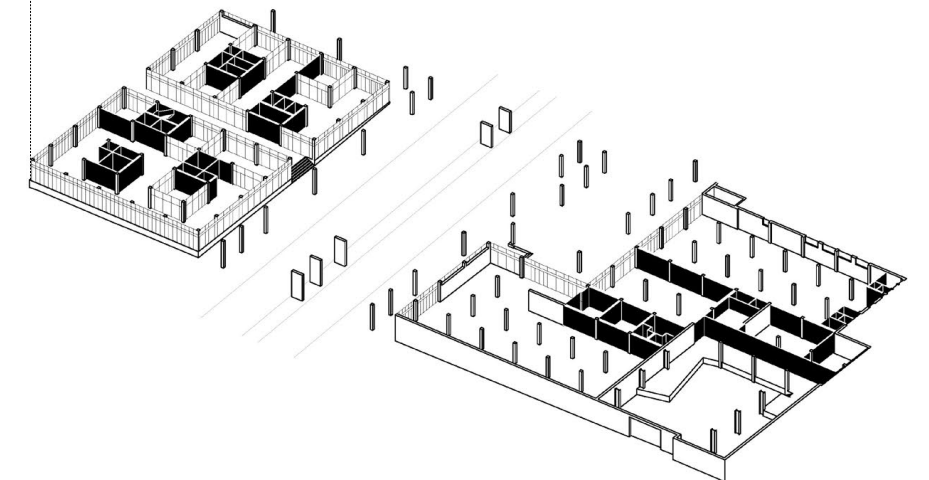
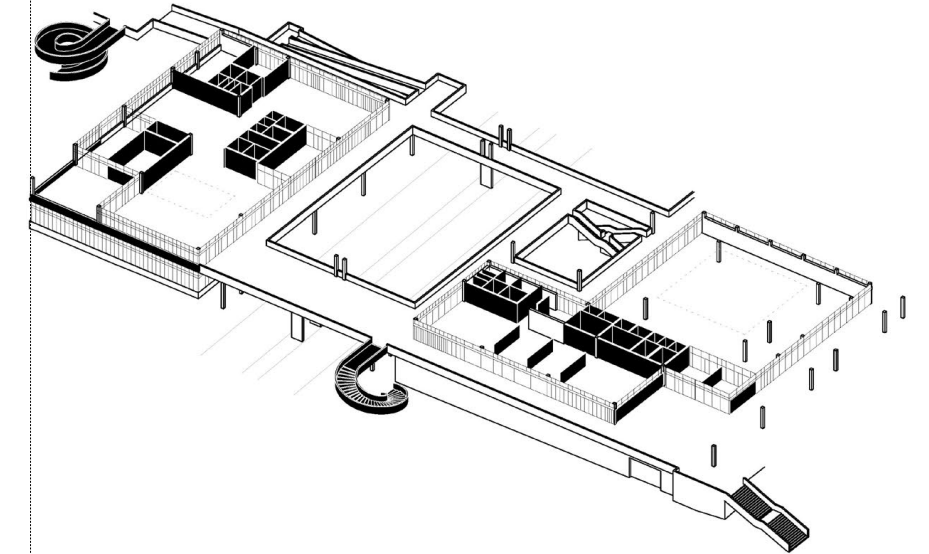
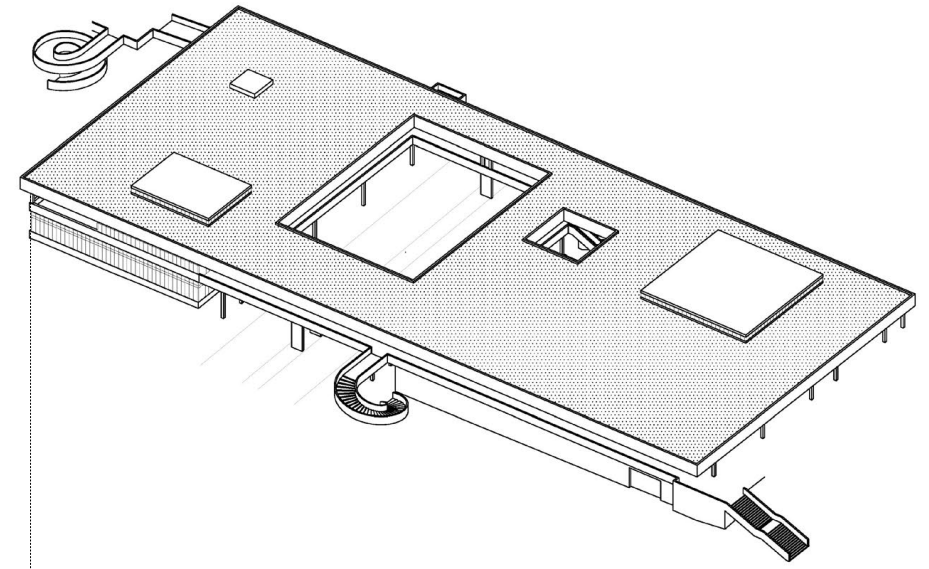
First floor before



