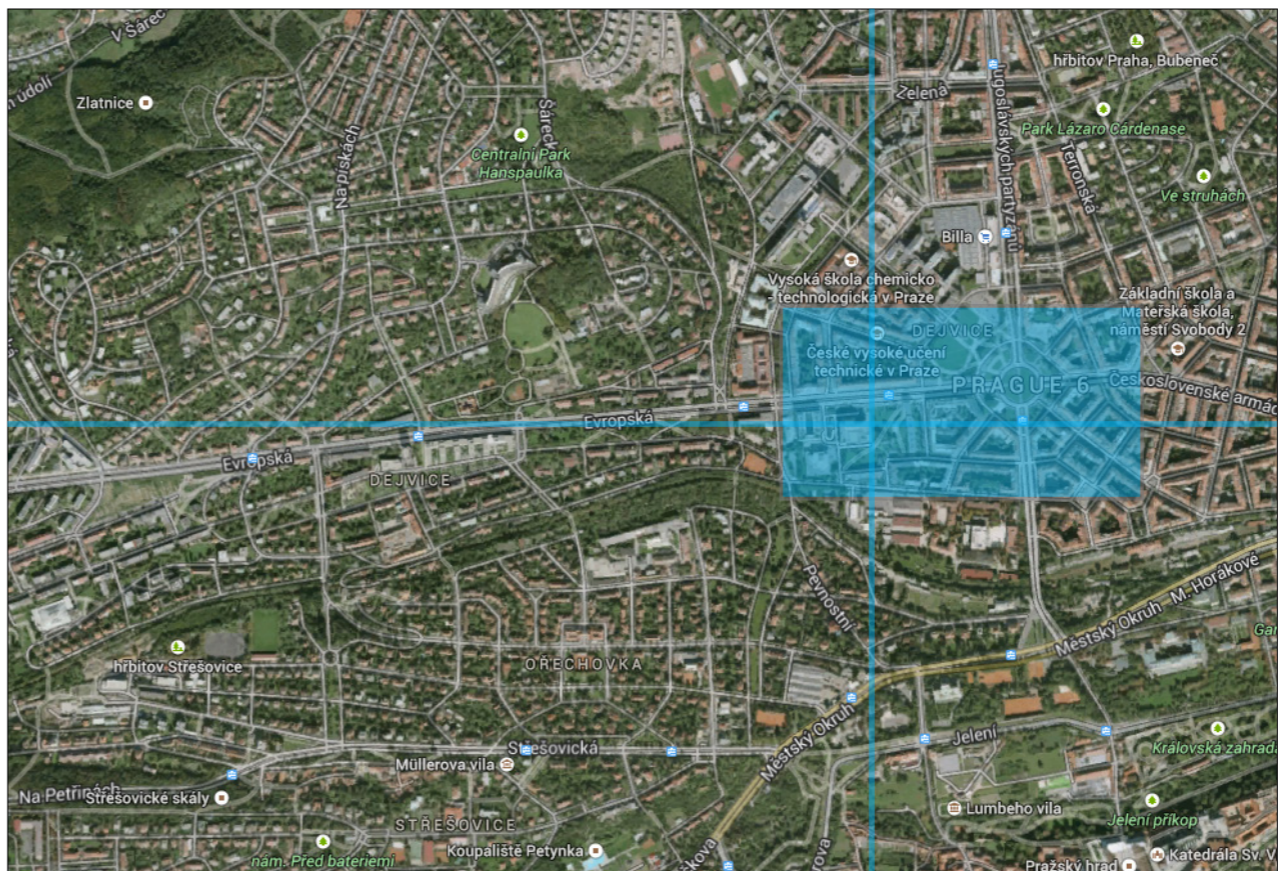




CTU	FA	U3 THEORY OF URBANISM
VICTOR COCUZ	ANIRUDH CHANDAR	
DEJVICKA	E GATE	WINTER 2013 - 2014

| CTU | FA | U3 URBANISM | VICTOR COCUZ | ANIRUDH CHANDAR | DEJVICKA | E GATE | WINTER 2013 - 2014 |



INTRODUCTION:

Dejvická basin was the result of an architectural competition in 1921 won by Antonín Engel. Engels created a monumental square at the center but construction work around it was never completed.

Engle's traditionalist concept follows the overall layout and conceptual development of the classic Viennese School of thought by Otto Wagner.

URBAN CONSTRAINTS:

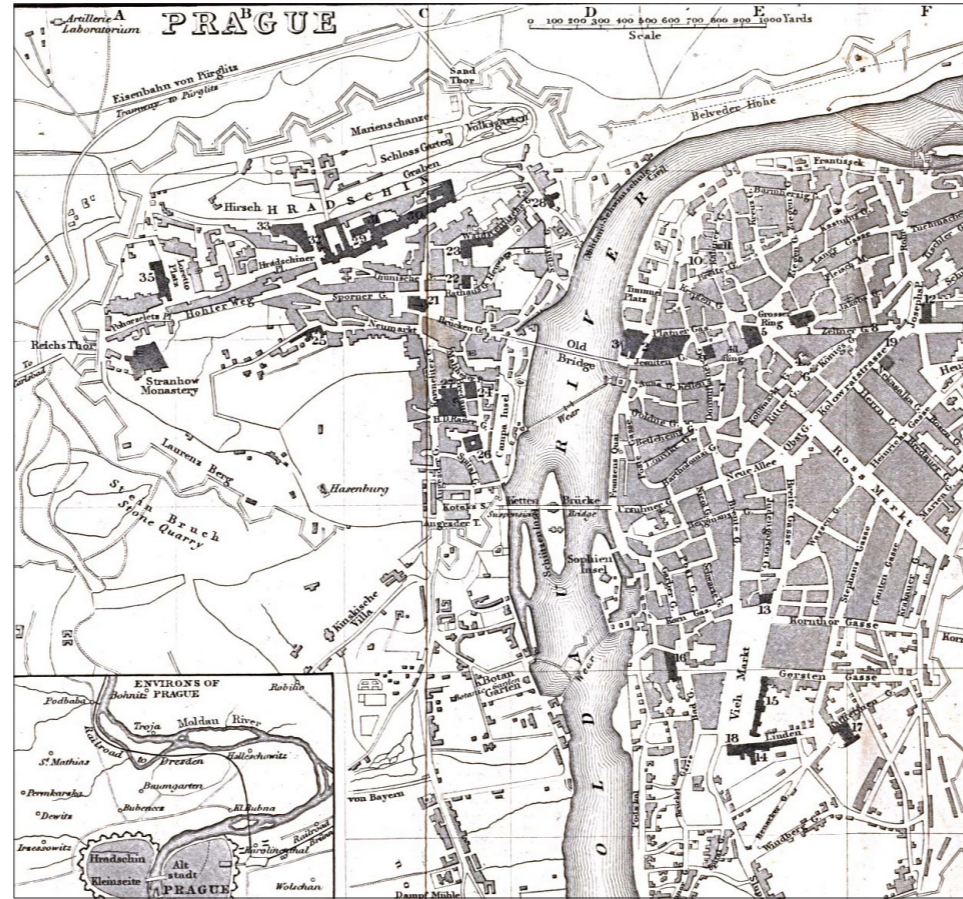
- concentric composition with the center at the site of the Victory Square.
- strict height control with the height of the ledge around 18 meters.
- density regulation
- pitched roofs made of fired ceramic coverings
- character of the street is of brick plastered facades or heavy curtain walls
- broken blocks of houses every 20 to 25 m



