

Opponent's assessment of the diploma thesis

RENOVATION OF THE HOPS GROWING AREA AT NERUDA SQUARE IN ŽATEC

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Assignment

The subject of the diploma thesis is the restoration of the severely devastated hop area on Nerud Square in Žatec. The area is not listed as a monument, although it is being considered for registration, but it is located in the city monument zone. In almost 200 years, the area has undergone gradual development, which is documented in the work. The student collected a wealth of visual, plan and textual material, on the basis of which she prepared an analysis of the locality and the object, which she then used as a basis for preparing the diploma project. The contents of the building are multifunctional – a public library with a small conference hall and a small cinema, a cafe and a yoga studio. The selected functions serve local residents and are not dependent on incoming tourists.

Evaluation

The proposal begins with an analysis of broader relationships and a summary of the historical development of the city and the proposed building, complemented by rich visual material. Buildings are evaluated from the point of view of preserved Genia loci rather than from the point of view of historical value, for which a deeper knowledge is needed. We can excuse this for the student.

After the analytical part, three reference buildings selected by the student are presented with an explanation of the restoration process and operation - two from Istanbul, one from Prague. The selection is good and presents quality conversions.

The layout of the individual functions is designed according to the possibilities of each building and its connections to the surroundings. The cafe is connected to the square, the yoga studio to the inner courtyard, the library to the city. The basic layout is logical. Demolished structures and places of changes are shown on simple diagrams.

The design begins with an urban solution and the building's connections to the surroundings. The proposal for a connection to the city theater is positive.

The visualizations show a radical material solution for the historic building in the heritage zone, with the roofs of the eastern and northern buildings being demolished and replaced with green roof gardens. Unfortunately, the report does not describe the concept of this solution in any way. It's a shame the rooftop gardens overlooking the city aren't more open to the public. With such a radical solution, they should be more elaborate.

The layout shows minor flaws. The facilities for the cafe/restaurant could be dealt with more appropriately (no warehouse, no bar-kitchen connection, insufficient sanitary facilities). At the yoga studio, dirty and clean operations (reception-locker room-gym) should be better

separated. In the library, I would have expected a different solution for the bookshelves, as they are often in conflict with the study areas. It is not clear from the floor plans that this is a library. The original function of the area is reminded of at least a small exhibition with the remains of preserved technology, which enriches the library space.

The overall approach is not "monumental" in this case, but rather rational with a view to the future. The existing preserved is used without sentiment, more as a resource for creation than for renewal and preservation. As it is not a listed monument, this approach is possible and understandable, and it is right to check it.

The graphic level of the work is acceptable. It is a pity that the facades are not presented on separate drawings.

Conclusion

Despite the above-mentioned reservations, the work is done with care and I consider the overall proposal to be good and courageous from an architectural and urban planning point of view. There is an obvious effort to connect the historical parts with the new ones and to involve the renewed area in the life of the city.

I recommend the work for defense and grade C.



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