Ground floor before



Axonometry of existing and new elements

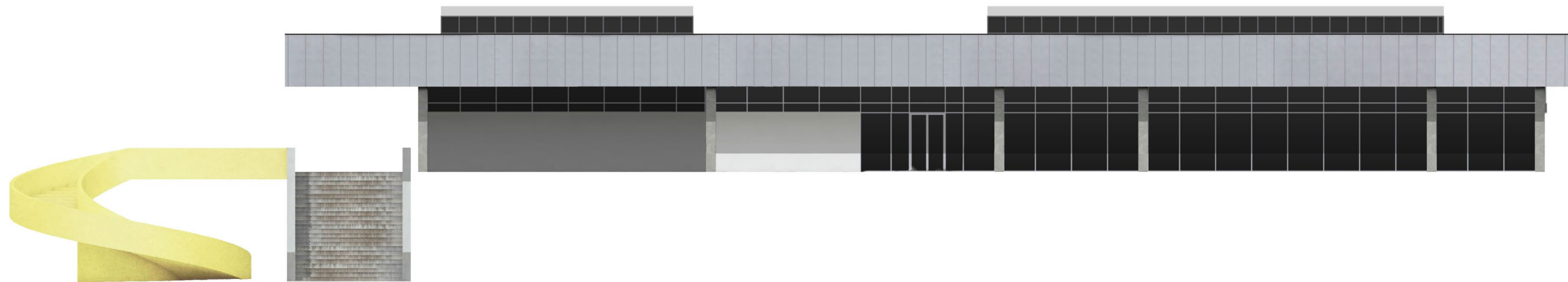




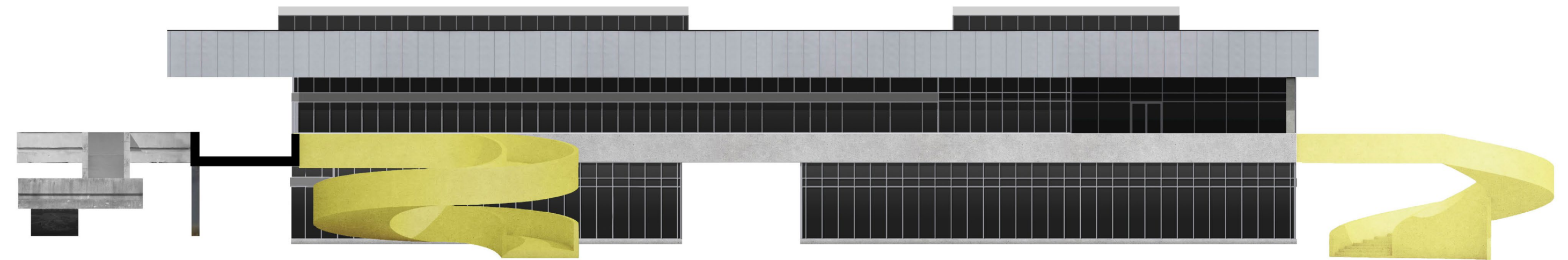
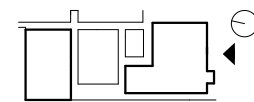
Current south elevation



