

**HOLISTIC CENTRE IN BREWERY**  
ADAPTIVE REUSE OF HISTORIC BREWERY IN SEDLEC, KUTNÁ  
HORA

Diploma Project / Yashashree Ananthkumar/ Atelier Efler/ FA CVUT



**FAKULTA  
ARCHITEKTURY  
ČVUT V PRAZE**

*Diploma Project*  
*Summer Semester 2023/24*  
*Atelier Efler*  
*Vernacular Architecture Heritage Design Studio*  
Yashashree Ananth Kumar  
Department of Architecture Conservation  
Faculty of Architecture

I would like to express my deepest gratitude to everyone who has supported and guided me throughout the development of this thesis.

Firstly, I extend my sincere thanks to my diploma supervisor Tomáš Efler, for their invaluable guidance, encouragement, and insights. Their expertise in architecture conservation has been instrumental in shaping this work.

My heartfelt appreciation goes to my family and friends for their unwavering support and understanding throughout this journey. Their encouragement has been a constant source of motivation.

Lastly, I would like to acknowledge the historical sites and organizations that provided access and information crucial to my research. Their cooperation has significantly contributed to the depth and breadth of this study.



CZECH TECHNICAL UNIVERSITY IN PRAGUE  
FACULTY OF ARCHITECTURE

AUTOR, DIPLOMANT: **YASHASHREE ANANTH KUMAR**  
AUTHOR OF THE DIPLOMA WORK / DIPLOMA PROJECT  
Academic Year ..... **LS 2023-2024** ..... Semester

TITLE OF THE DIPLOMA WORK / DIPLOMA PROJECT  
(IN CZECH LANGUAGE) **HOLISTICKÉ CENTRUM V PIVOVARU : ADAPTIVNÍ ZNOVU VYUŽITÍ  
HISTORICKÉHO PIVOVARU SEDLEC, KUTNÁ HORA**

TITLE OF THE DIPLOMA WORK / DIPLOMA PROJECT  
(IN ENGLISH LANGUAGE)  
**HOLISTIC CENTRE IN BREWERY : ADAPTIVE REUSE OF HISTORIC BREWERY, SEDLEC, KUTNA HORA**  
LANGUAGE OF THE DIPLOMA WORK / DIPLOMA PROJECT: **ENGLISH**

Diploma Work / Diploma Project Supervisor	Ústav: Department <b>DEPARTMENT OF ARCHITECTURAL CONSERVATION</b> <b>doc. Ing. arch. TOMÁŠ EFLER</b>
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Diploma Work / Diploma Project Opponent	<b>Ing. arch. TOMÁŠ KOCOUREK</b>
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Key Words (Czech)	Pivovar, Adaptivní opětovné použití, Duchovní, Kulturní akce, Poklidné zahrady
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Annotation (Czech)	Historický areál pivovaru v Sedlci, který byl založen spolu se sousedním klášterem ve 12. století, se v posledních desetiletích stal ruinou. V těsné blízkosti kostnice a slavné katedrály má toto místo velký význam a hodnotu. Práce se zabývá adaptivním opětovným využitím této nemovitosti, která zatím prochází jen drobnými stavebními úpravami. Záměr revitalizace je nabídnout širší komunitě a turistům areál jako duchovně-kulturní centrum. Jedná se o moderní koncept pojetí pojmu „klášter“ jako místo setkání pro podporu potřeb současných generací.
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Annotation (English)	The historic site of brewery in Sedlec, which was former monastery built in the 12th century has fallen into ruins in past few decades. With close vicinity to the bone church and famous Cathedral, it holds more importance and value. The thesis deals with the adaptive reuse of the property which is also undergoing some minor renovations at the moment. The purpose is to function and cater to the community and tourists as a spiritual- cultural centre. Having almost a modern take on the concept of 'monastery' and facilitating to the current generational needs.
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## The Author's Declaration

I declare that I have elaborated the submitted diploma work / diploma project independently and that I have stated all the used information sources in coherence with the "Methodological Instruction for Ethical Preparation of University Final Works".

(The complete text of the methodological instruction is available for download on <http://www.fa.cvut.cz/En>)

In Prague on .....  ..... Signature of the Diploma Project Author

This document is an essential and obligatory part of the diploma project / portfolio / CD.



Czech Technical University in Prague, Faculty of Architecture

## ASSIGNMENT of the Diploma project

Master degree

Date of Birth: 03. 11. 1997

Academic Year / Semester: 2023/2024 Summer Semester

Department Number / Name: 15114 Department of Architectural Conservation

Diploma Project Leader: doc.Ing. arch. Tomáš Efler

### Diploma Project Theme:

See the Application Form for DP

### Assignment of the Diploma Project:

1/description of the project assignment and the expected solution objective

Sedlec is popular tourist destination thanks to the famous Ossuary in the basement of the Church of All Saints. The Brewery is situated in close proximity to the famous landmarks in Sedlec like the mentioned Ossuary, Phillip Morris tobacco factory and sits right opposite to the Cathedral of the Assumption of the Virgin Mary and St. John the Baptist. It has the base of strong cultural and historical context. The brewery itself was part of cisterian monastery during the 12th century but was repurposed as brewery during the 1800's since former monastery in sedlec was one of the suitable locations. New factory halls with hop warehouses and ice cellars were built here.

Currently, the owner of the brewery is carrying out minor maintenance work, thanks to which the conditions of the area has partially stabilized and there is no further degradation. The entrance to the brewery and the brick profiling of the facade are in good static condition. However, due to the missing plaster, it is susceptible to weather conditions.

The building itself is currently being restored with new roofs and openings but not yet functional. The yard is in state of disarray with exposed torso of the building and earth filled ice cellars in the basement level.

The objective for the intervention is to maintain the historic value and identity of the brewery. Most importantly the various architectural languages present in and around the building. It should be functional and establish a good engagement with the community/ users. This in many ways represents a shift towards more sustainable and resilient built environments that meet the needs of present and future generations. It can still serve the same purpose (brewery) but requires far less space with current technology. The additional spaces can be revitalized as supplementary functions for the brewery/ cafe. This will create opportunity for business development & also enhance property values and attract tourists, residents, and businesses to previously underutilized areas.



It has the capacity to house small theater, a museum/ gallery or even temporary stay with small rooms which will appeal to the tourists. The main goal is to have a cohesive functional structure, with an additional versatile or flexible artistic role that can relate to the users and the broader context of the Sedlec town.

2/description of the final result, outputs and elaboration scales

Drawing of wider relations 1: 10 000 - 1: 20 000  
 Design situation, wider urban plan 1:500 - 1:1000  
 Plans, Sections and Views 1:100 - 1:500  
 Details (structures, facades) 1:10 - 1:50  
 Interior and exterior visualisations

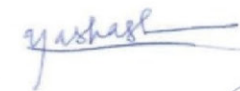
Accompanying administration in the usual breakdown and scope

All parts of the diploma project will be submitted in accordance of the decree - i.e., a portfolio in two copies, a CD with the project, the diploma students declaration, the assignment, A1 sheets for the exhibition of diploma thesis. Scales of drawings and models will be specified with the diploma project leader during the work.


3/list of further agreed-upon parts of the project (model)

Physical model of the design 1:100 - 1:500

To this list further attachments can be added according if necessary.

Date and Signature of the Student: 

Date and Signature of the Diploma Project Leader: 

Date and Signature of the Dean of FA CTU: 

## **CONTENT**

1. INTRODUCTION

2. ANALYSIS

3. REFERENCES

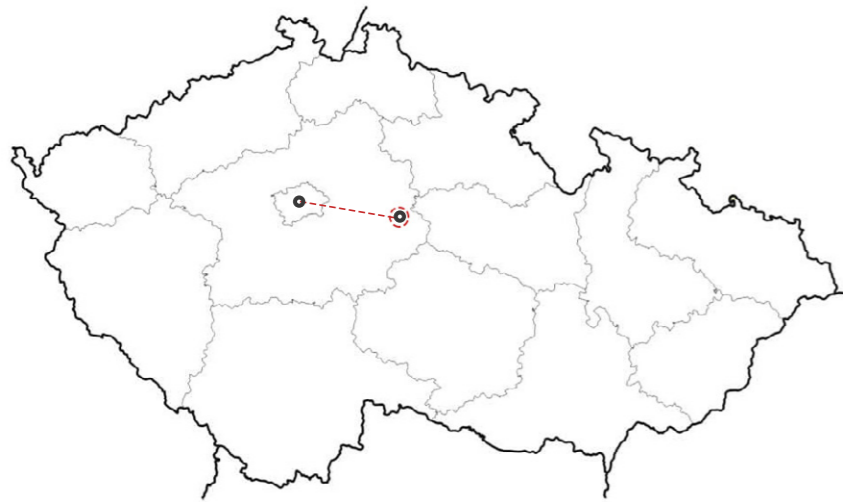
4. DESIGN CONCEPT

5. PROPOSAL

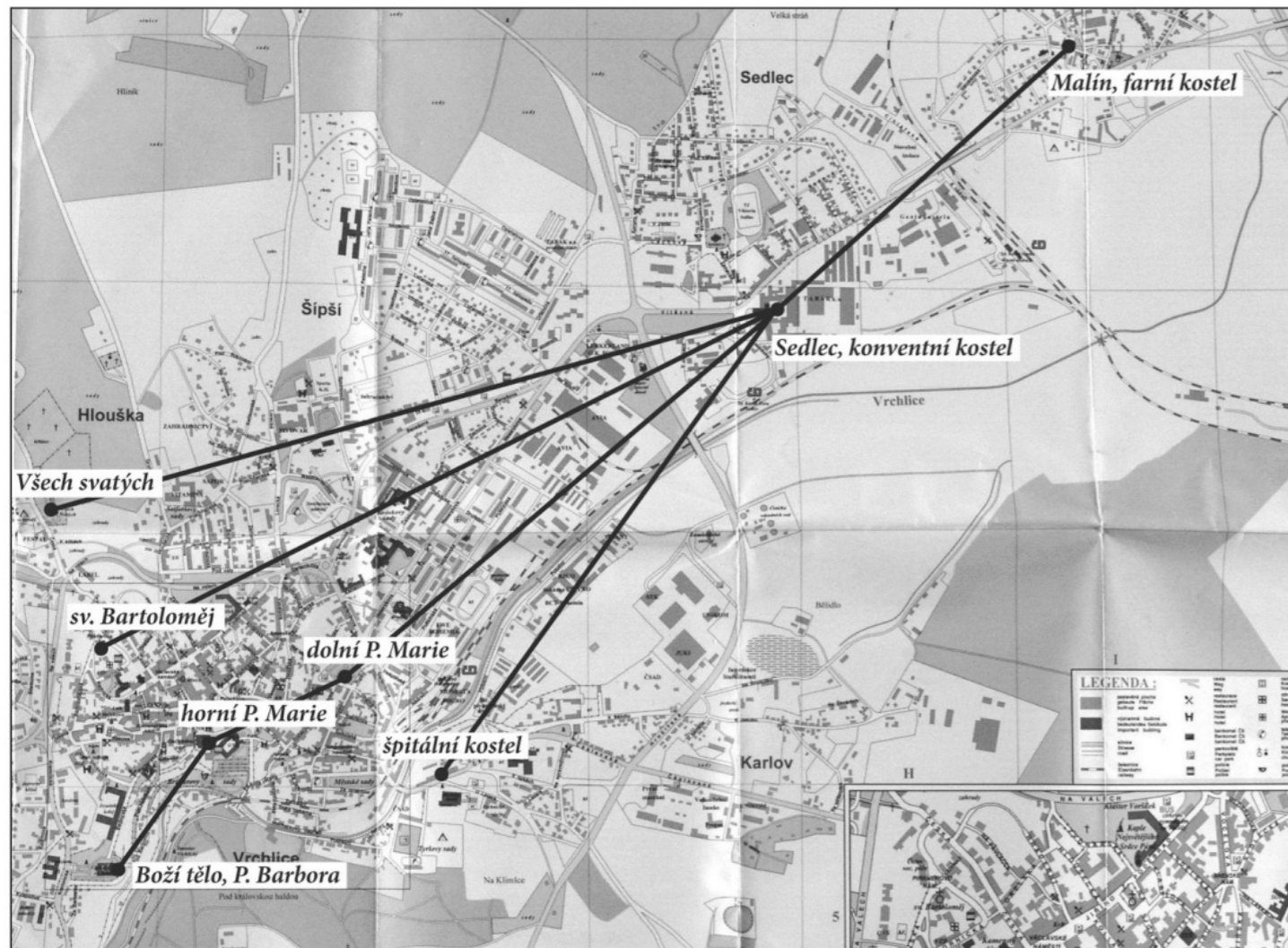
6. SOURCES

# 1. INTRODUCTION

Today Sedlec is a part of the town of Kutna Hora in the central Bohemian region. Approximately 1,100 inhabitants live in Sedlec. It is located on a flat terrain at an approximate altitude of 215 m above sea level.



Sedlec is popular tourist destination thanks to the famous Ossuary in the basement of the Church of All Saints. The neighbourhood is dominated by the Cathedral of the Assumption of the Virgin Mary and St. John the Baptist. The Phillip Morris tobacco factory is the most fundamental modern undertaking, which has a significant impact on the urbanism of Sedlec and the lives of local residents. The history of Sedlec is linked to the mentioned tobacco production, which has been taking place here since the beginning of the 19th century and is commemorated here by the tobacco museum.

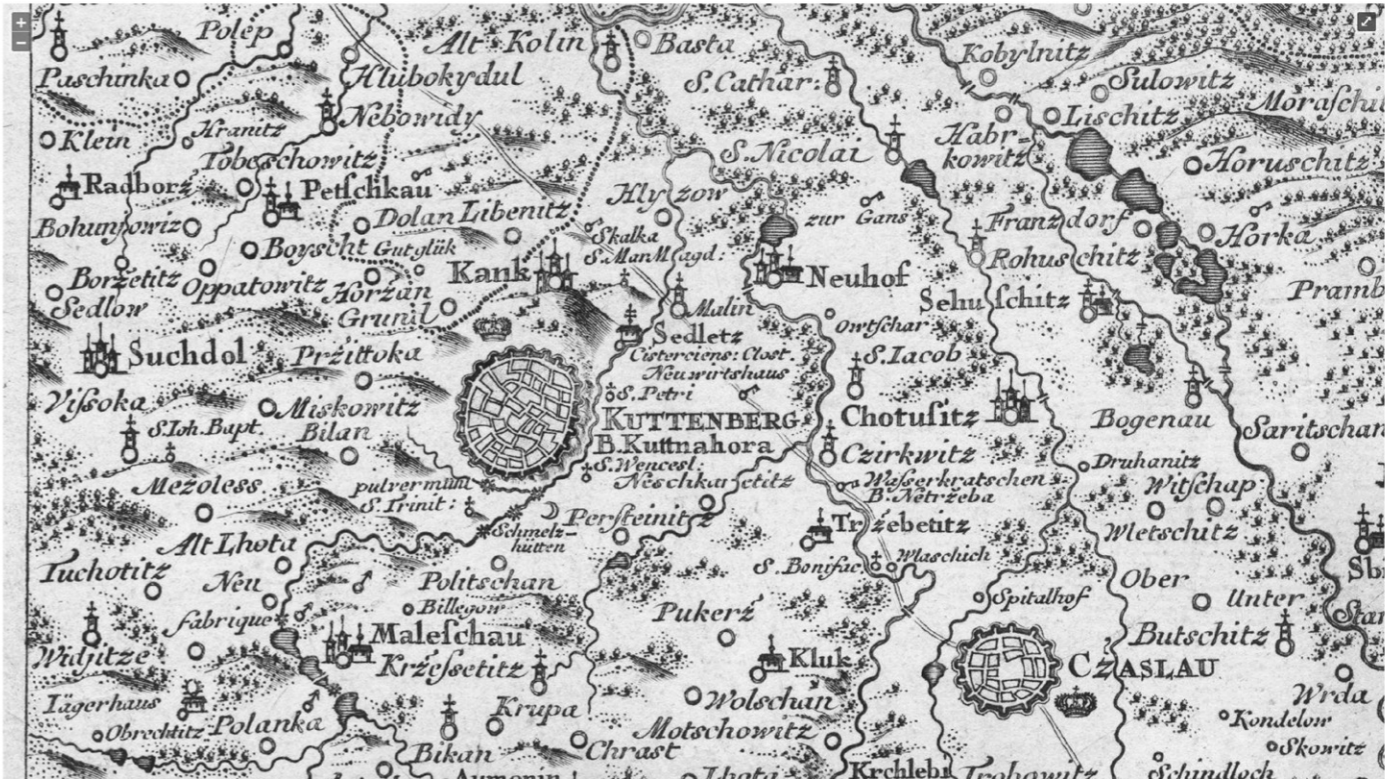


Civic amenities for the local population are sufficient taking into account the close distance to the centre of Kutna Hora. There are two shopping centers, several restaurants, a cafe, a post office and a convenience store, but their design does not correspond to a tourist-attractive location and, above all, it does not offer many options for spending time here for foreign visitors.