LOCATION - DEJVICKA + E-GATE



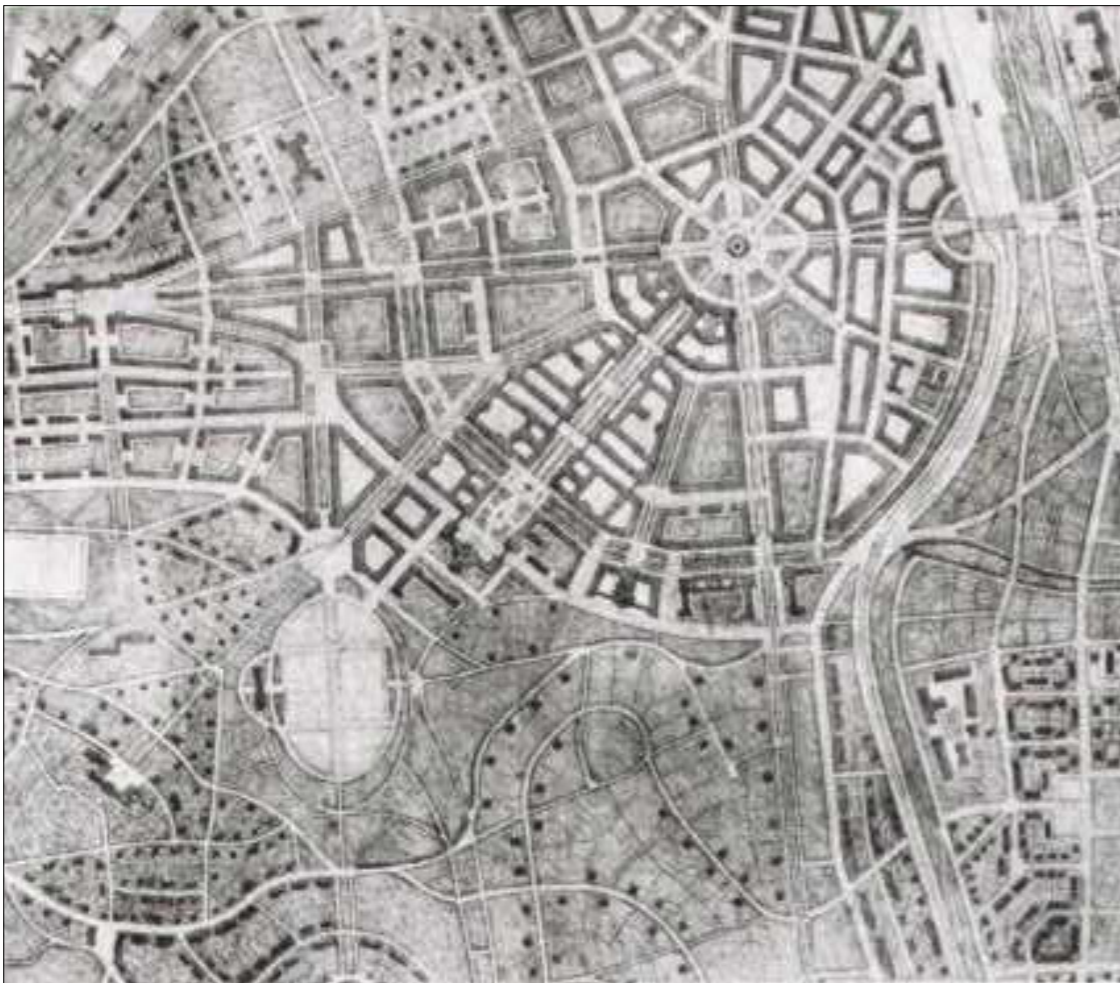
PRAGUE 1850



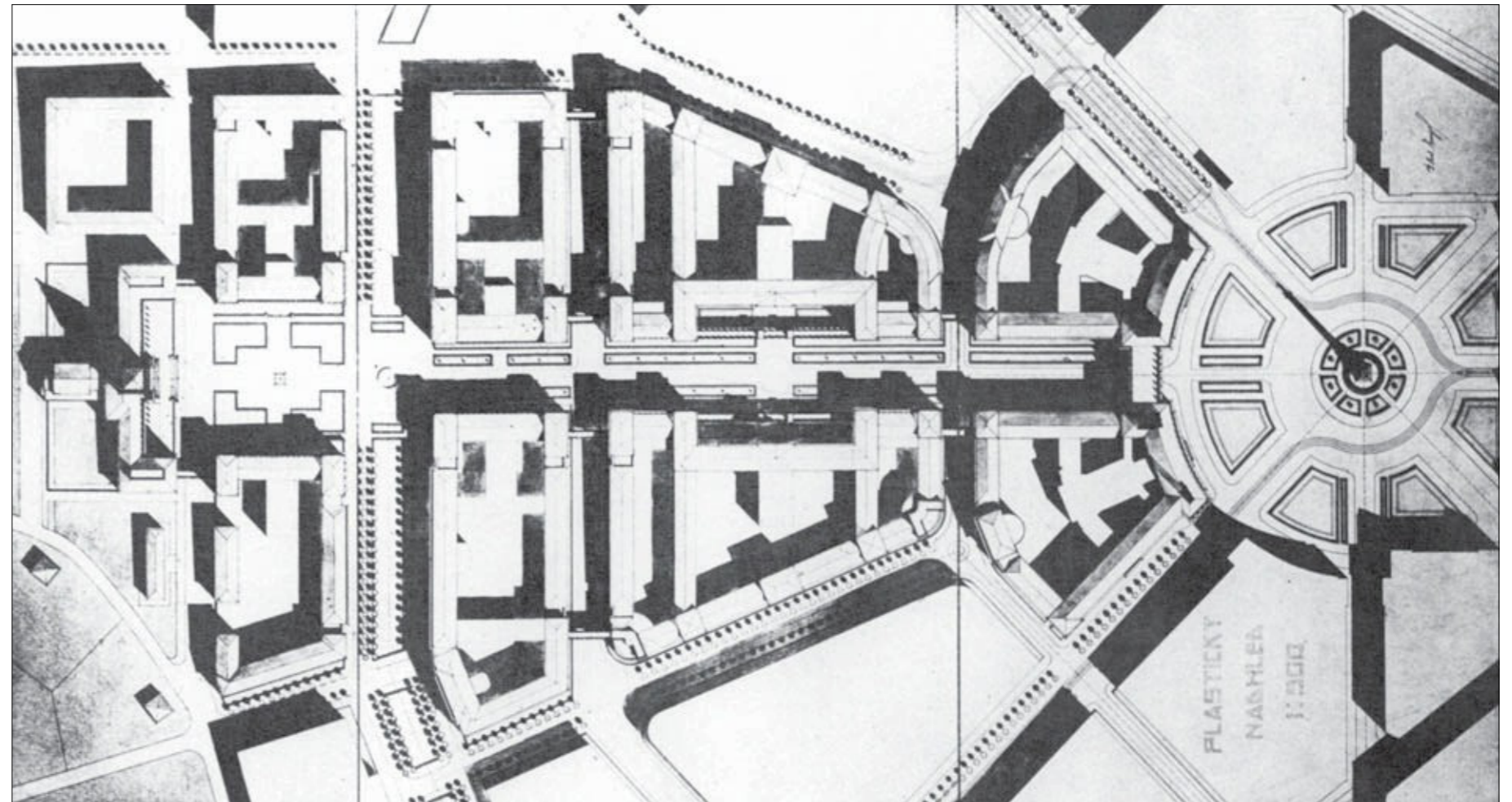
PRAGUE 1858



PRAGUE 1886



DESIGN OF DEJVICKA BY ANTONIN ENGELS - 1921



As clearly observable in the figure ground the development of dejvicka appropriated the cosmic model as a means of development with all of its buildings and streets radiating out of the central circle.



FIGURE GROUND



BLOCK USE PATTERN

Similar radial development is seen in the block and lot patterns. Also, most of the blocks have a central public space and adhere to the urban constraints imposed by Engels Vienne school of thought.

A public architectural competition in 1957 was conducted for the design of the CTU campus which was finally completed in the 1960s. Another competition was hosted in 2000-2001 for the design of the National Technical Library followed by one in 2004 for the Faculty of Architecture.

The street and lot pattern diagrams elucidate the cocentric nature of several of the surrounding roadways.

The E gate building lies on one of the 4 main channels leading away from the centre.

Following the construction of CTU and the technical library, arose the situation where public interest was set aside and projects were given to contractors/developers with the most resources. This absence of public debate in the form of architectural competition caused the loss of public input, multiplicity of opinions and propositions in the decision making and construction works in and around dejvicka which has trickled through to the current day.