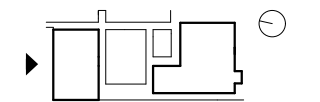
Current north elevation



Proposed south elevation

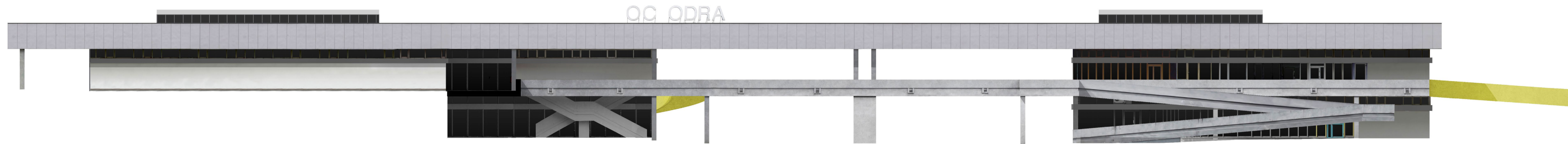


Proposed north elevation

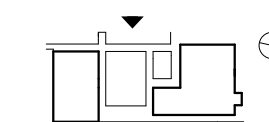




Current east elevation



Proposed east elevation

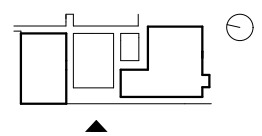




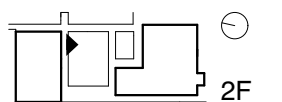
Current west elevation



Proposed west elevation



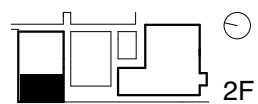
On the following page photography and visualisation show state before and after our intervention.







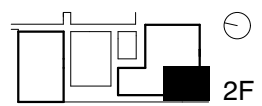
Current state of the space



Proposal with library, new interventions and revealed skylight.

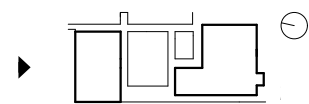


New proposed portico connected with community centre and café.





Current state of the space from the North.



Proposal with new ramp, public space and passage through the building connecting road *Lodžská*.

5. SOURCES

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objekt B

Building Authority of Prague 8 - Archives, 401 -5/5
objekt B

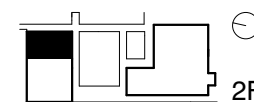
Building Authority of Prague 8 - Archives, 399 -
3/5 objekt A

Building Authority of Prague 8 - Archives, Odra
Plány - Společné 399-401

Adress: Čimická 780/61 (mapa), Praha 8



Fig. 70: Plan of proposed change of use for education centre, first floor, 1991 © Building Authority of Prague 8 - Archives, 399 - 3/5 objekt A