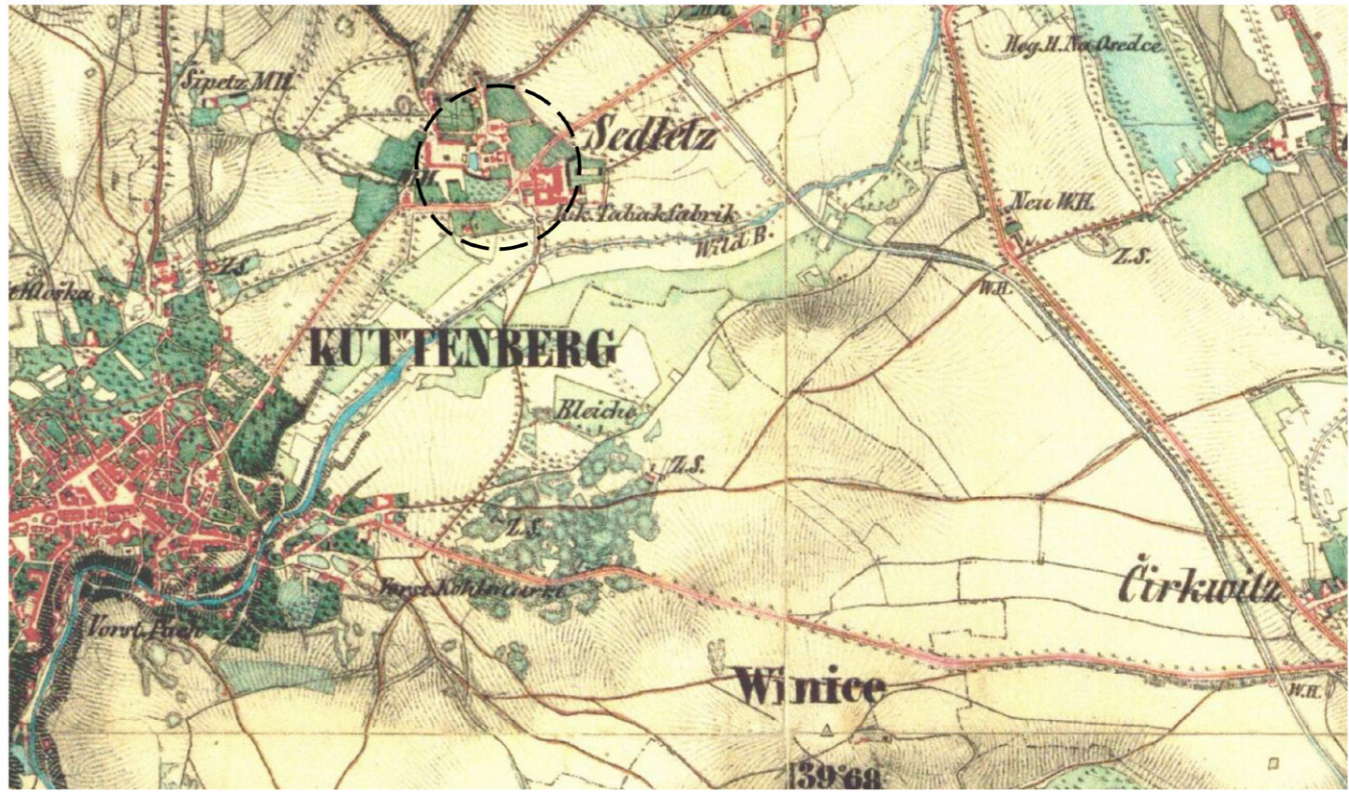
The transport connection to Kutna Hora and the surrounding area is excellent thanks to the capacity road in the direction of Malin. Traffic here is only complicated by the heavy load of trucks from the tobacco factory. Access by train is also good, thanks to its own railway station which is mainly used by visitors from Prague.

# 2. ANALYSIS

## Historic Development



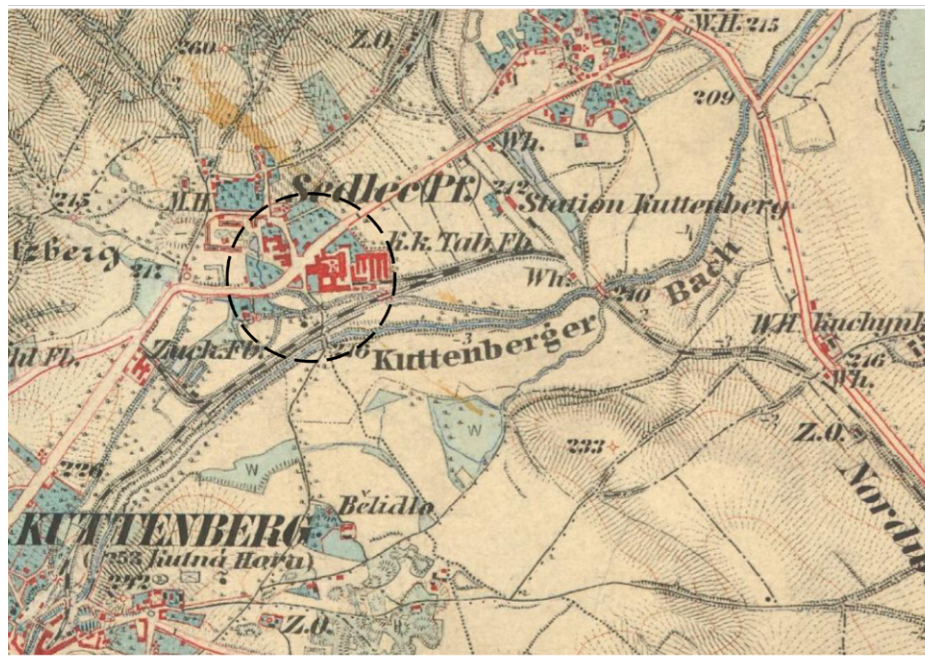
Muller's map - 1720 : First map of Kuttenberg connecting Sedletz and Malin



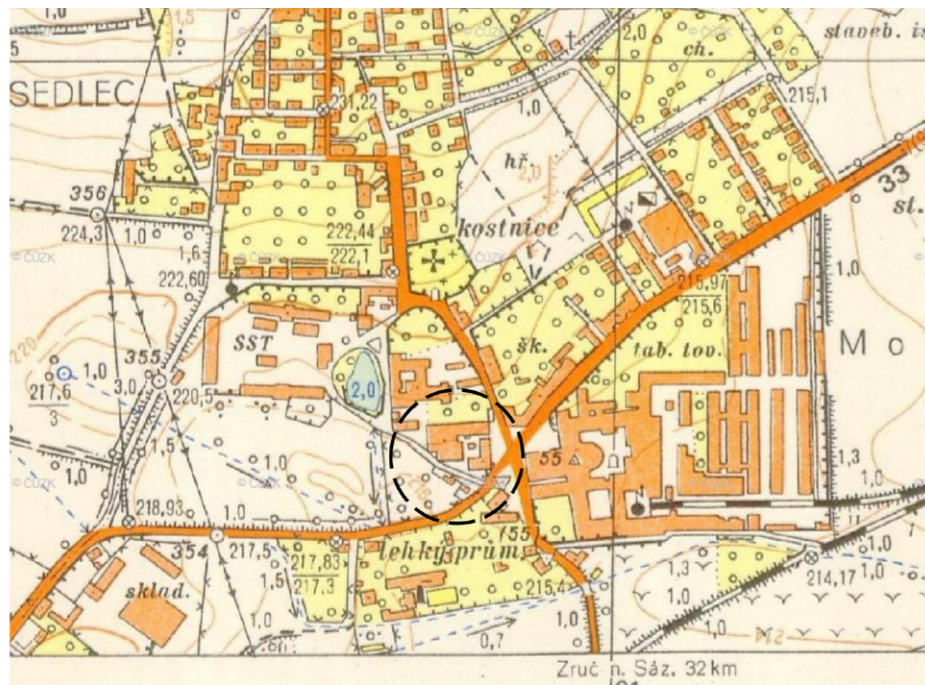
2nd Military survey : 1836- 1852 : Establishment in Sedletz with Cathedral and Ossuary.

Sedlec was one of the first settlements in the Kutnohorsk region where silver was mined. The profits from it made it possible to found a cistercian monastery in 1142.

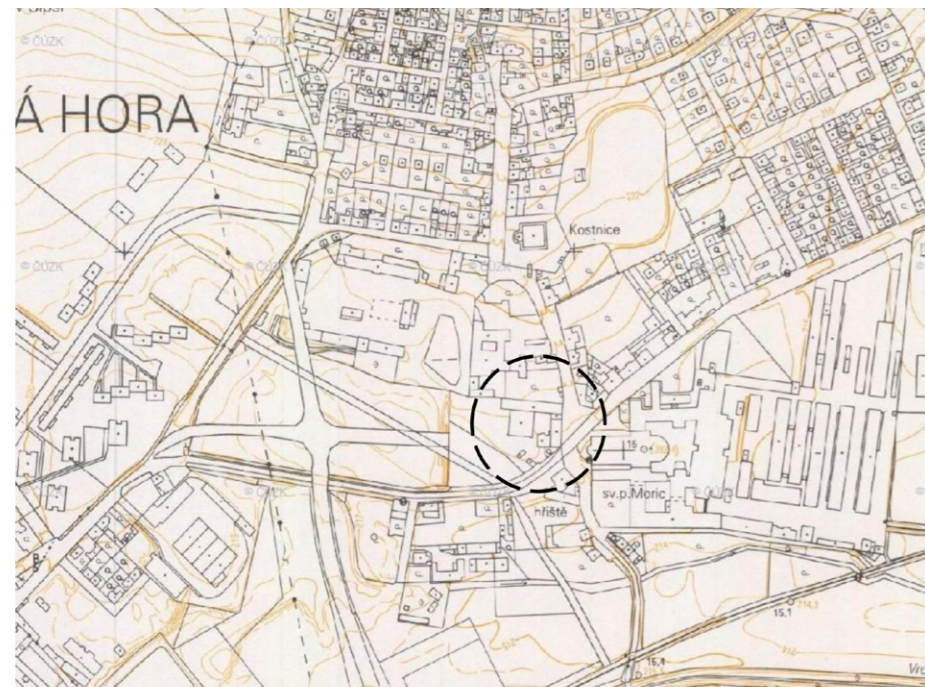
The subsequent development of the village was closely linked to the monastery. After the period of Hussite war, a convent church was built, but a long period of stagnation began, that lasted until the end of 17th century.



3rd Military survey : The growth in premise of the Sedlec monastery chateau & Brewery



State Map (1967) : The premise of the Brewery has expanded as well as the town of Sedlec.



State Map (1992) : New connecting road to Kutna Hora town being indicated

When Josef Snotek took the position of abbot, he initiated the reconstruction of the monastery, which was completed in the middle of the 18th century. At the time, the cathedral of virgin Mary was built in the gothic baroque style by the architect Jan Blazej Santini Aicht. The owner of the local manor and castle was the Schwarzenberg family. In 1783, by decree of Joseph II, the monastery was abolished and subsequently offered for auction.



Since 1812, tobacco has been produced in Sedlec. But a breakthrough in the area's development occurred in the 1960s. This was when the construction of local stock breweries was allowed in the Czech lands. As a result, the massive construction of breweries began and the former monastery in Sedlec was one of the suitable locations. New factory halls with hop warehouses and ice cellars were built here.