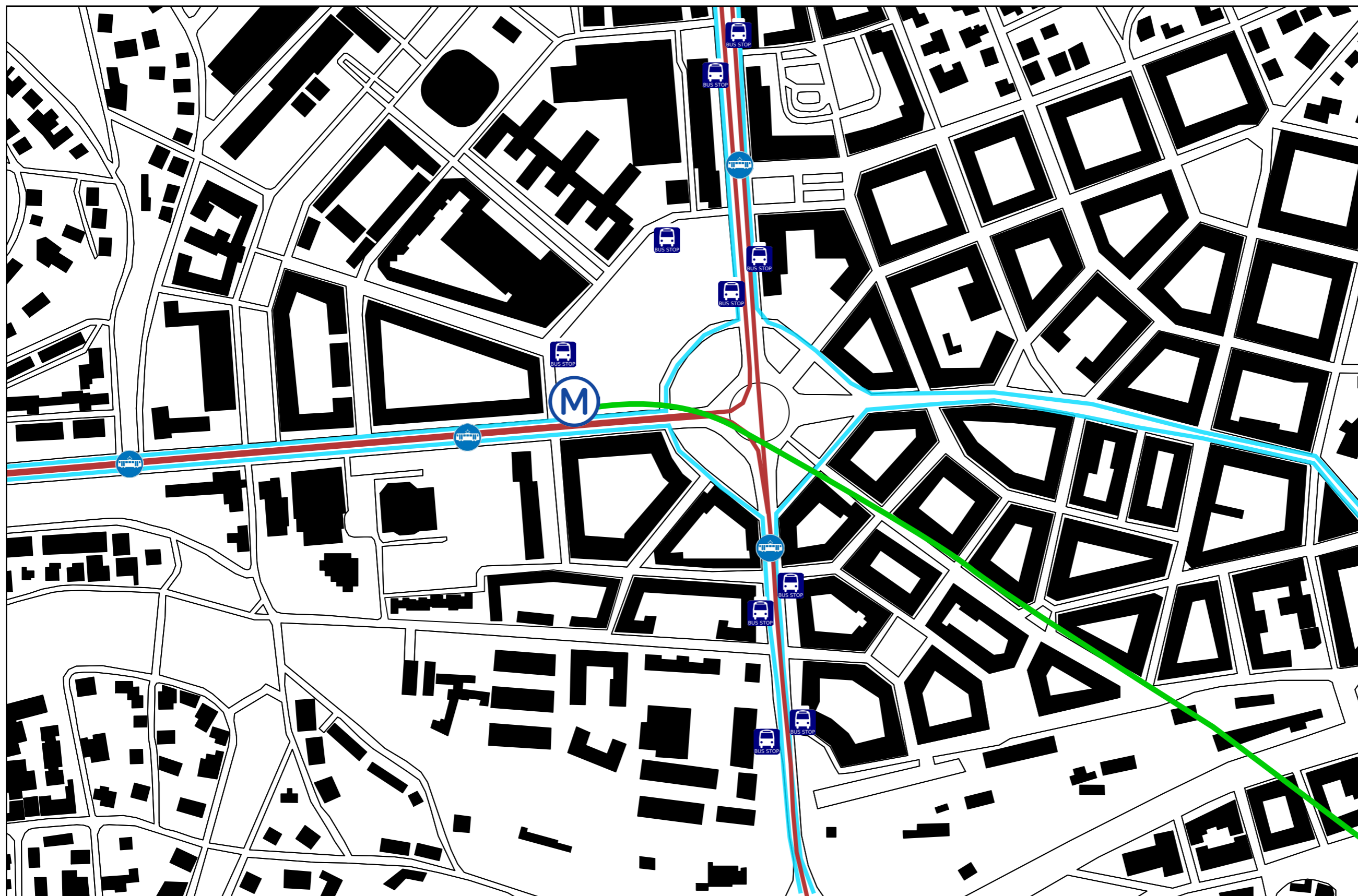


LOT USE PATTERN



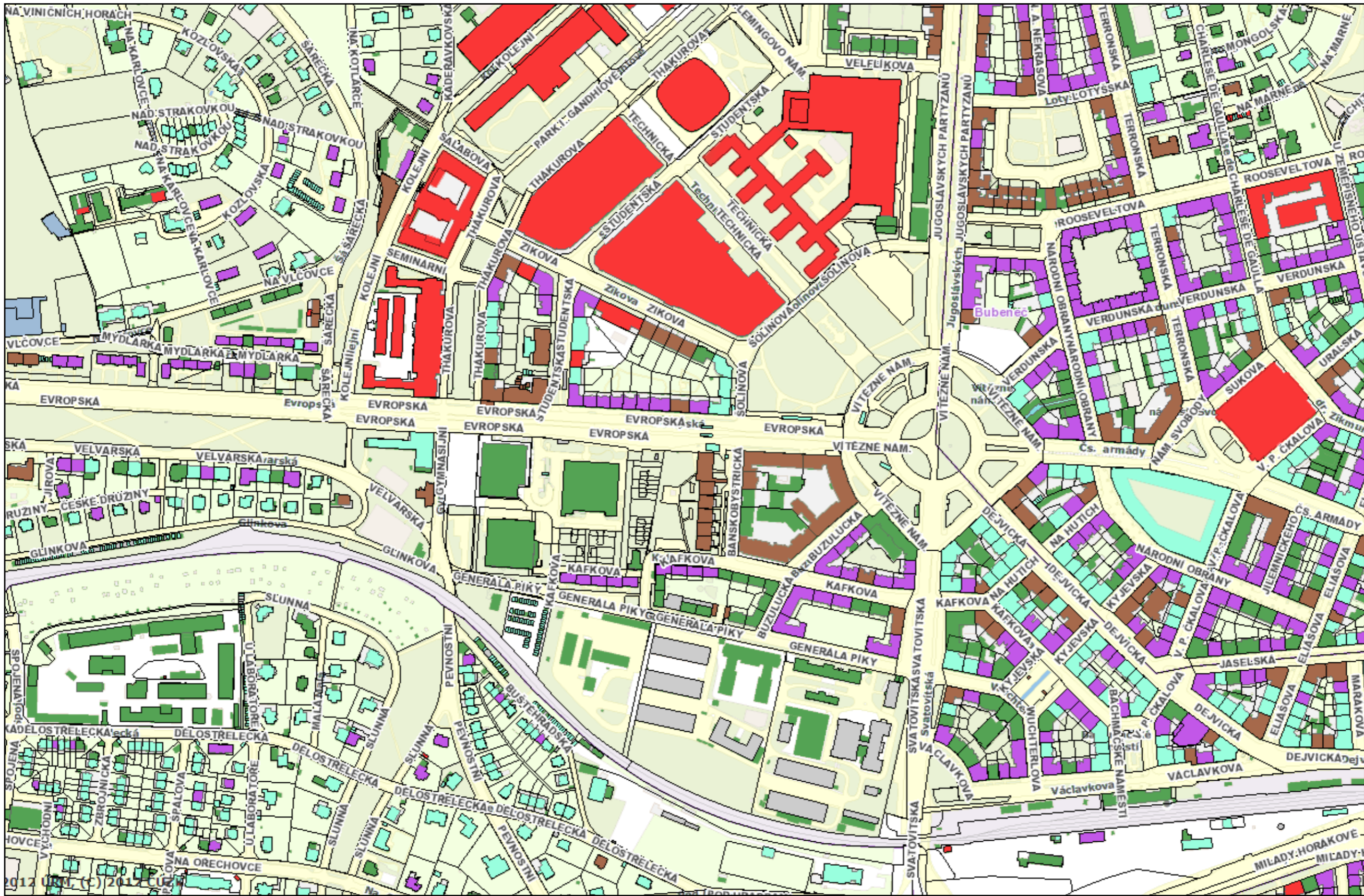
STREET PATTERN

Dejvicka is a crucial element to Prague public transport. Serving as a transport hub for several bus, street cars and an end of the line metro stop, corroborated with the existence of a direct link to the airport and several night means of transportation, the square is frequented by tens of thousands of passengers 24 hours a day. This makes the areas in the immediate vicinity of any bus station an attraction to businesses and therefore for urban development.



MOIBILITY ANALYSIS MAP