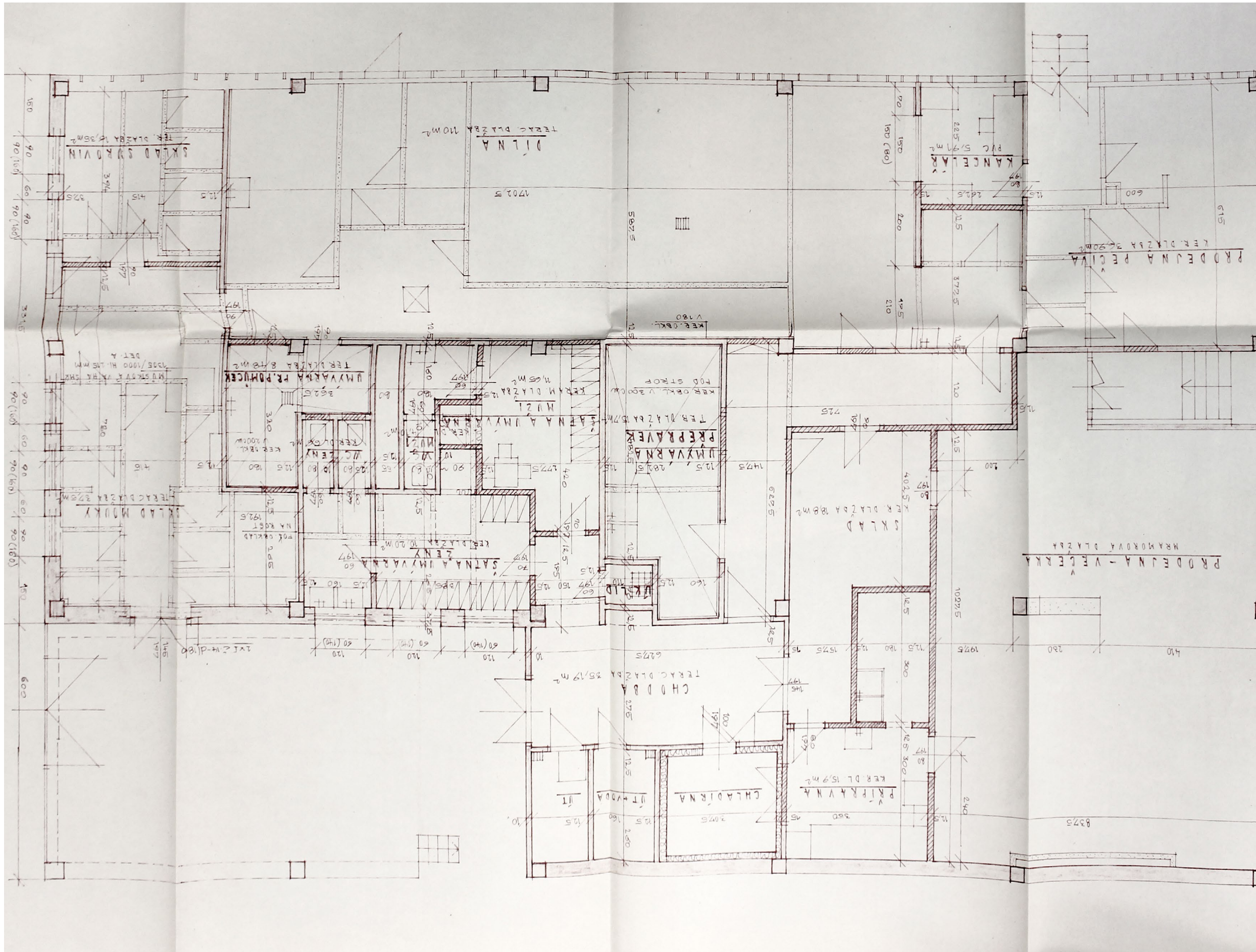


Fig. 71: Plan of proposed change of use for bakery, ground floor, 1991 © Building Authority of Prague 8 - Archives, 399 - 3/5 objekt A