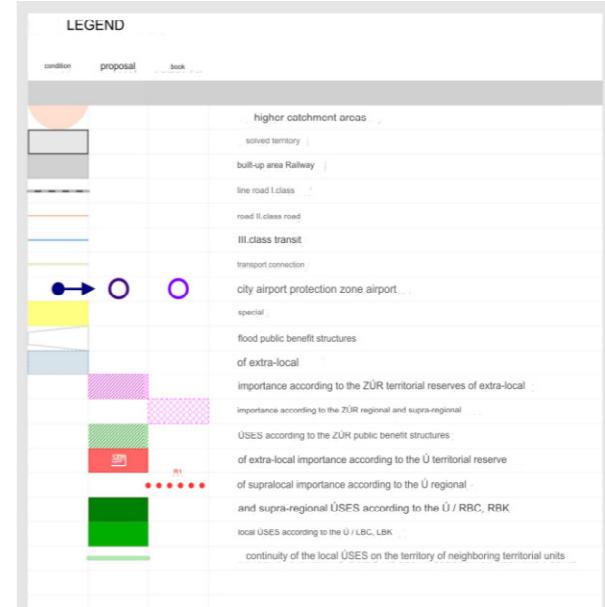
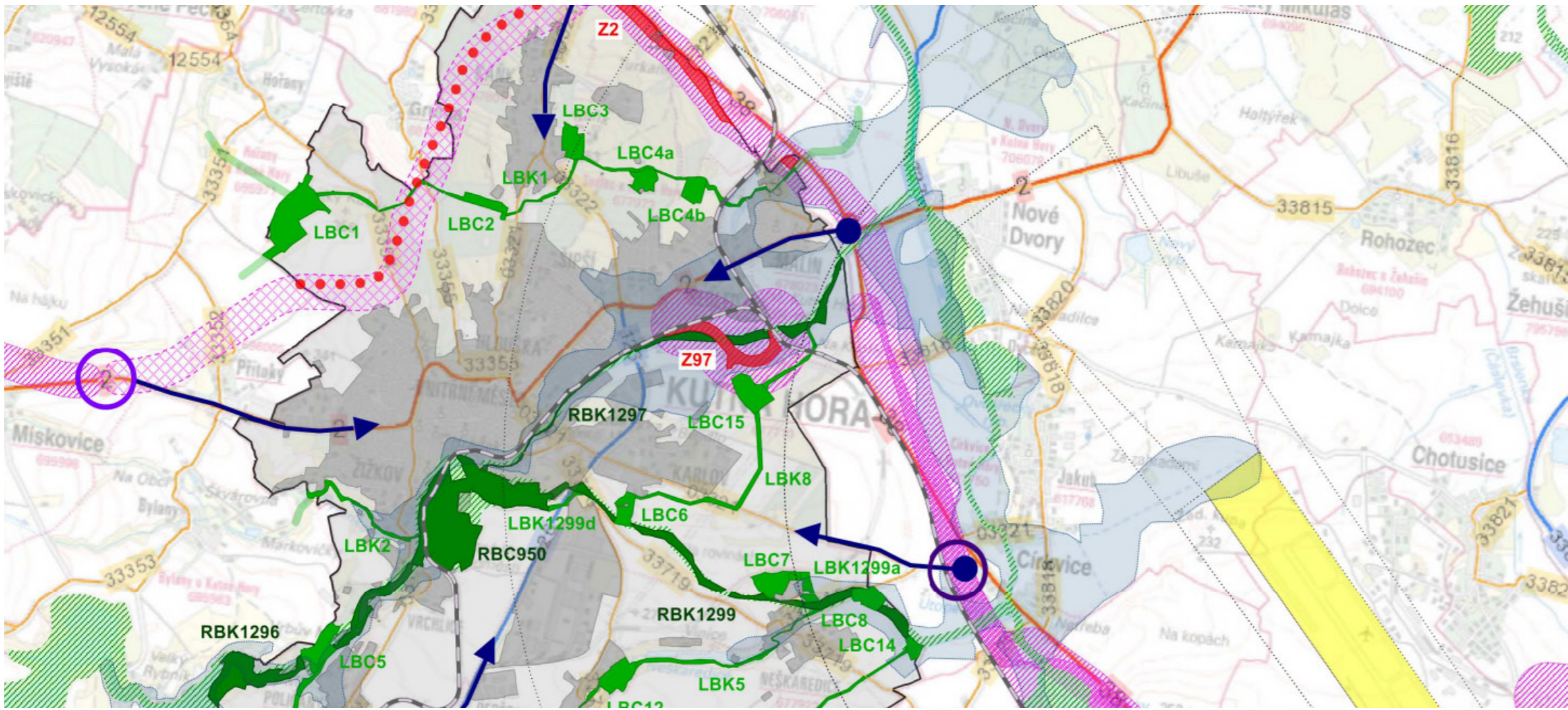
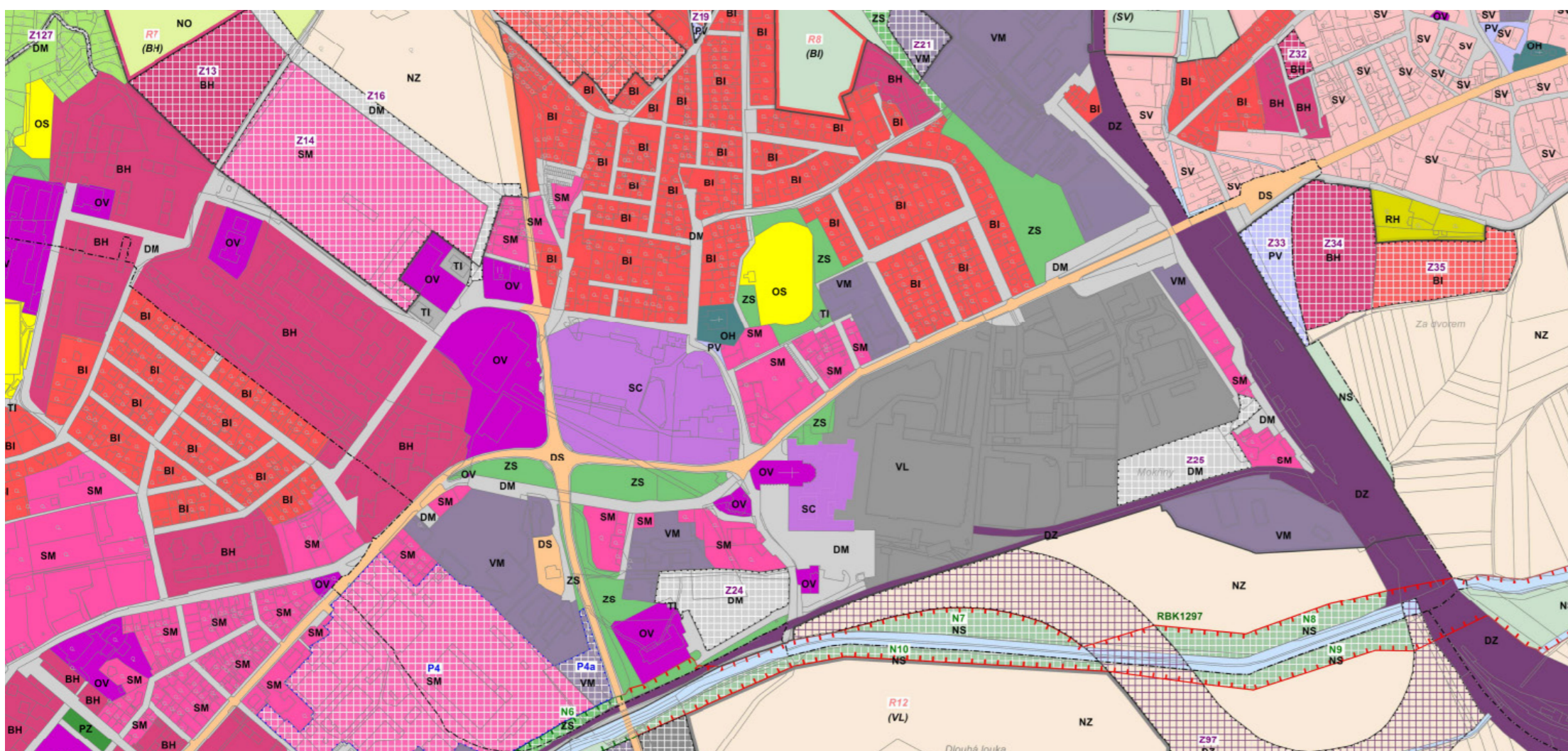
In 1978, most of the remains of the former monastery had to give way to the construction of a new road. The only remains are the torso of the walls, which proves the multi-layered nature of the area and the high quality of construction work since the gothic period.



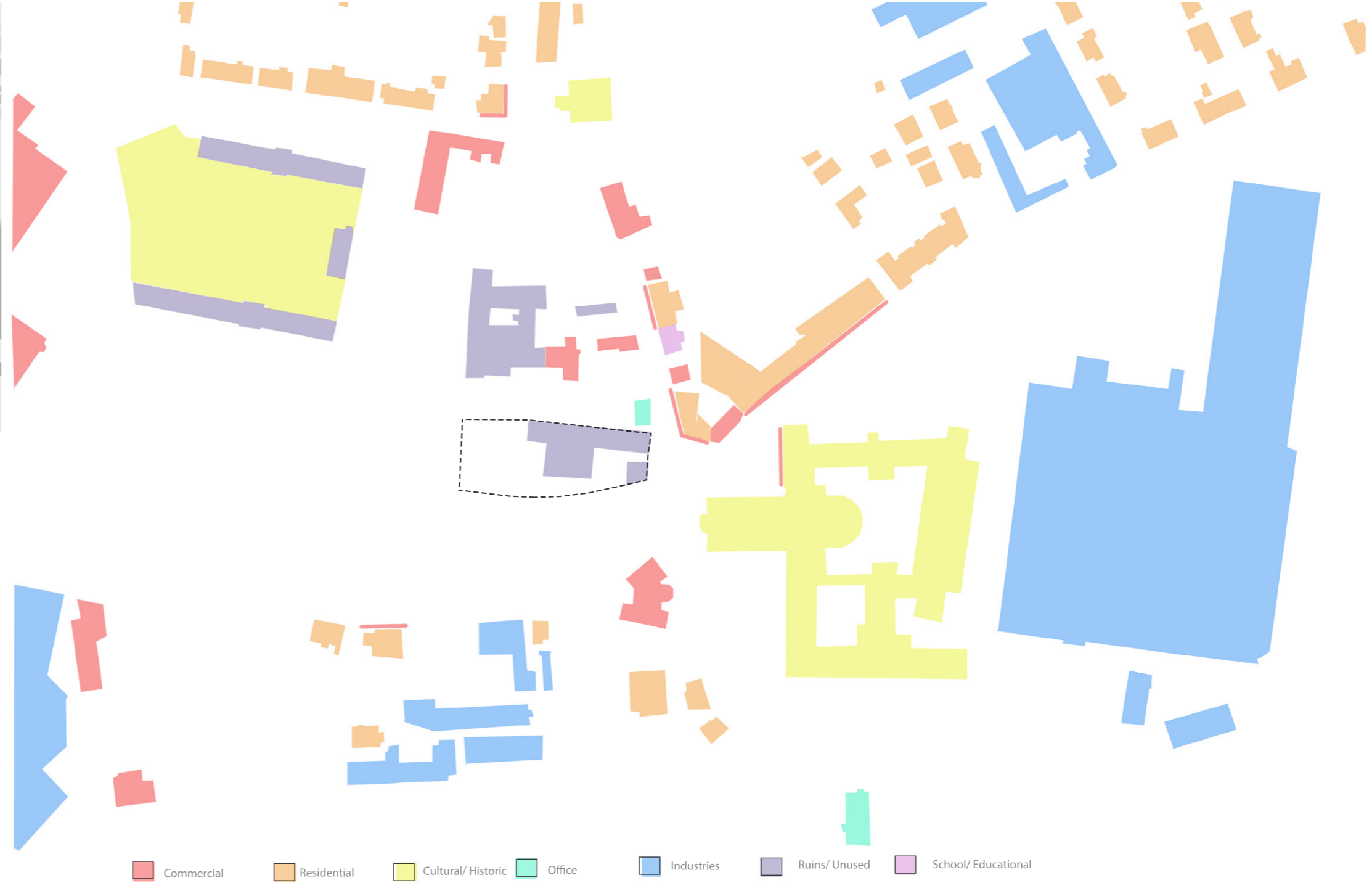
Sedlec Castle: At the end of the second decade of the 19th century, the Sedlec estate was acquired by the Schwarzenberg family. Bedřich Karel of Schwarzenberg had the building of the former monastery provost's office rebuilt into a Classicist chateau (offices and flats of manorial officials). It was owned by the family until 1945, when it was transferred to the state, which established the offices of the state farm here. In 1993, Karel Schwarzenberg regained the chateau as part of restitution claims.



**Territorial Analysis**



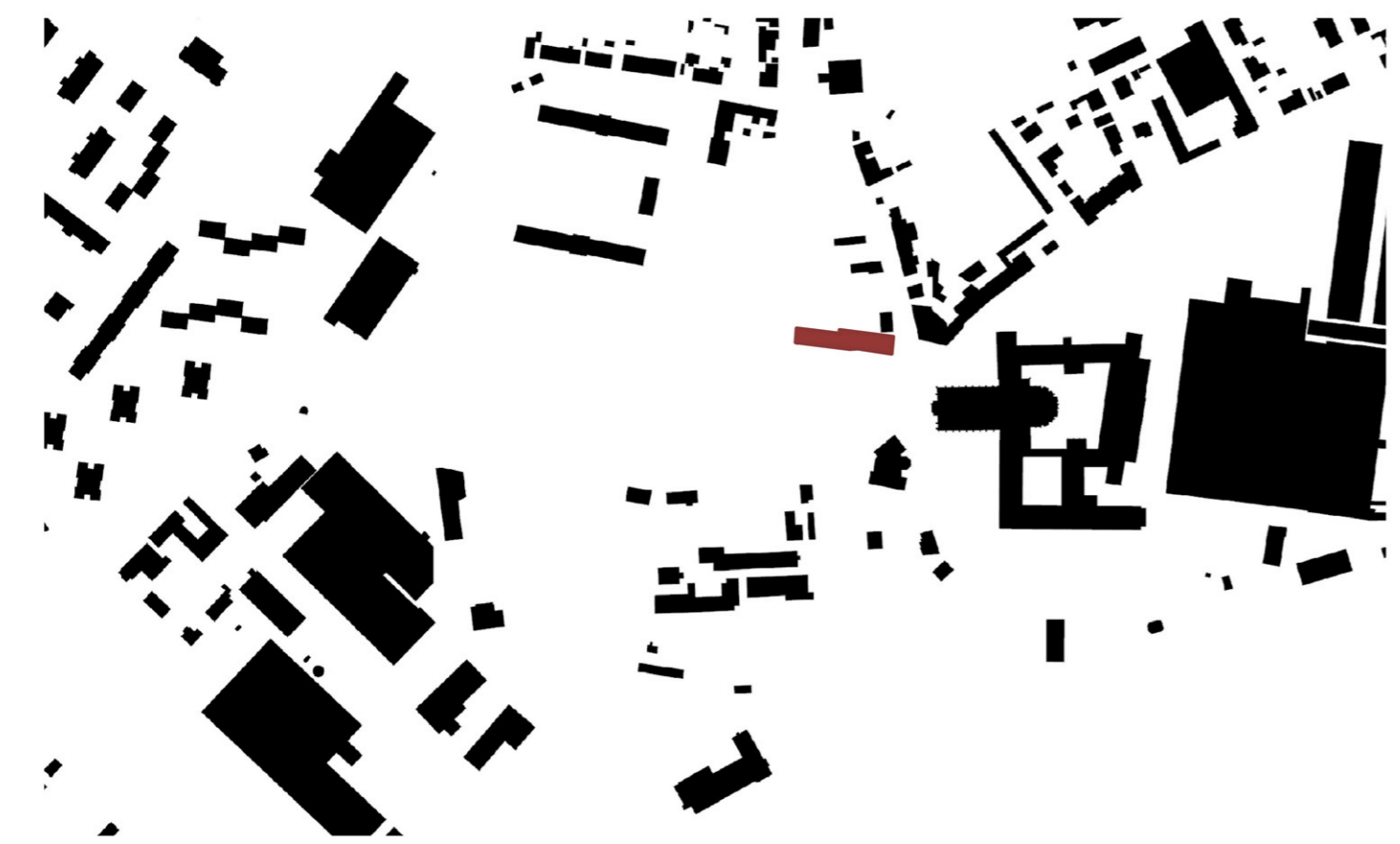
- Inferences:**
- Potential to create in town/ Urban centre around Sedlec historic castle and brewery.
  - Surrounding areas; S- garden/ recreational area, E- mixed residential urban area, W- civic amenities, N- living areas (family houses).
  - Extra local importance according to the ZUR territorial reserves.
  - Class II transit road passing through Sedlec, connecting cities of Malin and Kutna Hora.
  - Water and sewage system connections from Zamecka street towards east. Large storm drain passing from western side of the Sedlec brewery.



**Inferences:**

- Civic amenities for the local population are sufficient, taking into account the close distance to the centre of Kutna Hora.
- There are two shopping centres, several restaurants, few cafes, a post office, kindergarten, convenience store, two museums (Tobacco and Lego) and information centre.
- The designs of these structures does not correspond to a tourist attractive location and above all, it does not offer many options for spending time here for foreign visitors.
- Most of these functions are also concentrated along the main street and the road leading to Ossuary.
- The transport connection to Kutna Hora and the surrounding area is well maintained due to the capacity road in the direction of Malin.
- Traffic is a little complicated by the heavy trucks from the Tobacco factory.
- Sedlec town has good access by trains as it has its own railway station, which is again mainly used by the visitors from Prague.
- Equal ratio of built and Un-built area, which gives way for large green areas as well as many parking grounds for cars.
- Couple of regional hiking trails pass through Sedlec centre connecting to Kutna Hora and surroundings but there are no cycle trails observed around the site.

**Current Situation**



**Site Location & Condition:**

The existing building of the original brewery is on plot No. 60/3 registered in the real estate cadastre as a built-up area and a courtyard with a total area of 3901 m2 . It is an immovable cultural monument.

The property is bounded on the south side by Vítězná Street (corrugated board fence). The boundary of the property from the eastern side (to Zámecká Street) is formed by the gable of the original brewery building, the brick gate used to enter the brewery property and the rest of the original building belonging to the brewery on plot No. 55 (listed in the real estate cadastre as a demolition site - built-up area and courtyard).