The land use indicates that the majority of the land is used for either educational or residential purposes leaving room for a lot of commercial growth to cater to the large population density in Dejvicka.

However, the kind of commercial buildings already existing before construction of the gate were more along the lines of small scale stores, outlets, supermarkets or hotels.

Unlike E Gate there aren't a large number of luxury office spaces within Dejvicka.

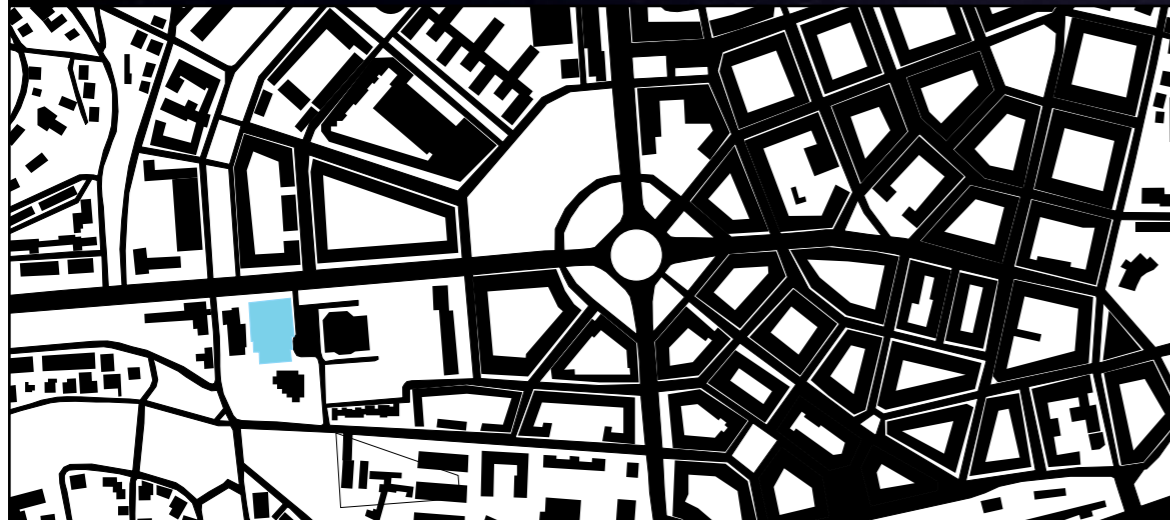
- LEGENDS:
- commercial
  - residential
  - residential - co owned/rented
  - educational
  - mixed use/other