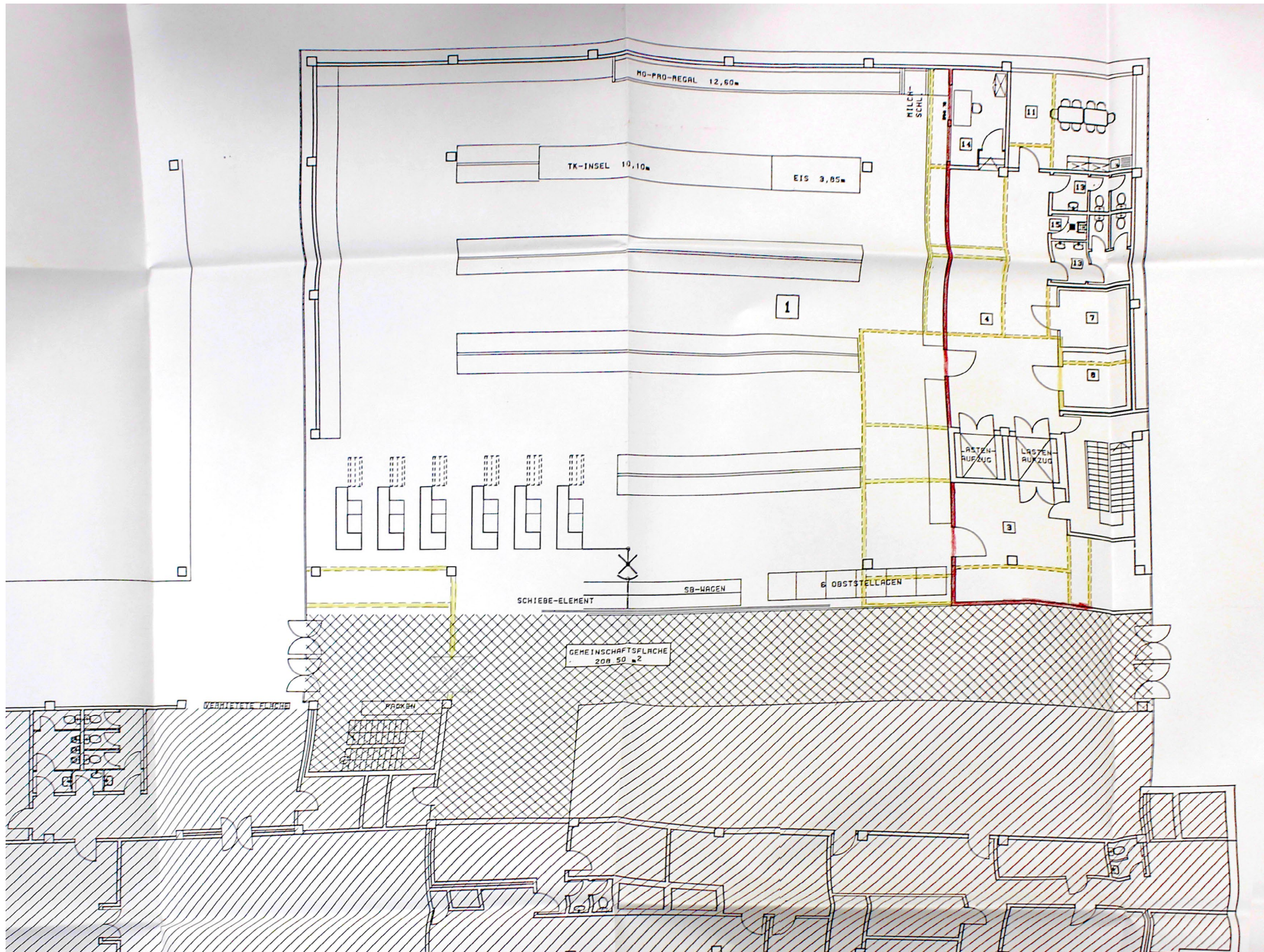


Fig. 72: Plan of proposed adaptation for new supermarket Plus, first floor, 1994 © Building Authority of Prague 8 - Archives, 401 -5/5 objekt B