Currently, the owner of the brewery is carrying out minor maintenance work, thanks to which the conditions of the area has partially stablized and there is no further degradation. The existing building (part of the proposed building modifications) has one underground and one above ground floor.

The entrance to the brewery and the brick profiling of the facade are in good static condition. however, due to the missing plaster, it is susceptible to weather conditions. Unfortunately, the orininal machinery used is missing from the interiors. But overall, most of the buildings are without serious damage.

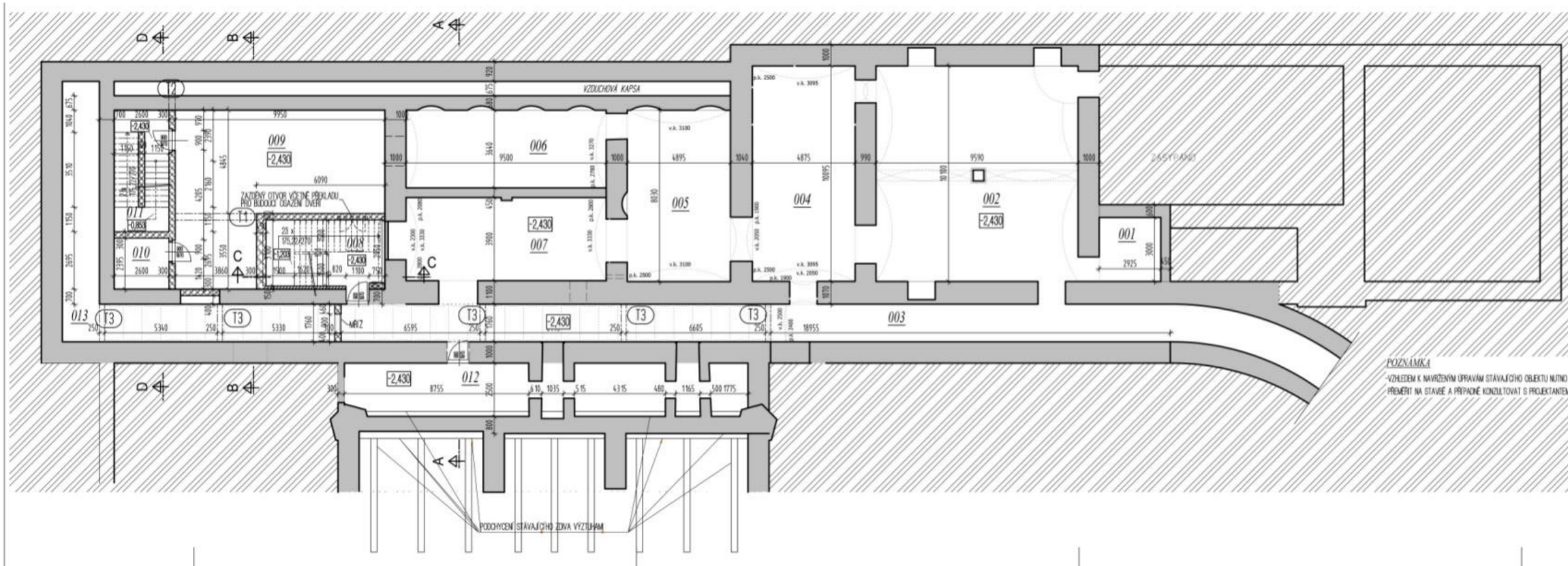
The most serious problem was the collapsed roof in the 1st track, from which there was seepage of water to the interiors. But recent restoration works have solved this problem and replaced them with new wooden roofing.

In the yard of the brewery there are the remains of older former buildings, the original warehouses and ice cellars are now filled with earth. In worst conditions even with water and ice. The torso of the eall from the adjacent building is located in the vicinity. The historically oldest torso of the wall in the passage is also exposed to devastating weather conditions and gradually degrades due to absence of plaster.

The surroundings of the brewery are closed off by a metal fence, and unkept vegetation is growing all over the area.







**LEGENDA MÍSTNOSTÍ I.PP.**

ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA m <sup>2</sup>	ÚPRAVA POVRCHŮ		POZNÁMKA
			PODLAHA	STĚNY, STROP	
001	SKLEP	8,8 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
002	SKLEP	96,4 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
003	CHOUBA	78,0 m <sup>2</sup>	DLAŽBA	STÁVAJÍCÍ-OPRAVA STĚNA SPAROVÁNÍ KLENBY	
004	SKLEP	49,2 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
005	SKLEP	39,3 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
006	SKLEP	34,6 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
007	SKLEP	37,0 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
008	SCHODIŠTĚ	17,4 m <sup>2</sup>	DLAŽBA	VÁPĚNNÁ HLADKÁ	SANACNÍ OMTKA ZDIVA
009	SKLEP	81,9 m <sup>2</sup>	BETONOVÁ MAZANNA	OPRAVA ZDIVA, ZATÍM BEZ OMTKY	
010	SKLEP	8,2 m <sup>2</sup>	BETONOVÁ MAZANNA	OPRAVA ZDIVA, ZATÍM BEZ OMTKY	
011	SCHODIŠTĚ	14,8 m <sup>2</sup>	BETONOVÁ MAZANNA	OPRAVA ZDIVA, ZATÍM BEZ OMTKY	
012	SKLEP	43,8 m <sup>2</sup>	BETONOVÁ MAZANNA	OPRAVA ZDIVA, ZATÍM BEZ OMTKY	
013	CHOUBA	41,1 m <sup>2</sup>	STÁVAJÍCÍ	OPRAVA ZDIVA, ZATÍM BEZ OMTKY	
CELKEM		528,5 m <sup>2</sup>			

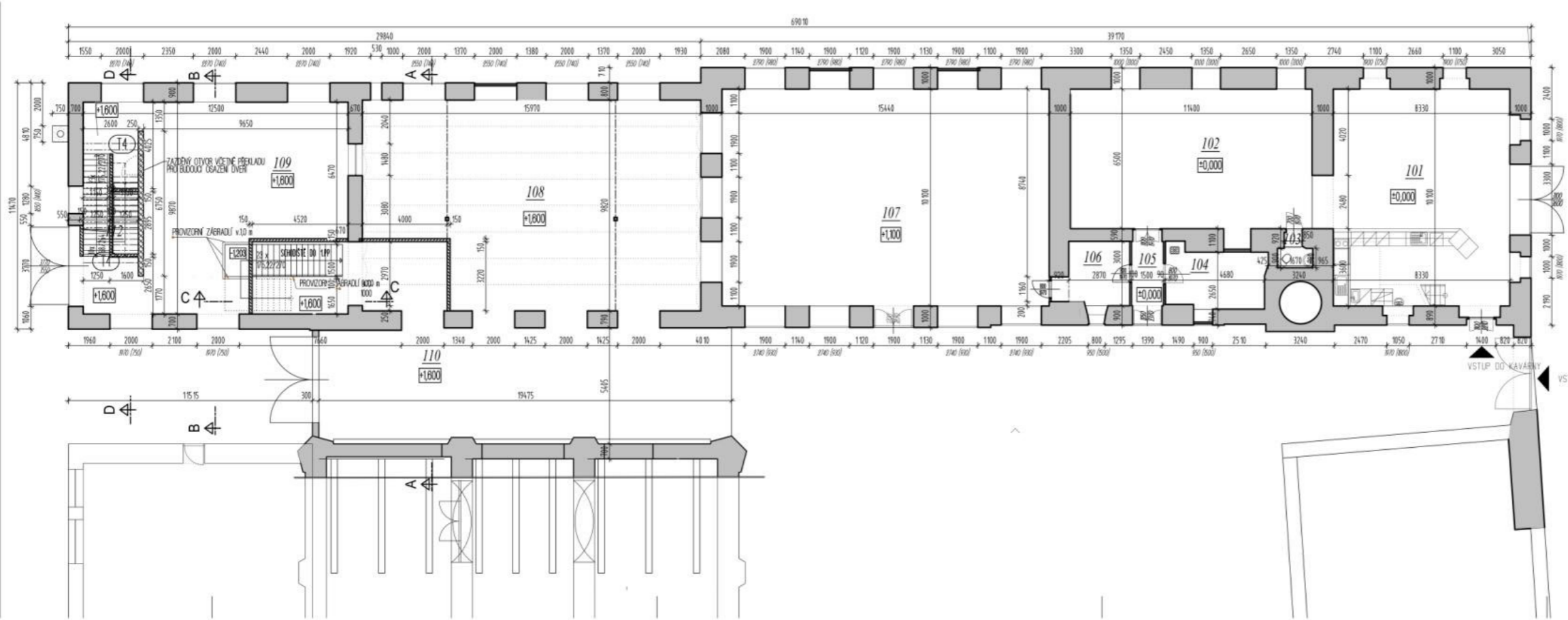
**LEGENDA ZDIVA**

- STÁVAJÍCÍ ZDVA
- ROSTLÁ ZEMĚ
- BORNĚ ZDVA
- ZDVA Z TVÁRNĚ POROTHERM 30 PE NA MALTU M10

**POZNÁMKA**  
VZHEDEM K NAVRŽENÝM ÚPRAVAM STÁVAJÍCÍHO OBJEKTU NUTNO VŠECHY STAVEBNÍ ROZMĚRY PŘEMĚŘIT NA STAVĚ A PŘÍPADNĚ KONZULTOVAT S PROJEKTANTEM



Vypracoval: <b>PETR RŮŽIČKA</b>	Ing. Jaroslav Václav - STAPROS stavební projektová a inženýrská služba Chručelov 5, 284 01 Kutná Hora IČ: 4242811 tel: 327514820, 327592020
Kraj: <b>STŘEDOČESKÝ</b>	Město: <b>KUTNÁ HORA</b>
Investor: <b>Mgr. Jan Čejch, Sázkavská 8, Praha 2, 120 00</b>	Datum: <b>082016</b>
Stavba: <b>REKONSTRUKCE PIVOVARU SEDLEC</b>	Formát: <b>5A4</b>
Obsah: <b>PODORYS 1.PP- STATICKÉ ZABEZPEČENÍ - ZÁPADNÍ ČÁST</b>	Č.zak.: <b>32012016</b>
	Měr.: <b>1:100</b> C.v.: <b>01.1.2.2</b>



**LEGENDA MÍSTNOSTÍ I.NP.**

ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA m <sup>2</sup>	ÚPRAVA POVRCHŮ		POZNÁMKA
			PODLAHA	STĚNY, STROP	
101	KAVÁRNA	85,2 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
102	MUZEUM	74,1 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
103	WC	2,2 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
104	TECHNICKÁ MÍSTNOST	12,7 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
105	CHOUBA	4,5 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
106	SKLAD	8,5 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
107	SÁL	155,9 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ	
108	SÁL	155,0 m <sup>2</sup>	STÁVAJÍCÍ	OPRAVA ZDIVA A STROPU (CHLĚBNÁ KLENBA DO OČELI NOSNÍKŮ)	
109	SÁL	75,9 m <sup>2</sup>	STÁVAJÍCÍ	OPRAVA ZDIVA - STROP ZATÍM BEZ OMTKY (ZEL.B. PANELY)	
110	PRŮJEZD	97,3 m <sup>2</sup>	DLAŽBA - OPRAVA ZDIVA		
111	CHOUBA	28,3 m <sup>2</sup>	STÁVAJÍCÍ BETONOVÁ MAZANNA-NA UNIKOVÉ CESTĚ OPRAVENA OPRAVA ZDIVA		
112	SCHODIŠTĚ DO 1.NP	12,9 m <sup>2</sup>	BETON, OPRAVA ST. ZDIVA - VÁPĚNNÁ HLADKÁ OMTKA		
CELKEM		712,5 m <sup>2</sup>			

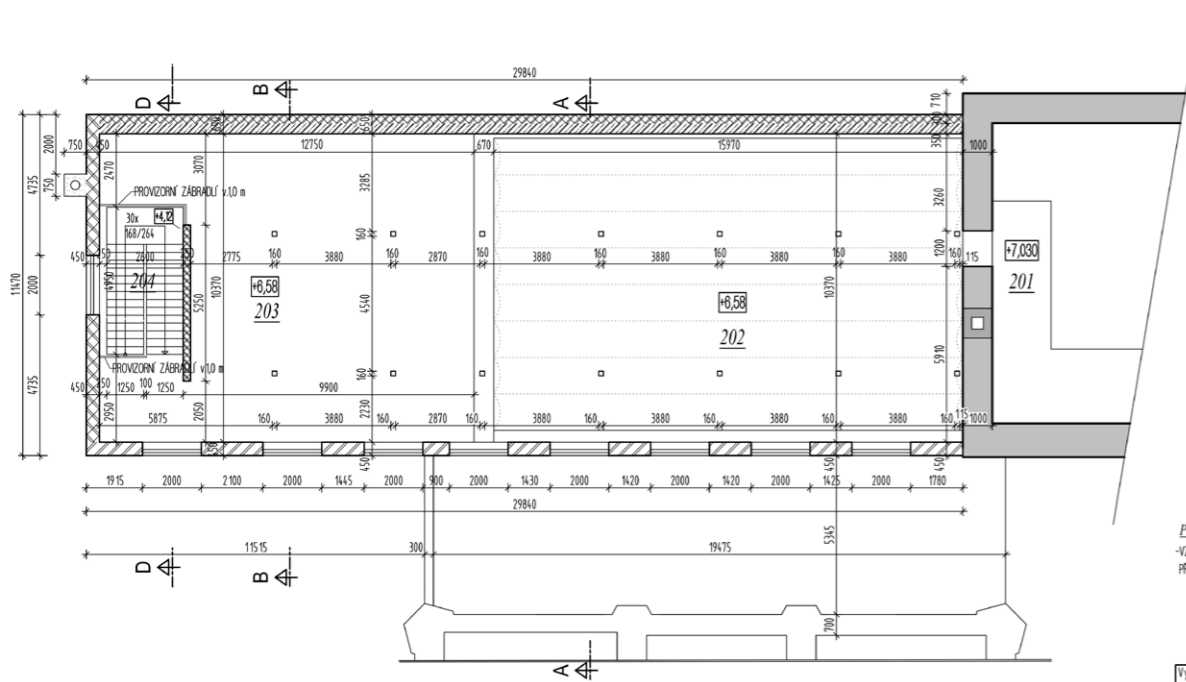
**LEGENDA ZDIVA**

- STÁVAJÍCÍ ZDVA
- ZDVA Z TVÁRNĚ POROTHERM 24 PE NA MALTU M10 KERAMICKÉ PRŮČKY Z TVÁRNĚK POROTHERM 14-30mm
- BORNĚ KAMN

**POZNÁMKA**  
VZHEDEM K NAVRŽENÝM ÚPRAVAM STÁVAJÍCÍHO OBJEKTU NUTNO VŠECHY STAVEBNÍ ROZMĚRY PŘEMĚŘIT NA STAVĚ A PŘÍPADNĚ KONZULTOVAT S PROJEKTANTEM



Vypracoval: <b>PETR RŮŽIČKA</b>	Ing. Jaroslav Václav - STAPROS stavební projektová a inženýrská služba Chručelov 5, 284 01 Kutná Hora IČ: 4242811 tel: 327514820, 327592020
Kraj: <b>STŘEDOČESKÝ</b>	Město: <b>KUTNÁ HORA</b>
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Stavba: <b>REKONSTRUKCE PIVOVARU SEDLEC</b>	Formát: <b>5A4</b>
Obsah: <b>PODORYS 1.NP- STATICKÉ ZABEZPEČENÍ - ZÁPADNÍ ČÁST</b>	Č.zak.: <b>32012016</b>
	Měr.: <b>1:100</b> C.v.: <b>01.1.2.3</b>