LAND USE MAP

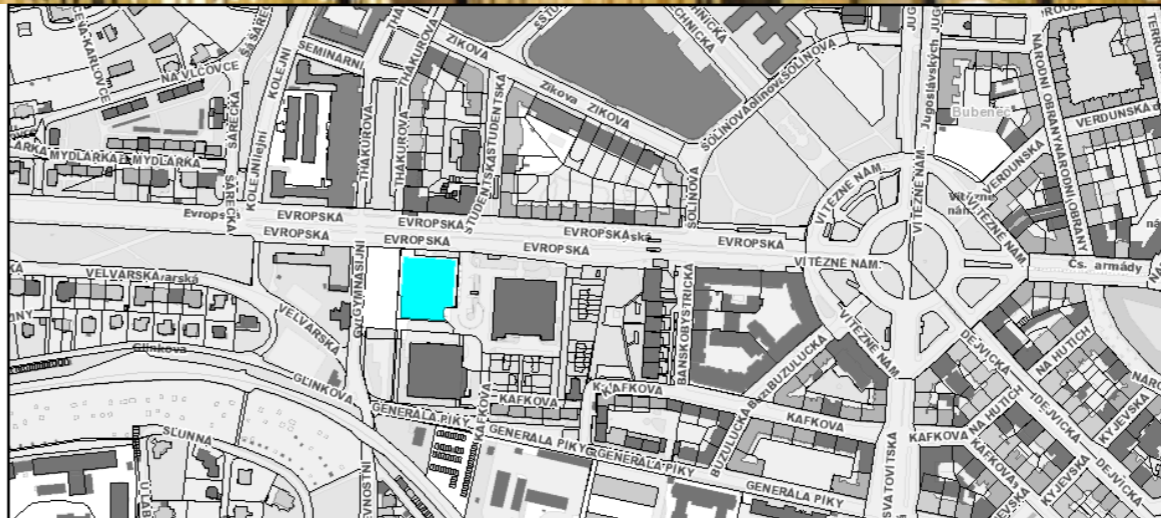
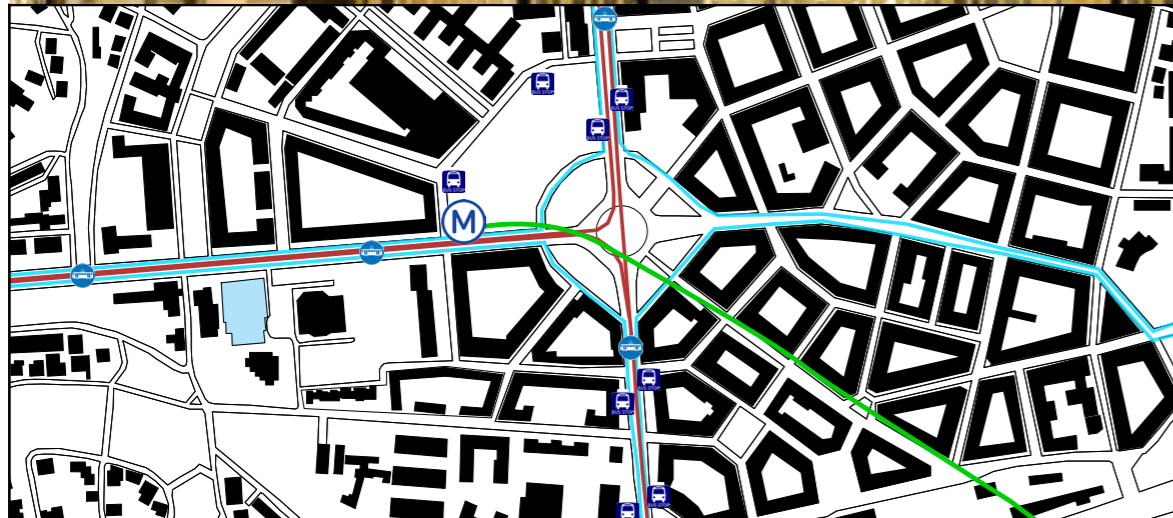


The project to put up an iconic office building in dejvice began in 2005 with the investors and developers being a joint stock company called E-Gate founded by 2 partners - the energy group Czech Coal and development company Agana. The project, managed by PMD associates, was realized in 2007 by Skanska CZ and designed by 4A Architects Ltd. The project was to be an office building with 18000 m<sup>2</sup> of administrative area and 1200 m<sup>2</sup> of business area.

E-Gate, following the original idea of the architects and urban planners wanted to create an imaginary gateway formed by two opposing buildings across Gymnasijni street. The new object was to be created in Dejvice in Prague 6 between the streets and the European Gymnazijni. It was to be situated ten minutes from airport, with direct connections to the city road system, near the metro station Dejvická and near trams and buses.



The ten story building consists of three underground floors, a main access ground floor and seven floors above ground. The underground area is designated for 233 parking spots along with storage facilities. The street level leads into the glass canopy covered atrium, which serves as reception space. Along the outer edge of the building the program is mostly based on cafes, restaurants, along with spaces for facilities and administrative centres. The above ground floors are intended to be open concept for incoming business. Each individual floor offers a variety of flexible office spaces with a total area of more than 20,000 square meters.





Being a corner property with close proximity to a metro station and the airport, its locational relevance was paramount. The architects had to look for inspiration in the internal links of the object in the context of the surrounding areas and respond to the requirements imposed by the high density pedestrian and traffic areas.



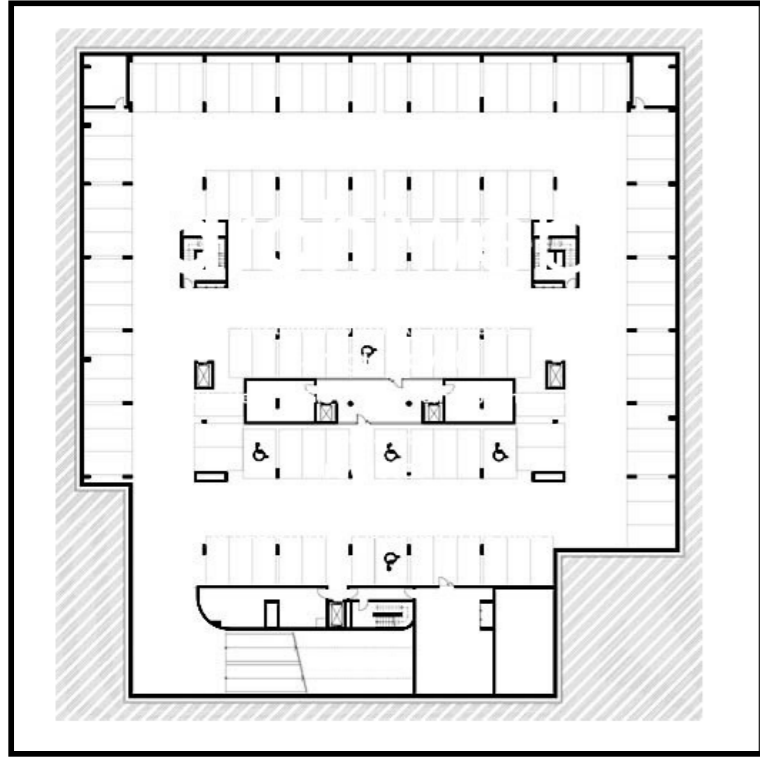
The building reacts to the surrounding buildings by trying to match with the existing volume and height parameters by retreating certain floors, creating cantilevered spaces which correspond in character with the previous tone. It was necessary to combine this very traditional concept with bizarre circumstances surrounding architectural styles - from functionalist elegance grammar by architect Eugene Linhart through a futuristic UFO Cesky Telecom from the 70s to the postmodern cake Diplomat Hotel. Rather, they were looking for inspiration in the internal links of the object in the context of the surrounding areas.