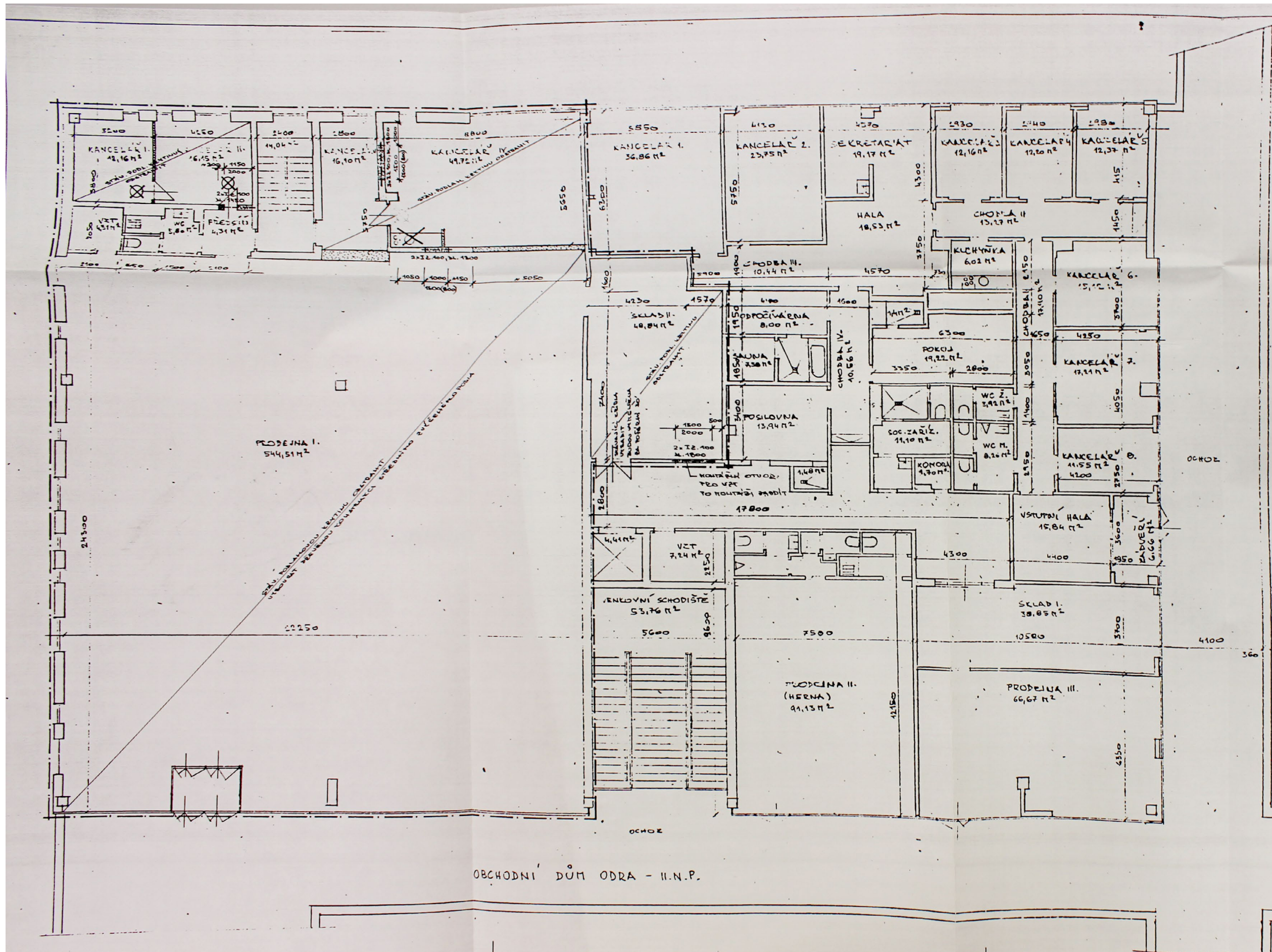


Fig. 73: Plan before new proposed adaptation for bar/casino on the left + situation of the whole first floor in 1997 © Building Authority of Prague 8 - Archives, 401 -5/5 objekt B