**LEGENDA MÍSTNOSTÍ 2.NP**

ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA m <sup>2</sup>	UPRAVA POVRCHŮ	POZNÁMKA
201	OCHOZ			
202	PŮDA	156,8 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ
203	PŮDA	119,4 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ
204	SCHODIŠTĚ DO 1.NP	12,9 m <sup>2</sup>	STÁVAJÍCÍ	STÁVAJÍCÍ
CELKEM		289,1 m <sup>2</sup>		

**LEGENDA ZDIVA**

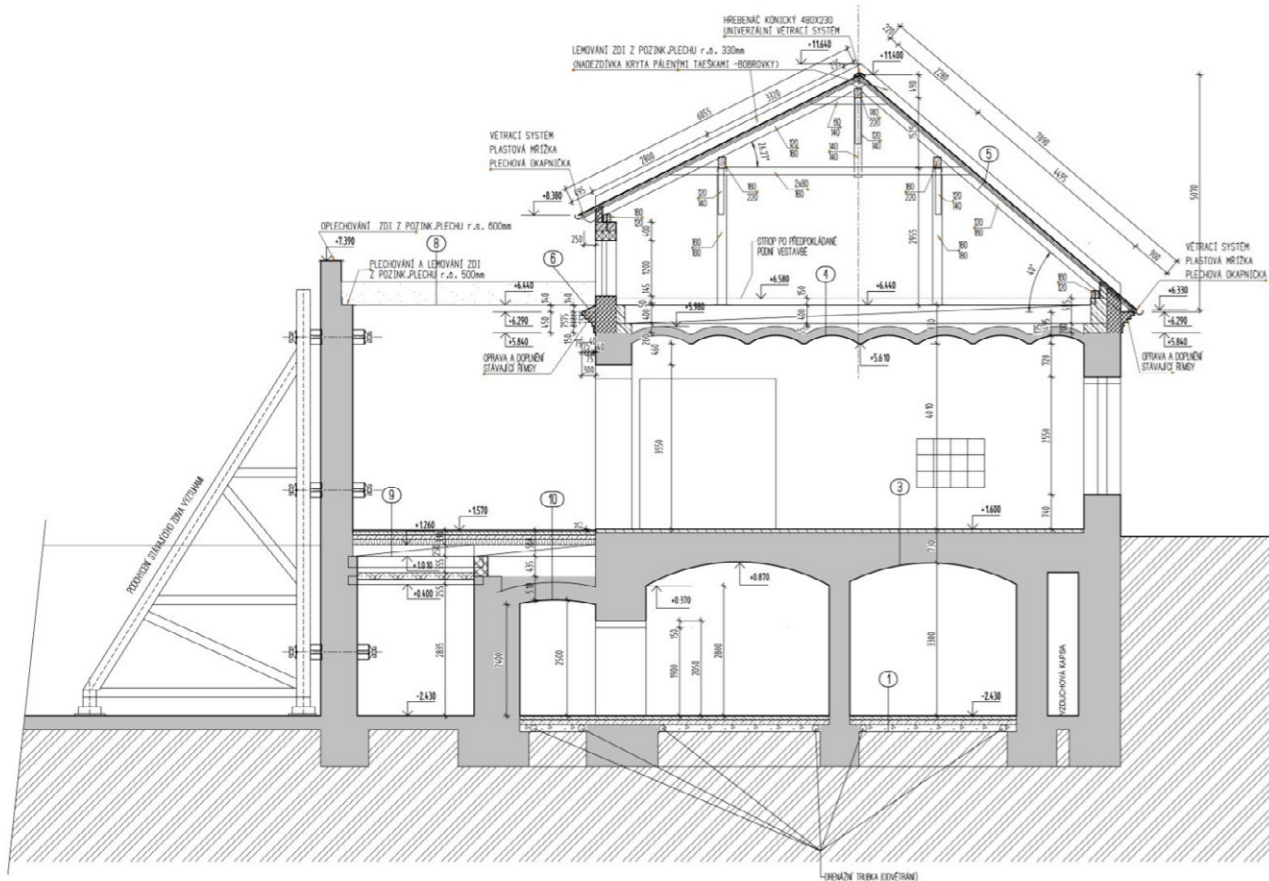
- STÁVAJÍCÍ ZDVO
- STÁVAJÍCÍ KAMNĚ ZDVO
- BOURANÝ KAMN
- JINÝ STĚNA - LÍCOVÉ SPÁROVÁNÉ ZDVO Z PŮV. CHEL
- ZDVO POROTHEM
- ŽELEZOBETON

**POZNÁMKA**

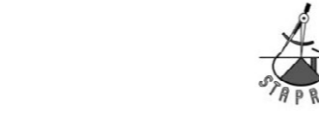
-VZLEDKEM K NAVRŽENÍM ÚPRAVÁM STÁVAJÍCÍHO OBJEKTU VNITRO VŠEOBENÝ STAVEBNÍ ROZMĚRY PŘEMĚŘI NA STAVĚ A PŘÍPADNĚ KONZULTOVAT S PROJEKTANTEM



Vypracoval:	PETR RŮŽIČKA	Ing. Jaroslav Vokolák - STAPROS stavební projektová a inženýrská služba Chvoletská 5, 284 01 Kutná Hora IČ: 0240811 tel: 3275 4860, 3275 6200
Kraj:	STŘEDOCESKÝ	Město: KUTNÁ HORA
Investor:	Mgr. Jan Čejn, Sázkavská 8, Praha 2, 120 00	Datum: 08.20.16
Stavba:	REKONSTRUKCE PIVOVARU SEDLEC	Formát: A4
Obch:	PŮDOPYS 2.NP - STATICKÉ ZABEZPEČENÍ - ZÁPADNÍ ČÁST	Č. zak.: 320/2016 Měř.: 1:100 C.V.: 01.1.2.4



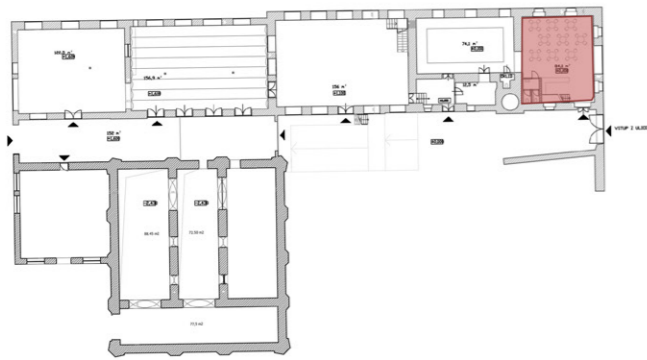
- 1 - STĚNA SÍLA 200 mm  
- BETONOVÁ MAZANINA 1.80 m VÝŠKOVÁ OCELVOU SÍTI  
- HYDROIZOLACE  
- POKRYTÍ STĚNA 100 mm  
- SÍLOVOST 1.80 m VÝŠKOVÝ OCHRANĚNÍ  
- OCHRANĚNÍ TRUBOU POKRYTÍ STĚNA  
- HEDLÍK 100 mm
- 2 - STĚNA SÍLOVOSTI KONSTRUKCE NA DLEŽENĚ OPRÁVĚNÁ  
- STĚNA SÍLOVOSTI
- 3 - STĚNA SÍLOVOSTI KONSTRUKCE NA DLEŽENĚ OPRÁVĚNÁ  
- STĚNA SÍLOVOSTI
- 4 - STĚNA SÍLOVOSTI KONSTRUKCE NA DLEŽENĚ OPRÁVĚNÁ  
- STĚNA SÍLOVOSTI
- 5 - STĚNA SÍLOVOSTI KONSTRUKCE NA DLEŽENĚ OPRÁVĚNÁ  
- STĚNA SÍLOVOSTI
- 6 - STĚNA SÍLOVOSTI KONSTRUKCE NA DLEŽENĚ OPRÁVĚNÁ  
- STĚNA SÍLOVOSTI
- 7 - STĚNA SÍLOVOSTI KONSTRUKCE NA DLEŽENĚ OPRÁVĚNÁ  
- STĚNA SÍLOVOSTI
- 8 - STĚNA SÍLOVOSTI KONSTRUKCE NA DLEŽENĚ OPRÁVĚNÁ  
- STĚNA SÍLOVOSTI
- 9 - STĚNA SÍLOVOSTI KONSTRUKCE NA DLEŽENĚ OPRÁVĚNÁ  
- STĚNA SÍLOVOSTI
- 10 - STĚNA SÍLOVOSTI KONSTRUKCE NA DLEŽENĚ OPRÁVĚNÁ  
- STĚNA SÍLOVOSTI
- 11 - STĚNA SÍLOVOSTI KONSTRUKCE NA DLEŽENĚ OPRÁVĚNÁ  
- STĚNA SÍLOVOSTI



Vypracoval:	PETR RŮŽIČKA	Ing. Jaroslav Vokolák - STAPROS stavební projektová a inženýrská služba Chvoletská 5, 284 01 Kutná Hora IČ: 0240811 tel: 3275 4860, 3275 6200
Kraj:	STŘEDOCESKÝ	Město: KUTNÁ HORA
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Stavba:	REKONSTRUKCE PIVOVARU SEDLEC	Formát: A4
Obch:	REKONSTRUKCE PIVOVARU SEDLEC STATICKÉ ZABEZPEČENÍ - ZÁPADNÍ ČÁST	Č. zak.: 320/2016 Měř.: 1:50 C.V.: 01.1.2.4



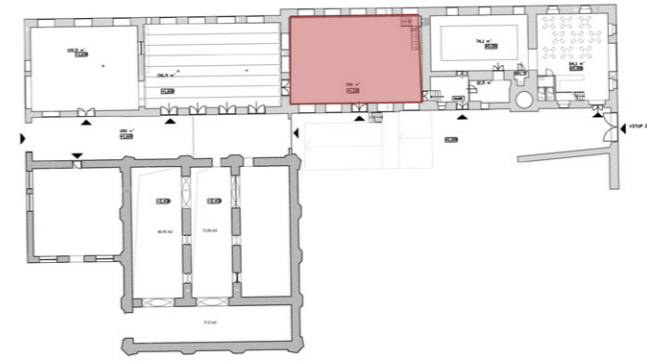
The far west room of the former Brewery now has an additional mezzanine floor with a large circular window which gives a dramatic entrance of light. There are plans for the addition of two new staircases leading from cellar to ground floor and ground floor to the mezzanine floor.



The south- western edge of the property outside still has the fragments of the early 11th- 12th century monastery which got demolished during the construction of new access road.

The eastern facade is important as it faces the access street. It has the new windows and doors from the recent restoration.

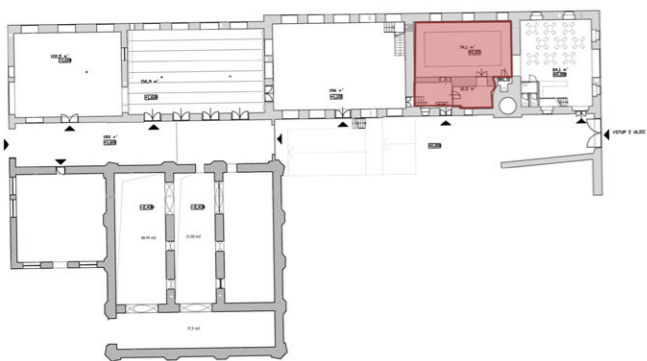
During early conversion of the room, it served as a purpose for storage and required a large door for the vehicles to access the room.



The room currently has it's roof replaced with a new wooden roof with prestine condition. This room served as a formed pre- cooling room where the wort after boiling was brought stright here through a duct and stored here before being transferred to the cellars for fermentation

There are tiny holes or gaps in the floor where you can view the cellars in bottom. Still reminiscent of it's earlier purpose.

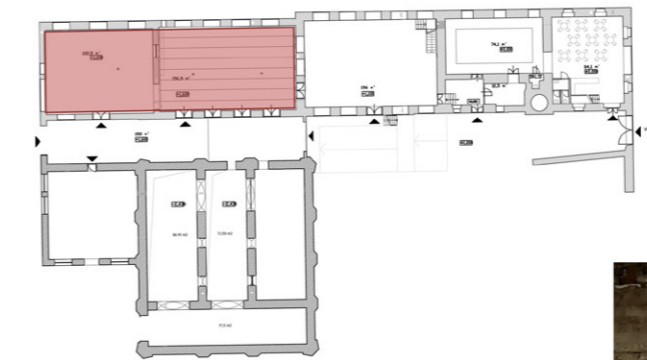
The previous rooms have access to water and heating but this part of the structure has not been serviced yet.



This part of brewery was used to store machines also a room for wort boiling in the brewing process. It was changed during the 20th century along with different kind of power usage and newer technology. This was also when new metal columns were added to support the large boiling machine. The machine no longer resides in the same building.

The large volume of the room speaks for it's former purpose. The change in the flooring also indicated where the earlier machine was placed.

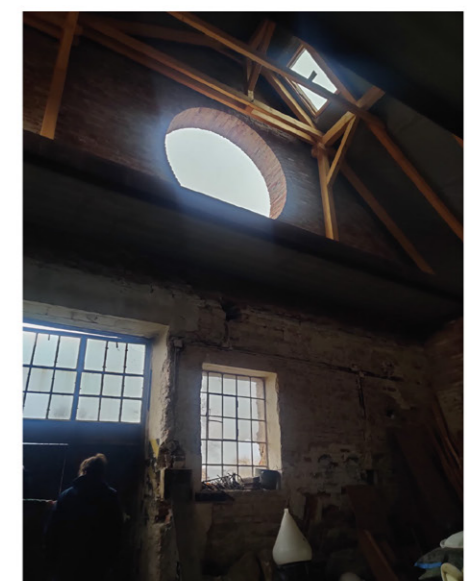
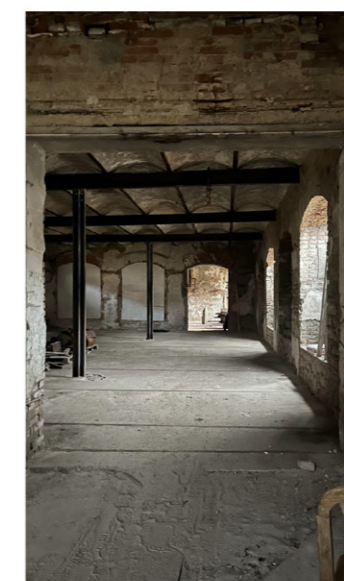
The space receives adequate light from the northern facade with two rows of windows with the original openings.

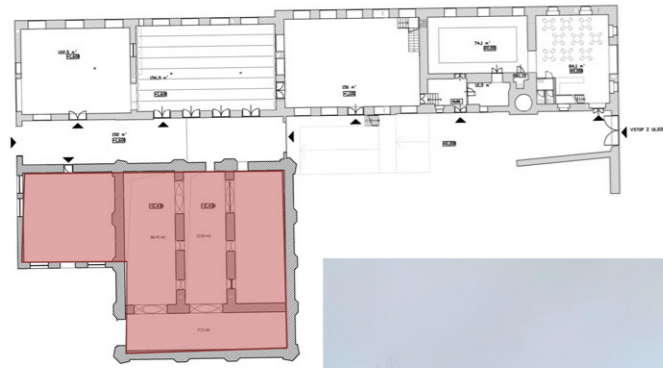
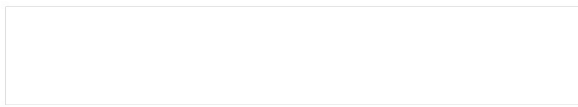


This part of the building was construction as an extension of the original back in late 19th century.