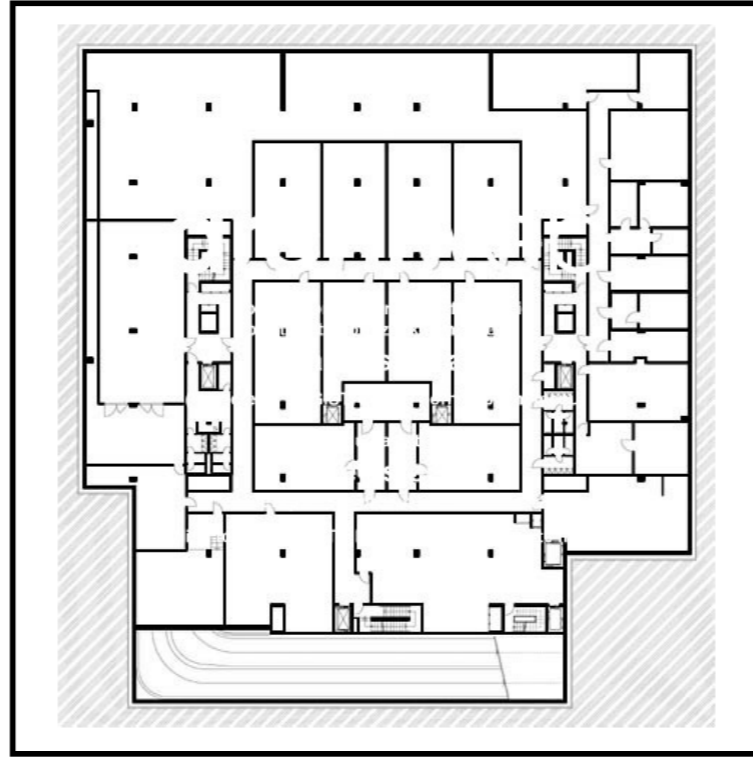
The dominant feature of the building is the orthogonal buttress, which responds to the arched residential building on the opposite side of the road. It also explores the possibility of extending the existing green boulevard with unidirectional communications in Thakurova Street. The pavements are designed with arcades, allowing indoor entry into commercial areas on the first floor, to accommodate the east-west slightly recessed site.



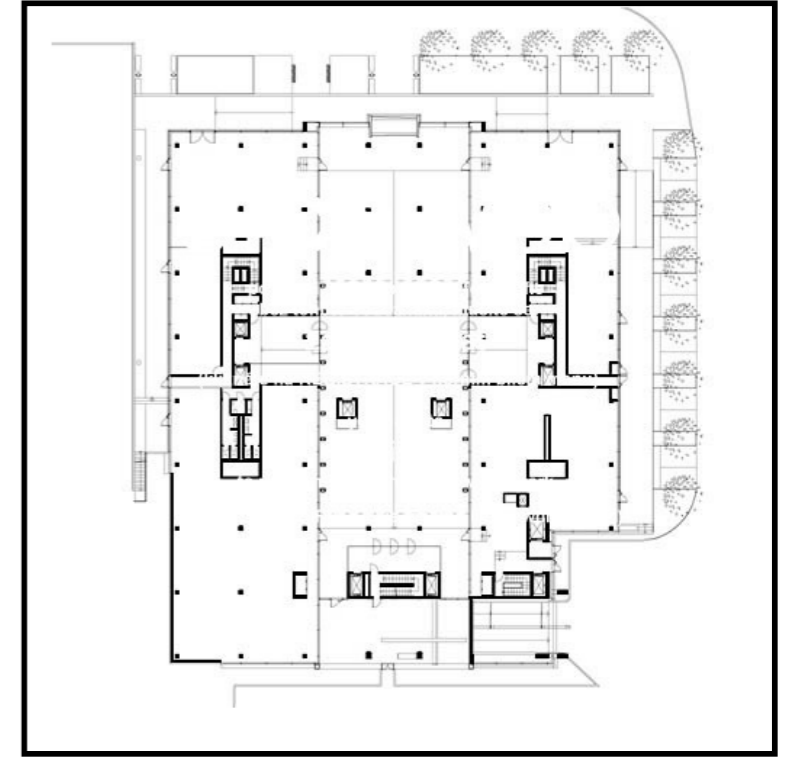
The building attempted to create a metaphorical gateway with the opposite building towards victory square as seen here. The entrance to the underground parking and storage areas and space for garbage collection are located in the southeast corner of the building using the service road of the hotel. "The goal is to create the peaceful environment for relaxation and informal meetings within lush gardens, with great view to the Prague Castle" -