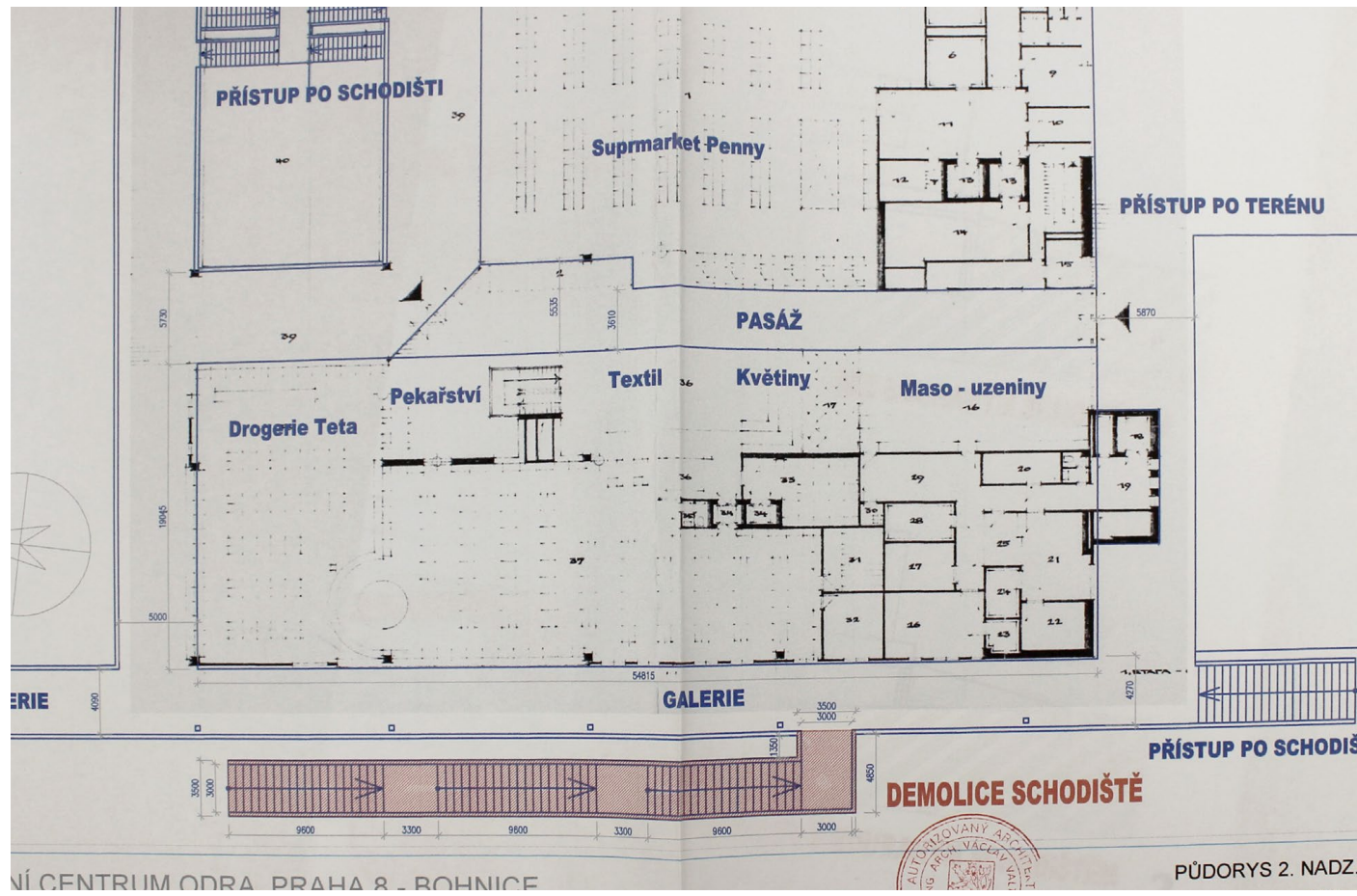


Fig. 74: Plan of proposed demolition of outside staircase, 2015 © Building Authority of Prague 8 - Archivy, 401 -5/5 objekt B