It served the purpose as the storage and for cooling. Right now there are some intervention done. Like the additon of some metal structure for support.

Even the addition of mezzanine was recent and it was done by the restorer to bring on some human scale to the space.





The former ice cellars are half covered with earth. The room was large to store large pieces/ blocks of ice. A passage divides the ice- cellar from the fermentation cellars with big open barrels and other storages.

Last western part of the block is for fermentation storage with brick pedestals which held the big storage tanks on top.

The archs between the blocks have currently been restored to original condition of the structure.

The yard still has remain of the former historical buildings like the lager fermentation cellar and ice cellar which are largely present in the sub terrain level. The vegetation in the yard in a bit haphazard and concentrate mostly towards the perpheral site boundary walls. Some scattered shrubs can be observed near the older building remains.

The terrain on the site is almost flat with some gradual slope observed towards the courtyard between the two building ruins in the south- eastern part of the site. During the winter we can notice collection of water and ice at the lower parts of the terrain. Especially in the former ice cellar and the courtyard.



# SWOT ANALYSIS

## STRENGTH

- Good accessibility from transportation and pedestrians (lies along a historically prominent road- Vitezne & Zamecka)
- Ideal location for tourists ( High footfall)
- Potential to creat a town centre around the brewery
- Building envelop are in sturdy/ good static condition
- Sufficient civic amenties for local residents
- Large interior spaces within built structure (provides uninterrupted free space

## OPPORTUNITY

- Zamecka street is pedestrian active street (potential commercial development facing east)
- Incorporate the castle area for combined development of the neighbourhood
- Open to accommodate new functions which can facilitate local community as well
- potential to create a walkable neighbourhood and reduce traffic

## WEAKNESS

- Sedlec brewery and surrounding Castle area area in a state of ruins and are subjected to the weathering over the years
- Not many options for visitors to spend time or stay in close vicinity
- Traffic is complicated on the main street
- No observed community/ cultural centres for local residents

## THREATS

- Unregulated development, especially any vertical developement infront of the landmarks
- Poor state of the ruins; might be demolished and conservation being doubtful
- urban centre may disrupt the calm neighbourhood for local residents

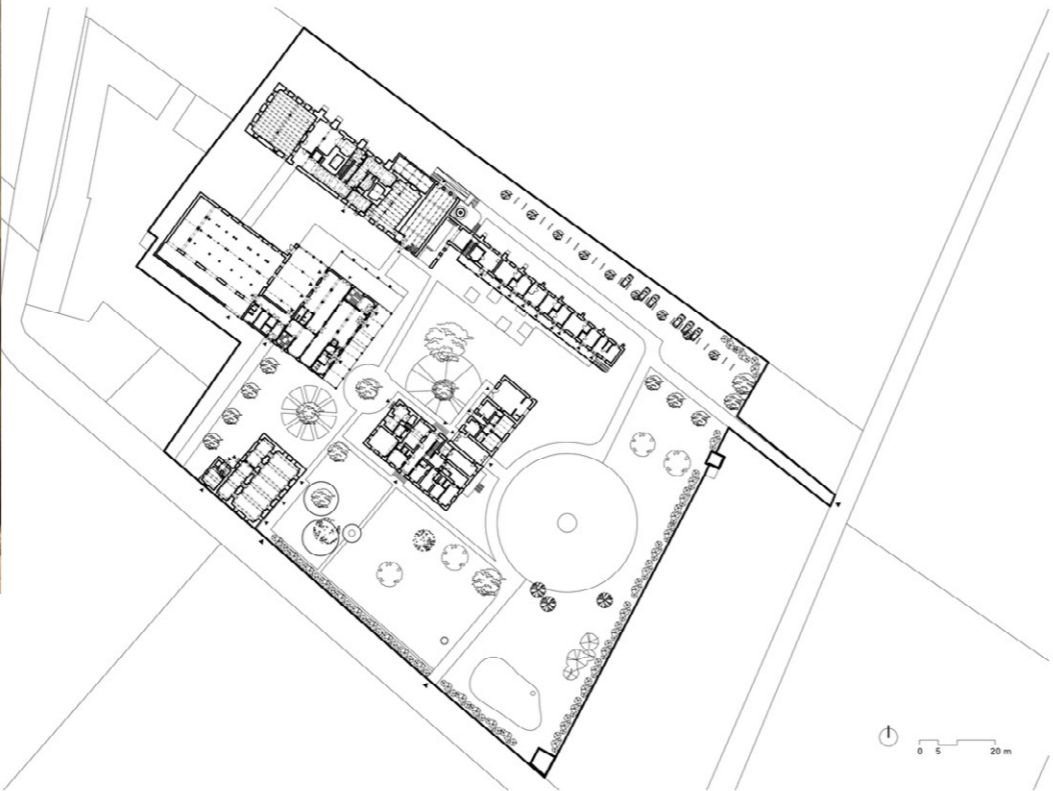
### 3. REFERENCES

1. Kocanda Kravsko II Hotel and Event Space, CZ
2. Baruthane Cultural Center, Turkey
3. St. Patrick's Centre, Ireland

1. Kocanda Kravsko II Hotel and Event Space, CZ



The focus of the project is on the conversion of the previous ceramics factory in Kravsko, specifically on the second stage of the process. The initial Baroque complex was constructed as a hotel along the Prague-Vienna route. The project involves transforming a previous warehouse into a place for people to stay. The stretched out form made it possible to divide the layout into separate rooms. The ground floor rooms can be easily reached from the porch.



Social events are best suited to take place in industrial buildings. They provide a flexible area which can be used for various events due to their open design.

The heavy steel welded staircase provides access to the attic area. There is a spacious hall in the attic that we have preserved in its original state. All of the buildings are authentic, showing signs of long-standing deterioration.

The establishment currently accommodates a restaurant that has a kitchen located on the first level. Next to the restaurant, there is a greenhouse that was previously a basic steel structure, but we modified it by replacing the roof with glass.

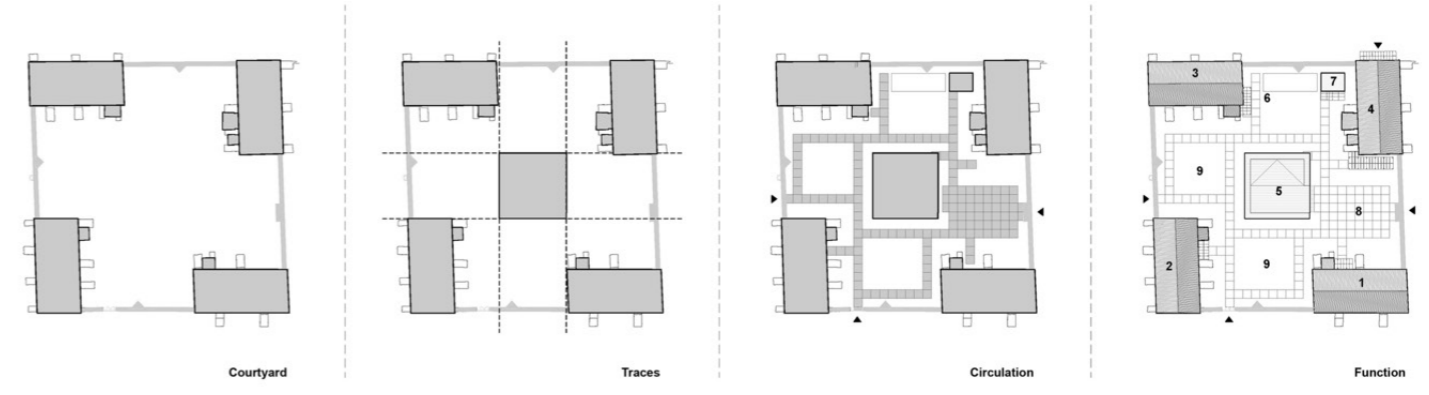


3. St. Patrick's Centre, Ireland



The courtyard holds equal importance to the buildings within the Baruthane campus. The central pavilion partitions the area into subsections, which are connected by a network of walking paths linking the buildings' entrances with the garden gates.

As part of the restoration project, it was suggested to construct a pavilion in the exact middle of the courtyard, with four buildings surrounding it. The pavilion is designed to serve as a central attraction point, drawing in users who enter the courtyard and then guiding them towards the repurposed historical buildings in a manner similar to centrifugal force.

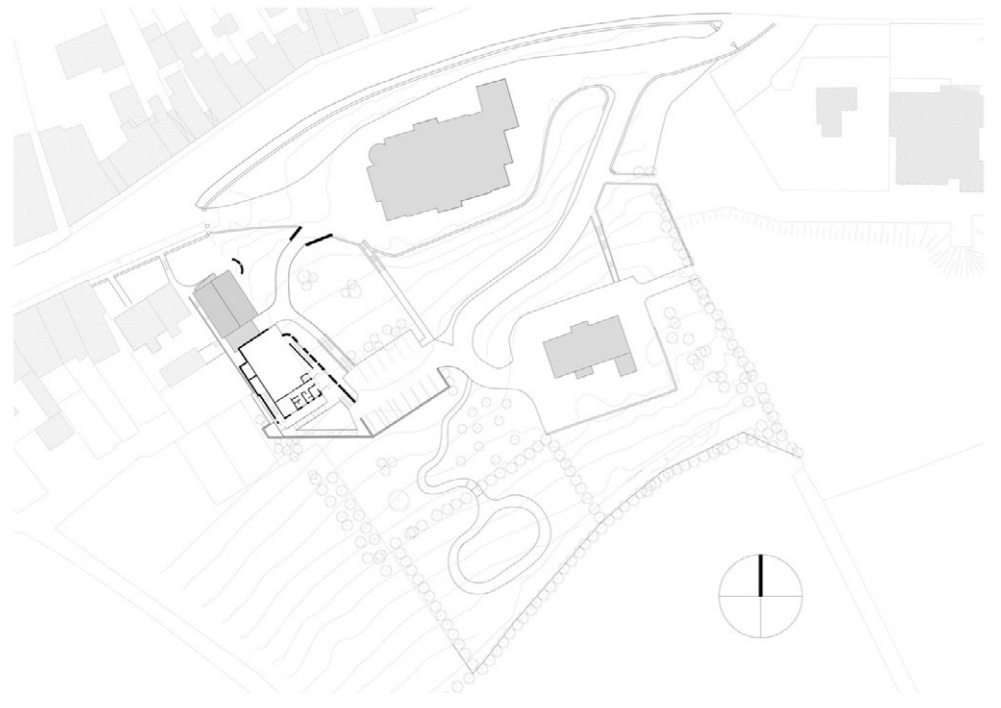


- 1 - Library
- 2 - Museum
- 3 - Stage
- 4 - Hall
- 5 - Cafe
- 6 - Outdoor Stage
- 7 - Kiosk
- 8 - Square
- 9 - Art Piece



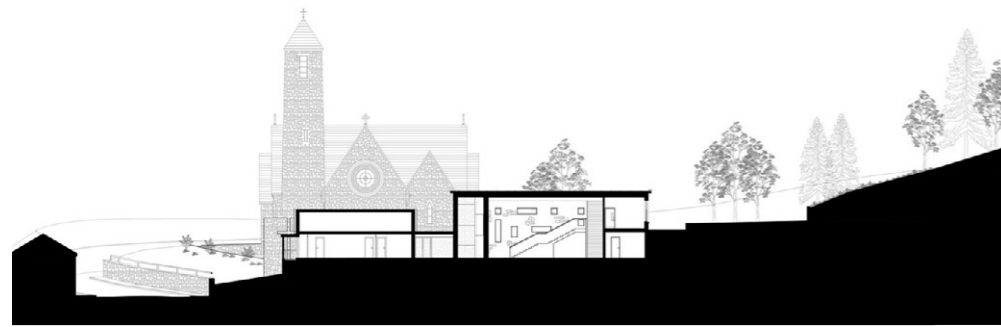
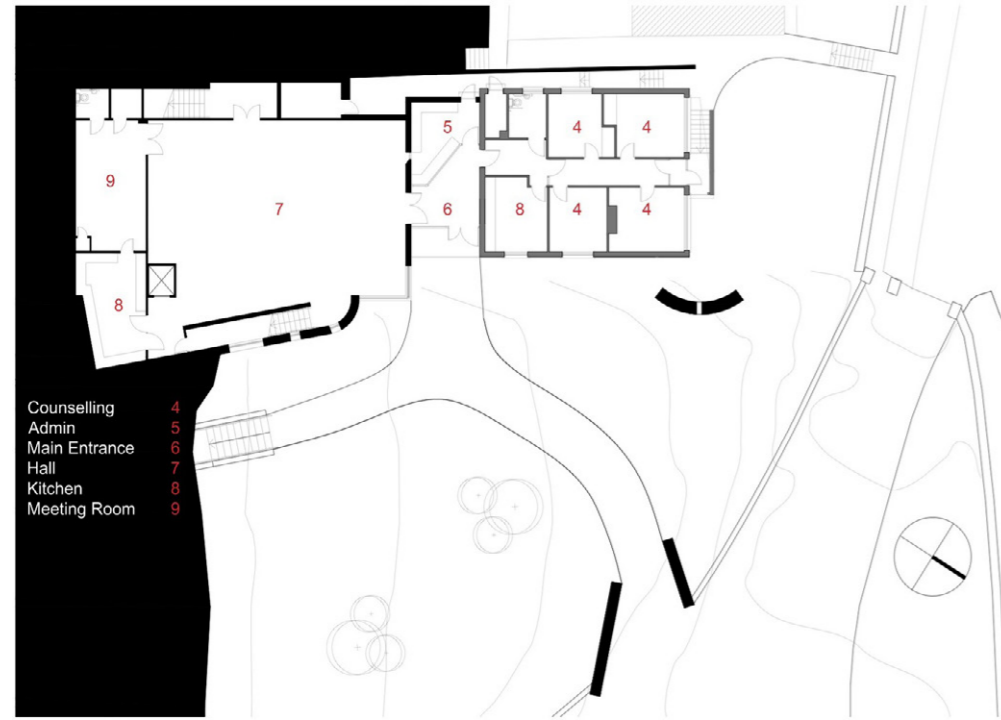
Baruthane was put into operation in 1700 as the fifth, largest, and most modern gunpowder factory in Ottoman Istanbul. The restoration of the Baruthane campus focused on separating the old and new elements. The recently built structures were equipped with wooden slats that were placed at regular intervals. This was done to create partially porous surfaces when needed. The surfaces of Baruthane are made of impermeable stone walls, whereas these surfaces are different.

**2. Baruthane Cultural Center, Turkey**



Patrick's Centre was designed to consolidate these spiritual, educational and counselling activities and to meet the social needs of parishioners coming together for celebration and bereavement.

The new centre is placed at the edge of the church grounds and quite intentionally it acts as the backdrop to the church gardens.



PaThe building is tucked into the excavated hill, the hall is a double height space entered from the lower level by a processional pedestrian route from the church.



Different types of windows are employed to emphasize the flow of light and enclose panoramic vistas of the church, once again representing the religious essence of the structure.



The selection of building materials is thoughtfully restricted to evoke a serene and spiritual ambiance. The unadorned walls serve as a backdrop for the prominent stone walls, while the striking aluminum eaves extending beyond symbolize the celestial aura that befits the sacred structure.

The main purpose and concept behind the center is to create a welcoming place for all individuals to come together, whether it be to rejoice, acquire knowledge, exchange thoughts, all within a peaceful and composed atmosphere.