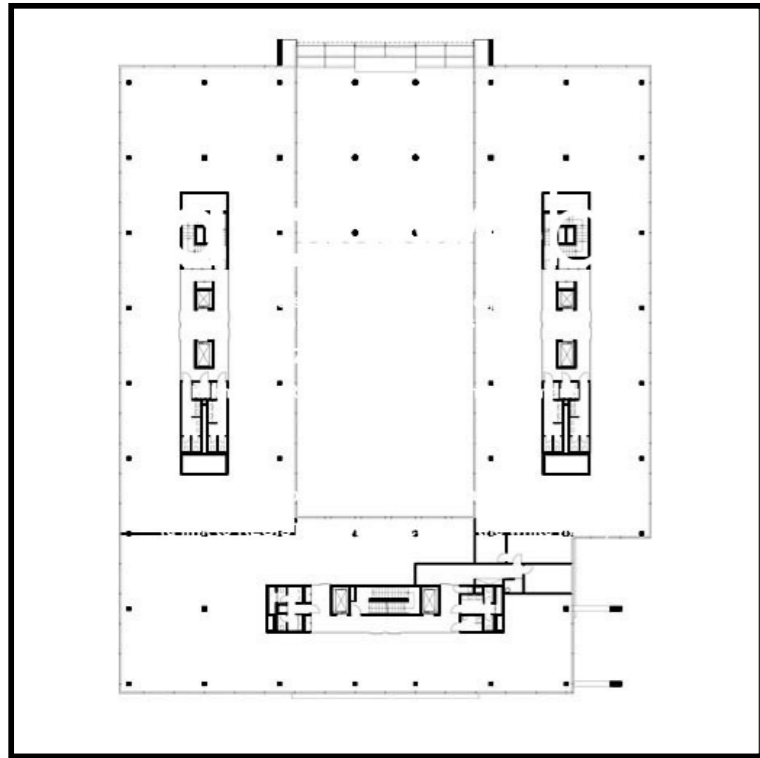
PARKING TWO AND THREE



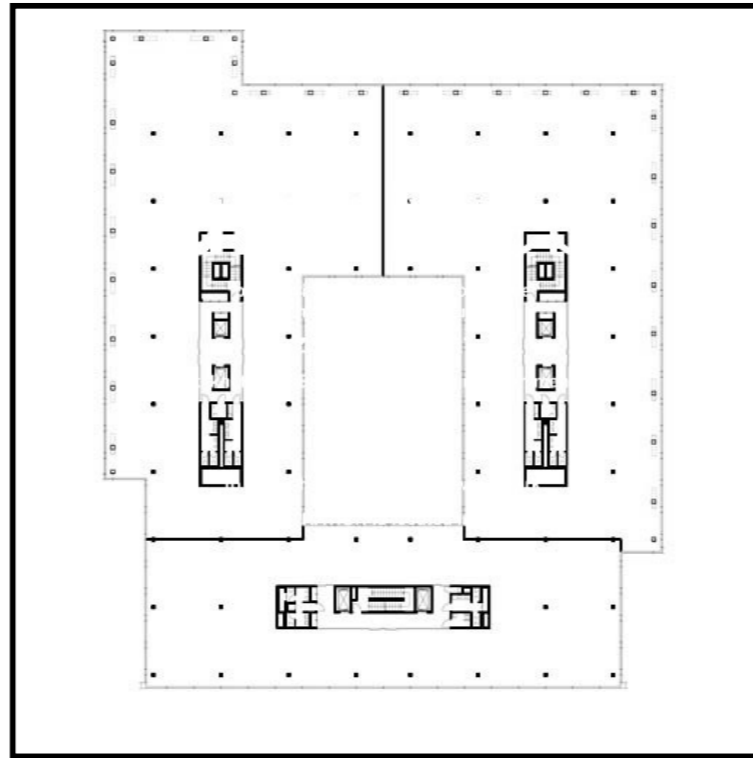
PARKING ONE



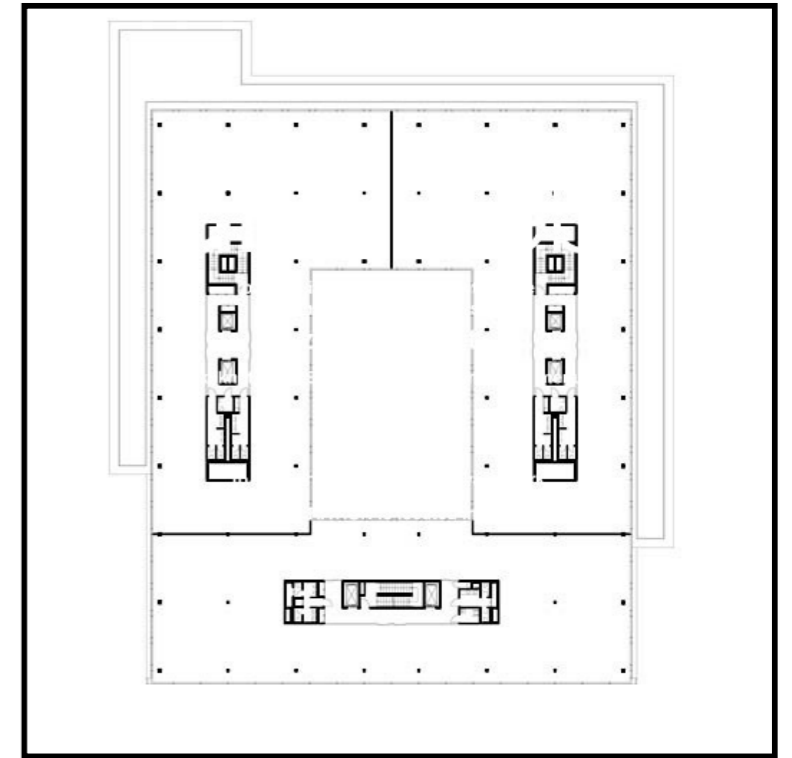
FIRST FLOOR PLAN



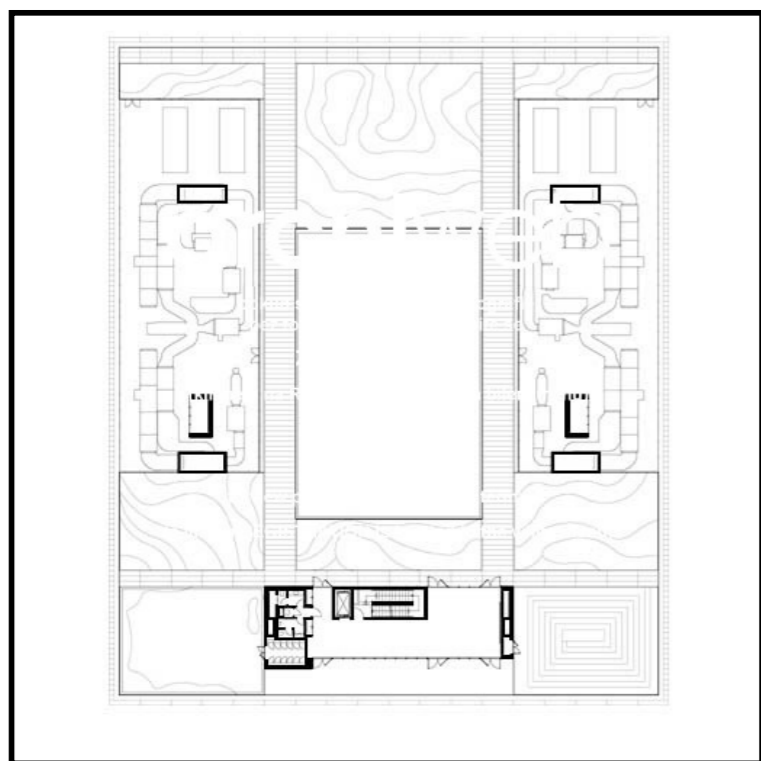
SECOND FLOOR PLAN



THIRD - FIFTH FLOOR PLAN



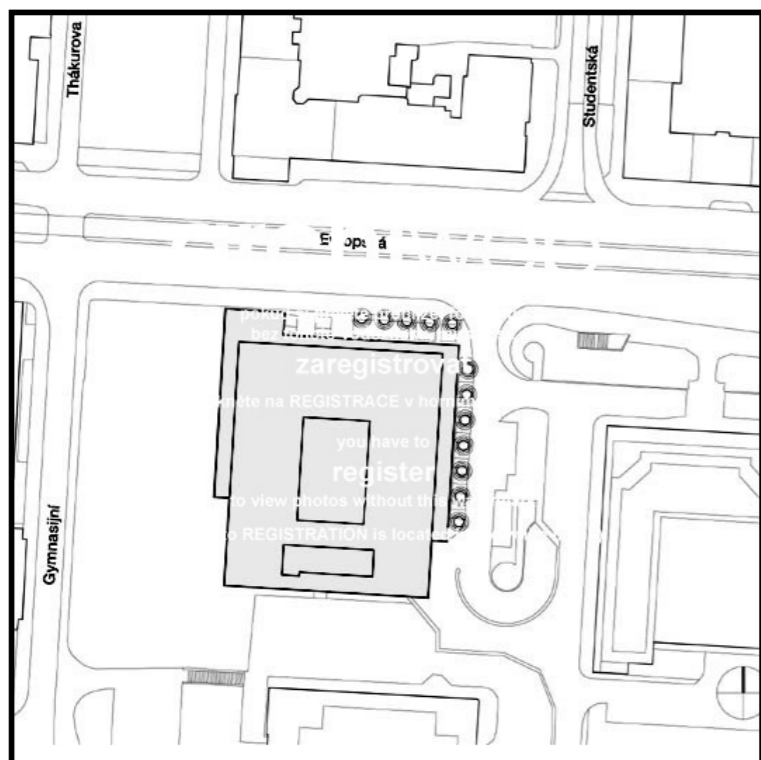
SIXTH AND SEVENTH FLOOR PLAN



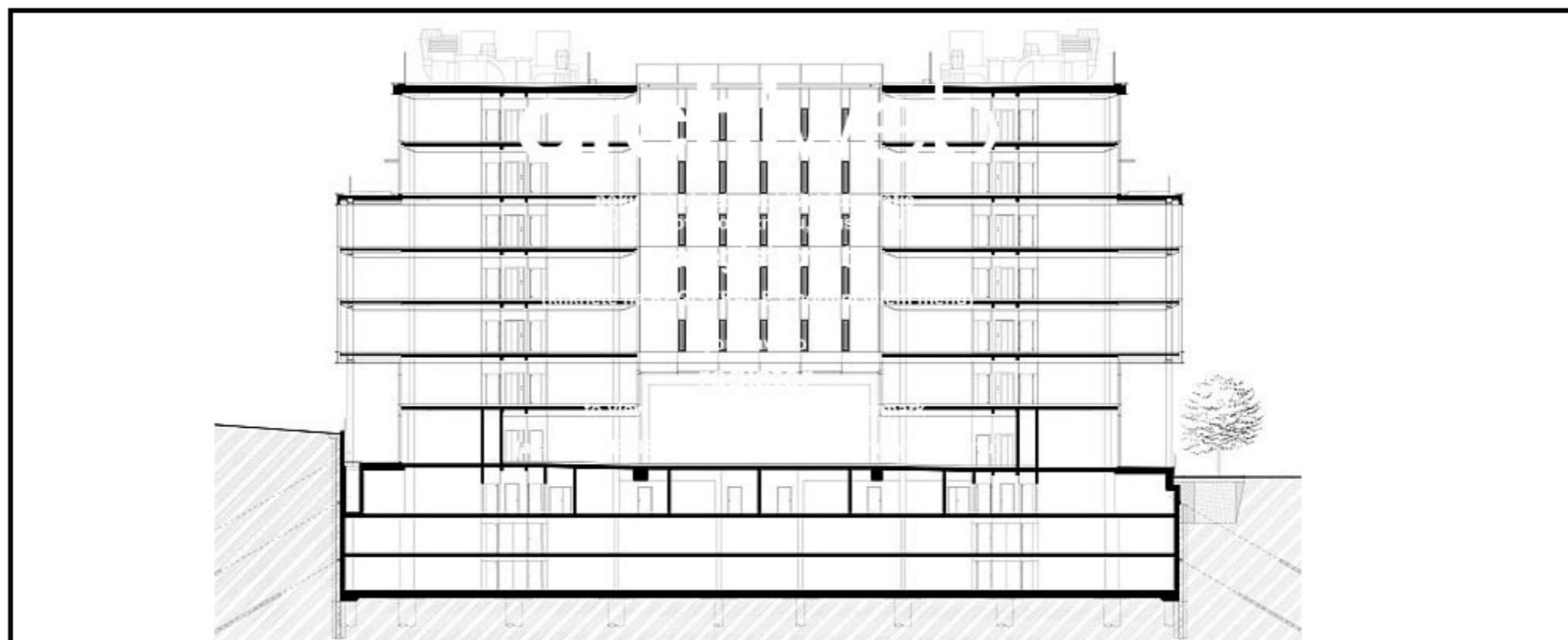
EIGHTH FLOOR PLAN



SECTION ONE



SITUATION PLAN



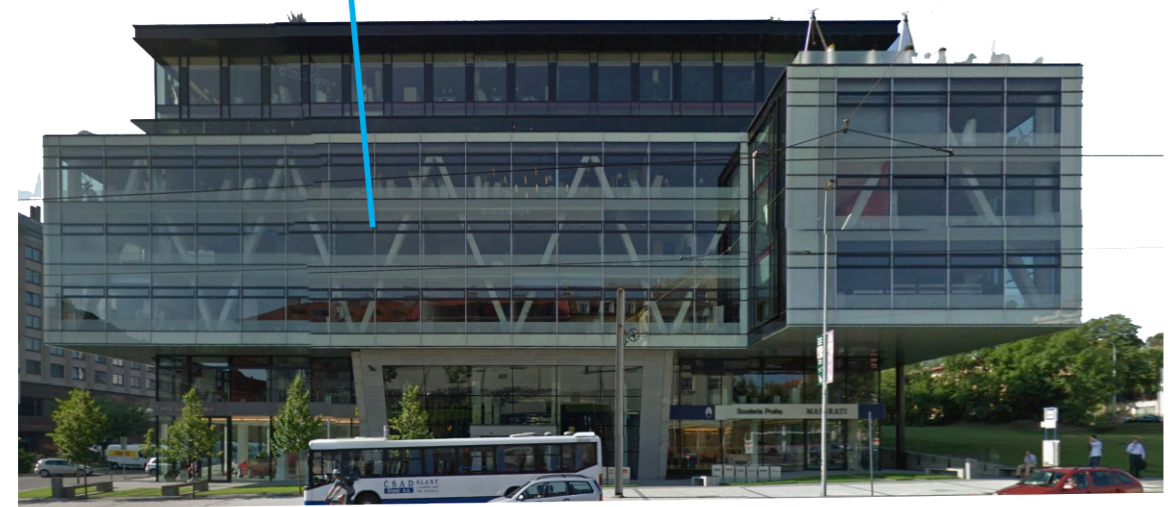
SECTION TWO



There is a distinct stylistic difference in the way the gate deals with materiality to expose its interior and make it much more open visually which is not akin to many buildings in the area although required by its program as a luxurious office space. It uses the central garden (atrium in this case) which is prevalent in Dejvicka as can be seen from the figure ground although the space is not accessible by the public. Even the hotel to its right although not volumetrically similar to other buildings draws on the heavy and enclosed nature of the surrounding buildings unlike the gate's light and open facade.



Although attempting to blend in by imitating architectural features, E-Gate stands out contextually in comparison to the neighbouring building facades. The difference in material style and age is clearly apparent and although these aren't crippling issues its programmatic acontextuality is.





# strengths

Operates internally to required parameters as an office space perfectly

Can influence further investments of the same scale to dejvicka

Fully occupied and profitable

Full flexibility of office spaces and accommodation of various clientele

Unique structure and design allows for it to perform as an icon

Attempt at imitating existing urban fabric although not successful