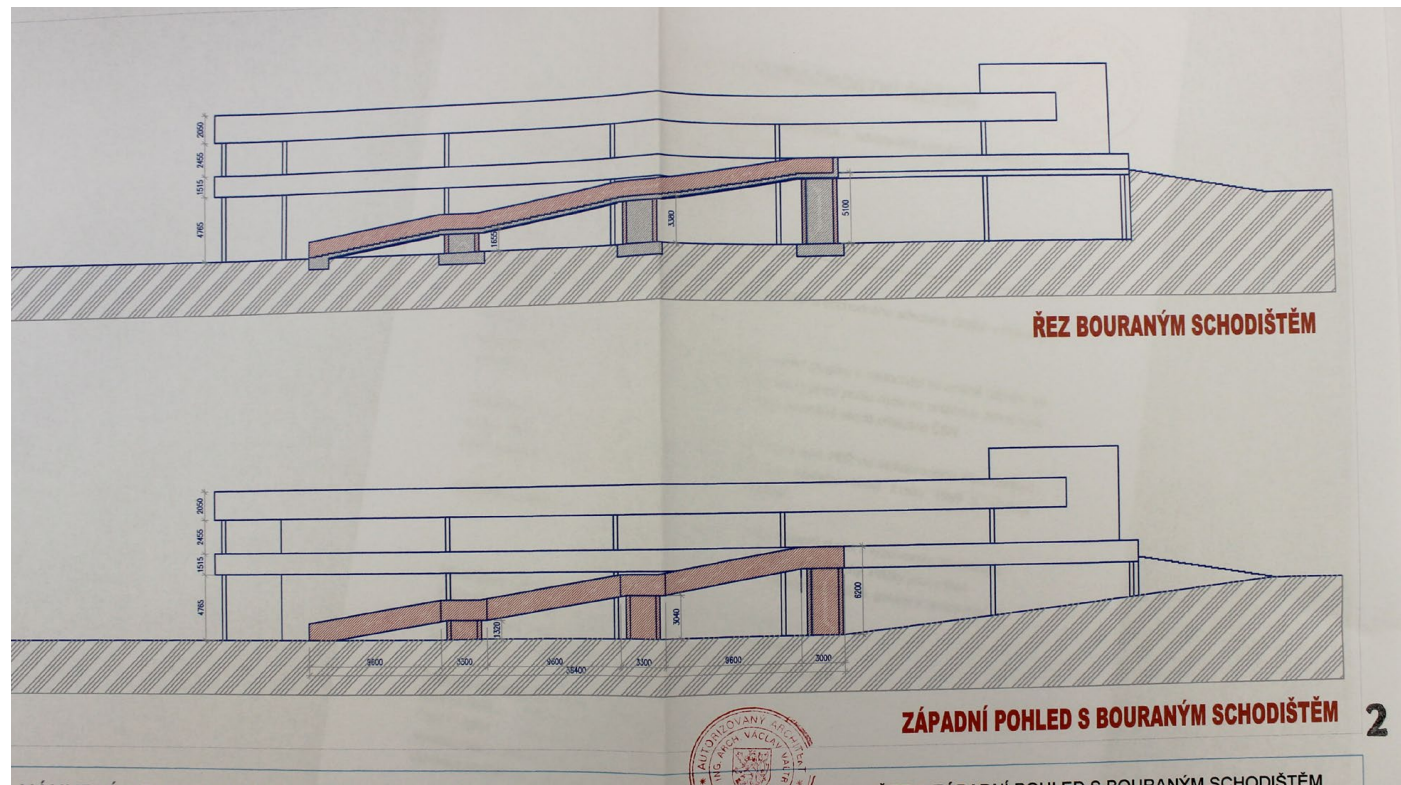
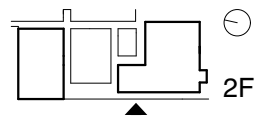


Fig. 75: Section and elevation of proposed demolition of outside staircase, 2015 © Building Authority of Prague 8 - Archivy, 401 -5/5 objekt B

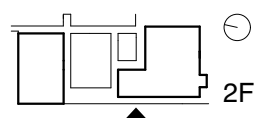
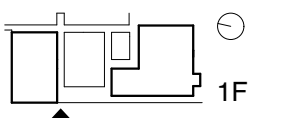


Fig. 76: Picture of staircase before demolition, 2015 © Building Authority of Prague 8 - Archivy, 401 -5/5 objekt B





POLITECNICO MILANO