## 4. DESIGN CONCEPT

## ZONING & FUNCTIONS

Neighbourhood zoning with some principles of a Monastery.  
Central European monasteries in the middle ages played significant roles in the social economic and cultural landscape of the particular region

Some key aspects of their characteristics and functions:

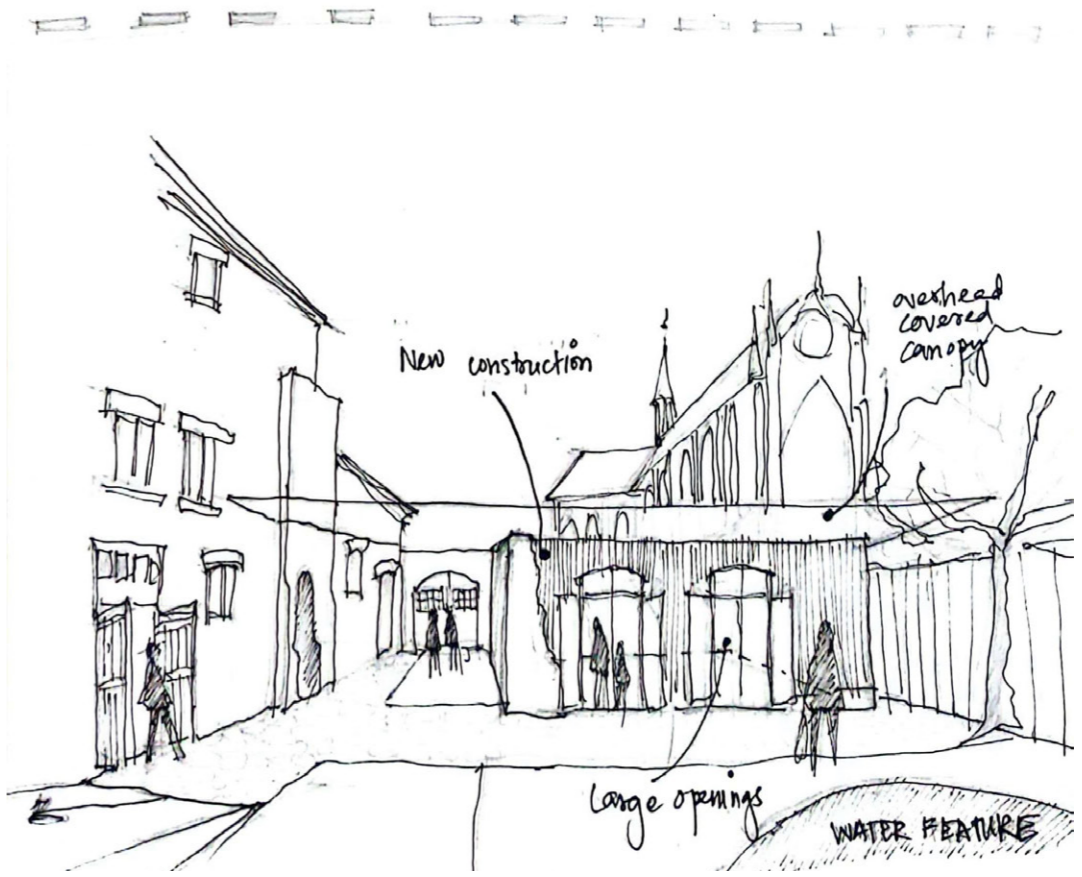
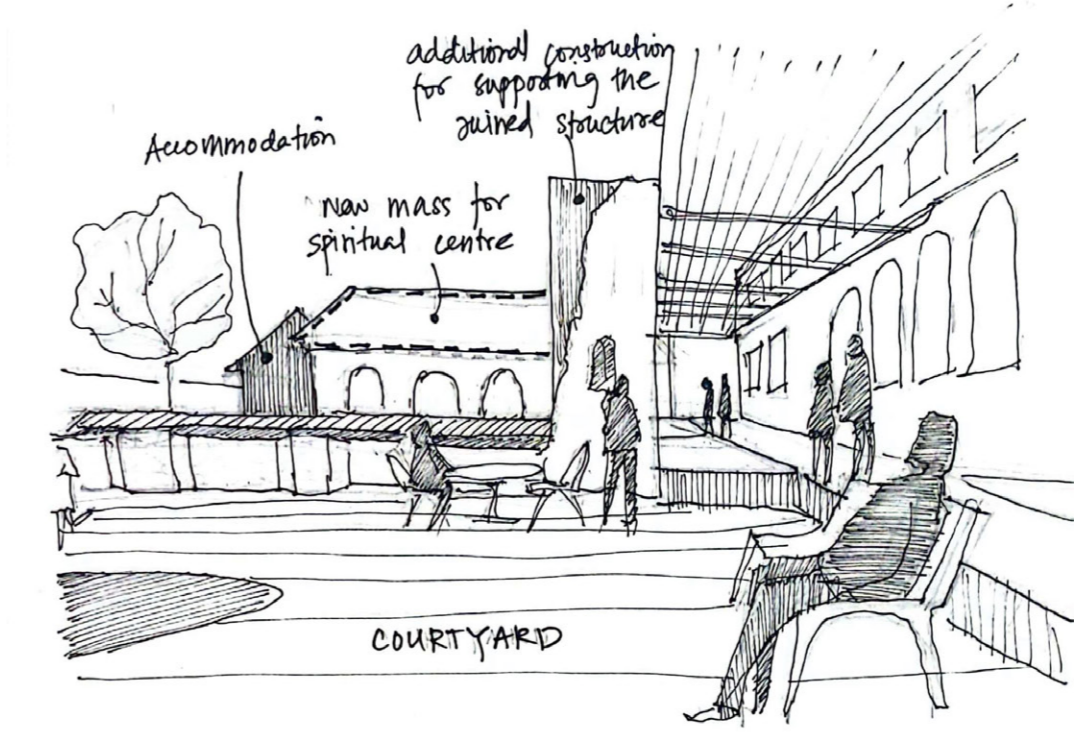
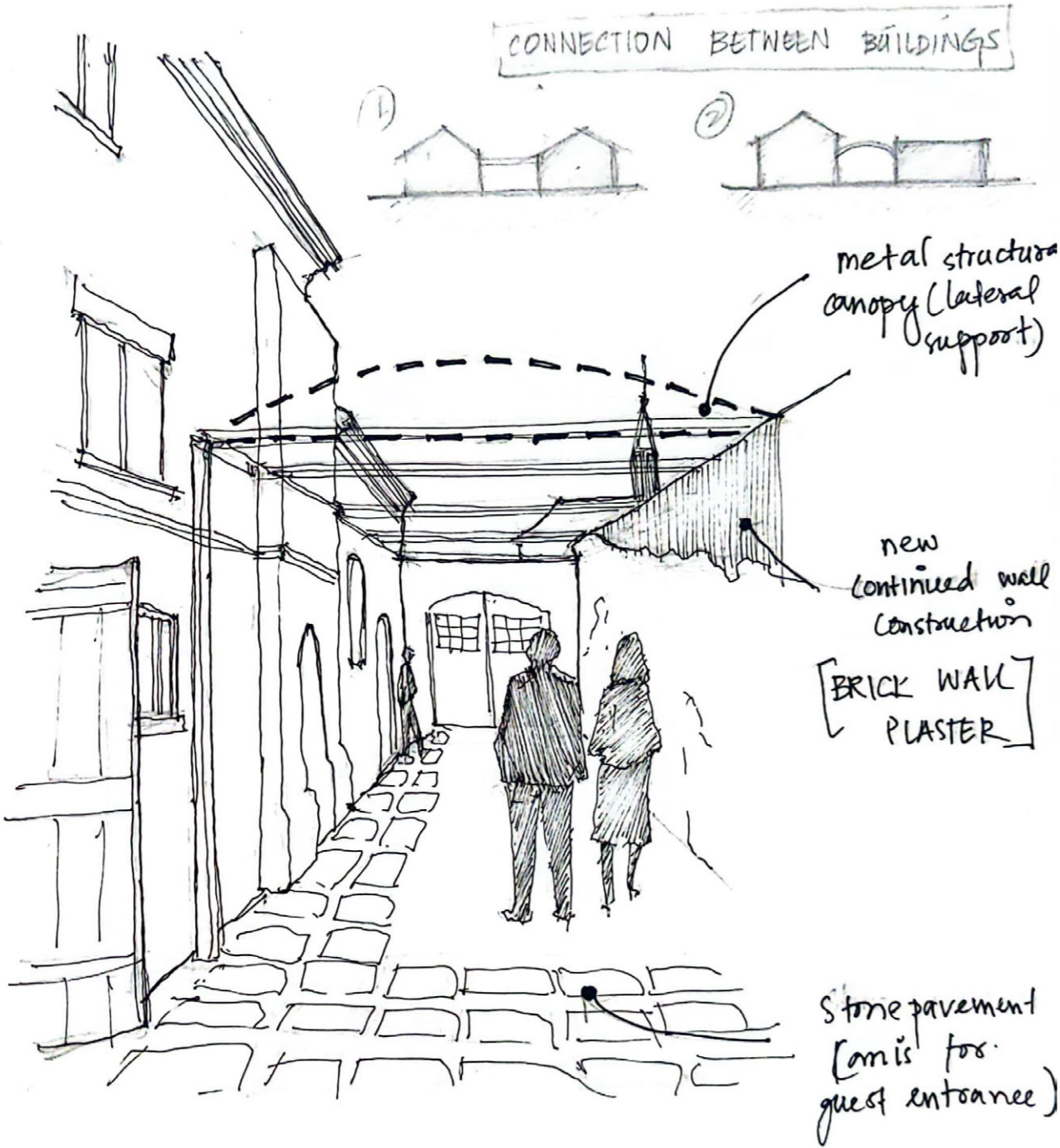


A. Neighborhood characteristics is of a new urban centre- catering to both the local residents and visitors

B. Island of activities further connected by intermediate pedestrian paths

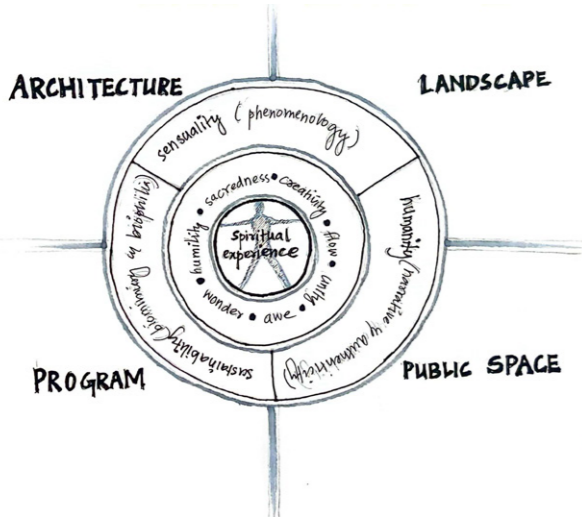
C. maintaining the balance of built-unbuilt ratio ( controls unregulated development)

CONCEPTUALIZATION FOR AREA OF INTEREST

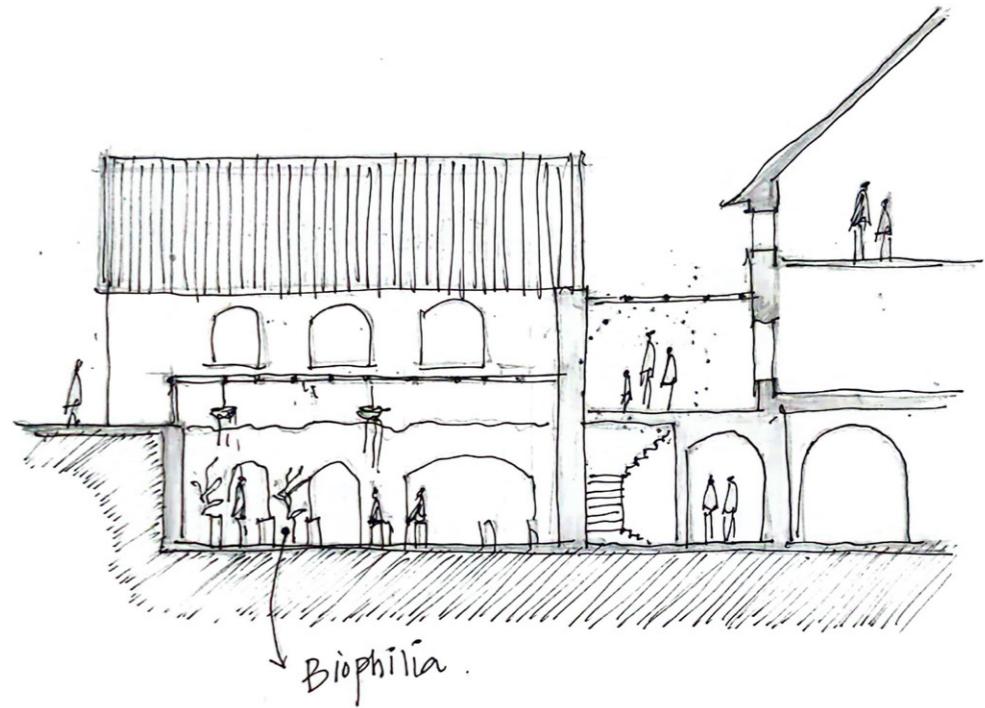
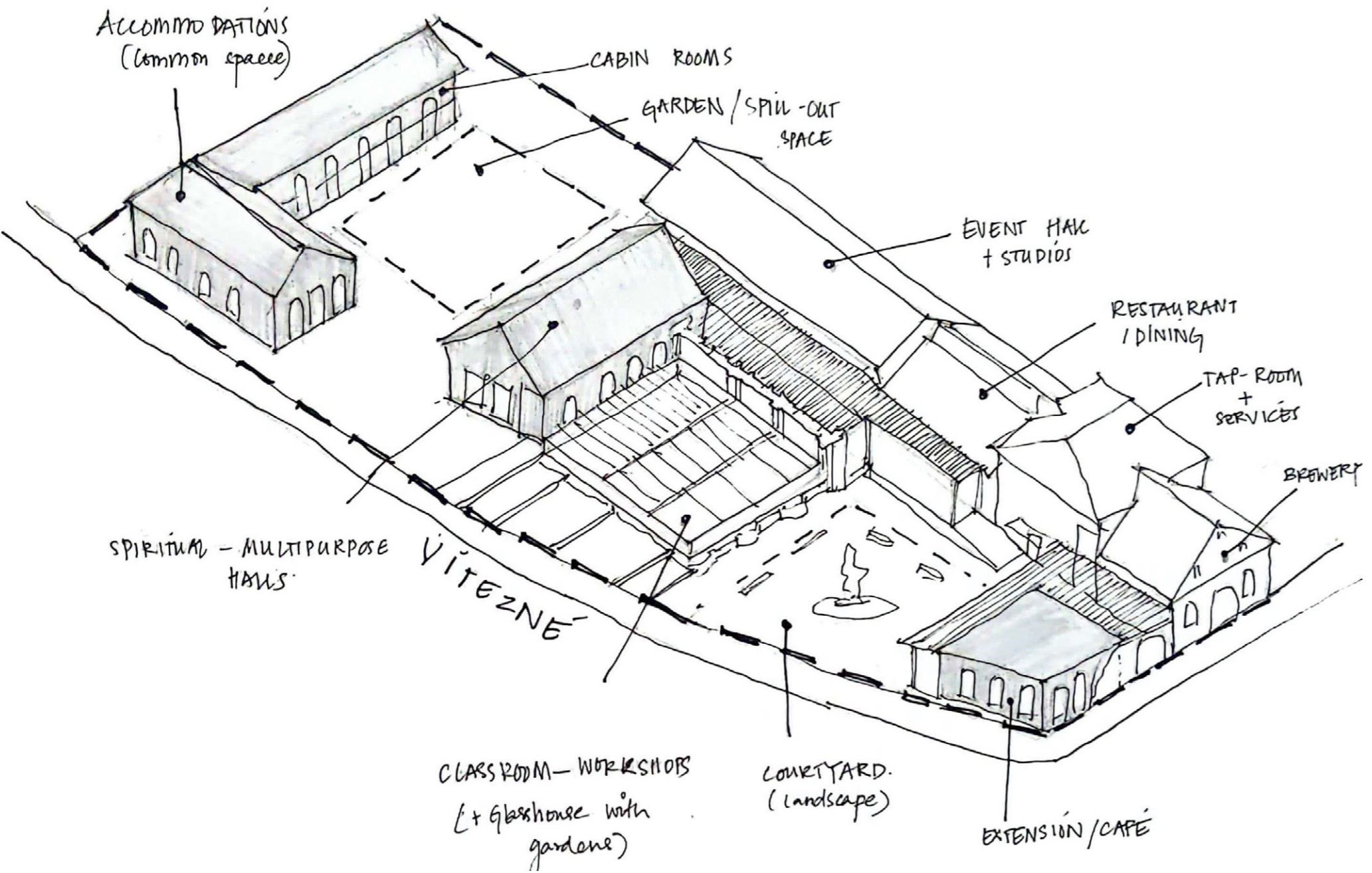
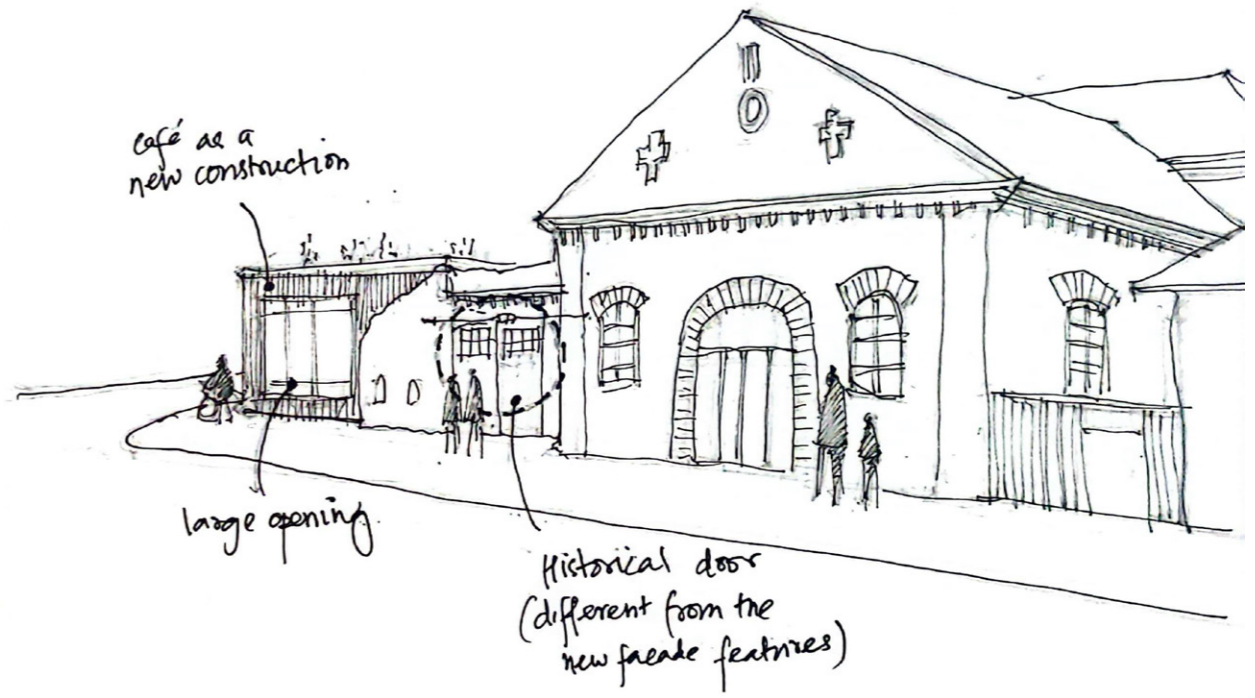