# weaknesses

Discrepancies between the desired concept and the realization.

Immediate surroundings do not host the clientele required to cater to this luxurious office space and or the purchase of luxury automobiles to an extent that would warrant its construction

Proximity to the airport neither supports its program nor allows it to enjoy a high pedestrian viewing

Neighborhood is attempting to maintain a bohemian tone which is diffused by a multi storey office complex

Luxury consumerism although present does not warrant the positioning of a high end office complex on the city's perimeter

Does not accommodate for the residential urban weave existing in Dejvicka

# opportunities

Good intentions which disseminate upon realization. If these intentions had an impact on the design phase in a stronger sense the acontextuality couldve been reduced

Variation of clientele that the space is offered to as opposed to single focus luxury office space

Hierarchy between the various floors allowing for small scale businessmen to set up their stores, while also accommodating for luxury goods on upper floors.

Surveys to determine typology of space desired by residents (as a return to a collective decision making)

Differing clientele would affect the architectural output to be more accessible and draw social groups into the lower / ground floors

# threats

Having become a part of dejvicka's street scape, it invites the development of more buildings with little to no contextual consideration.

E Gate as an urban project poses little threat other than drawing the attraction of more investments into dejvicka which could potentially cause large scale development leading to reconstruction of demolition of several plots, which in turn could cause the erasure of dejvicka's unique characteristic.