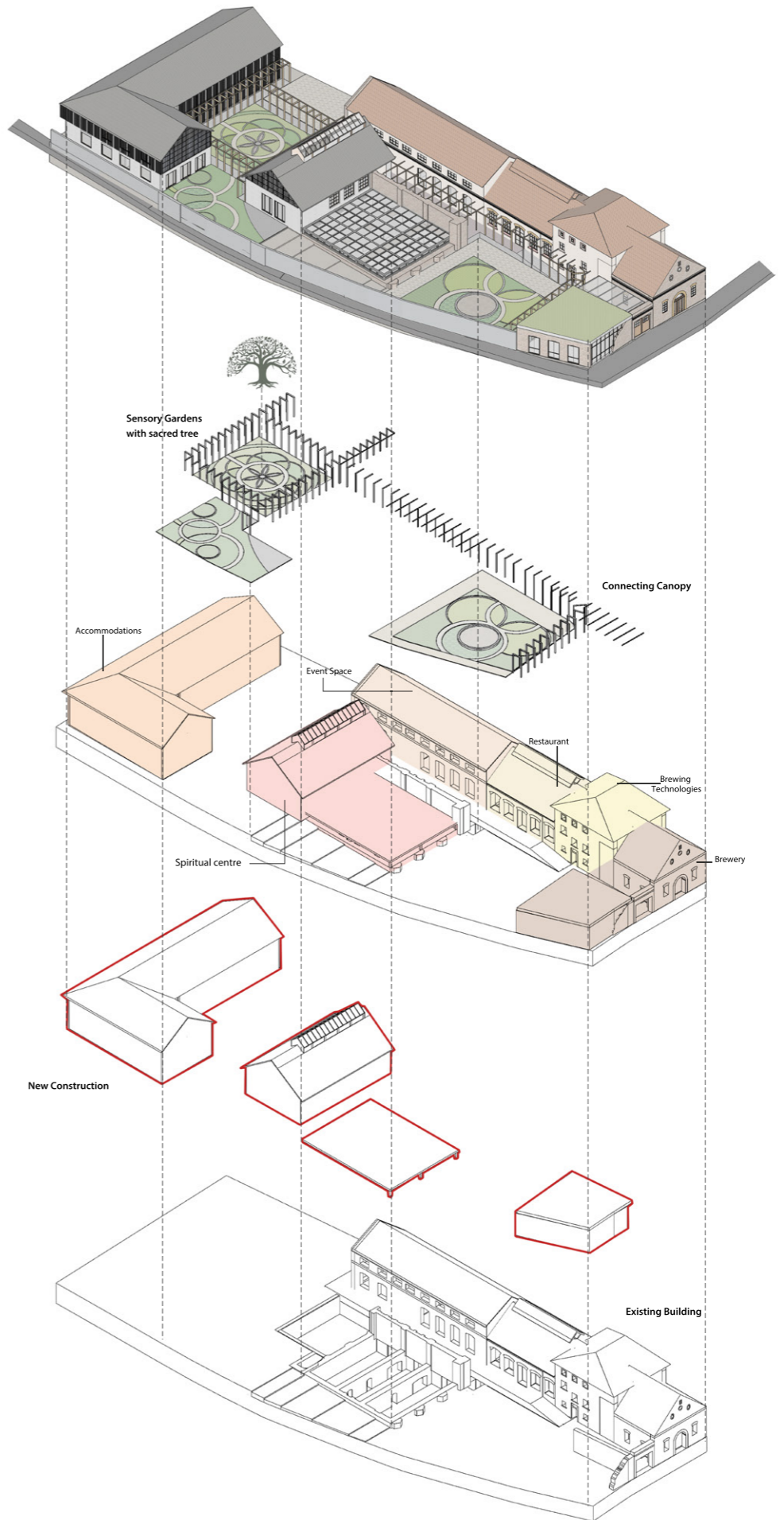
CONCEPTUALIZATION FOR AREA OF INTEREST



Sustainability : connecting an individual to his/ her environment.  
 Humanity : connecting to socio- cultural world.  
 Sensuality : connecting to one's intimate self.



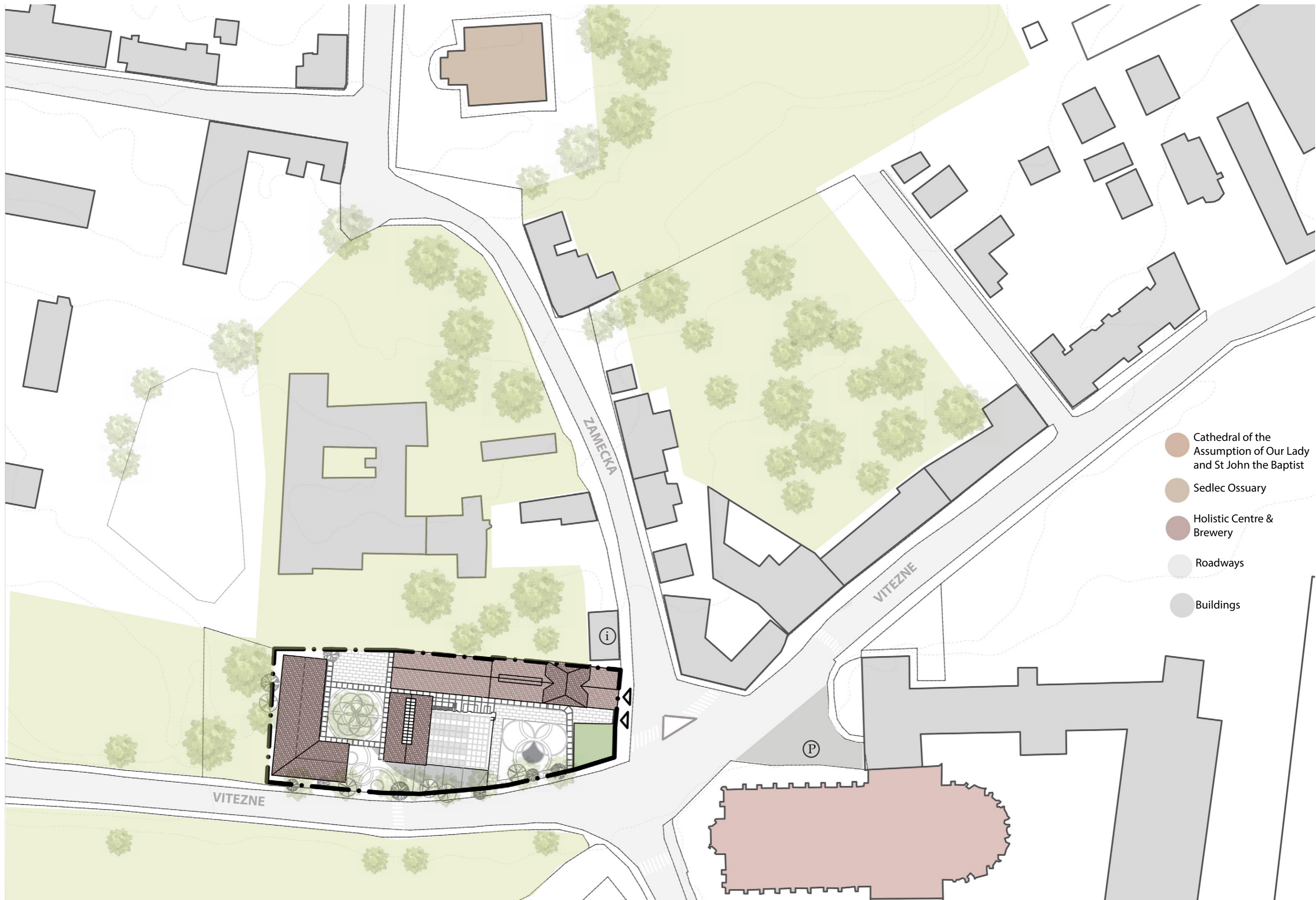
CONCEPT DEVELOPMENT



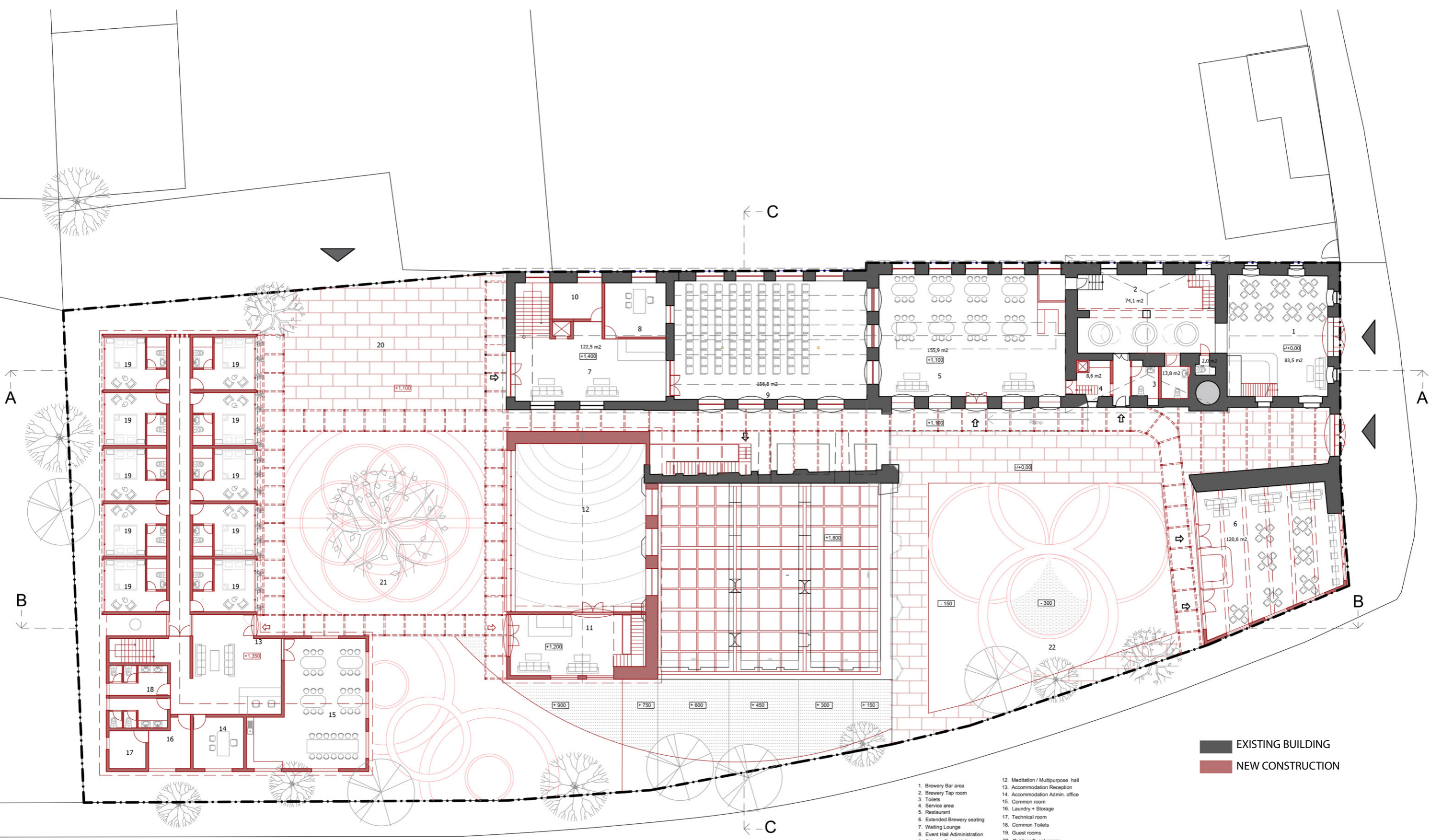
## 5. PROPOSAL

URBAN CONTEXT





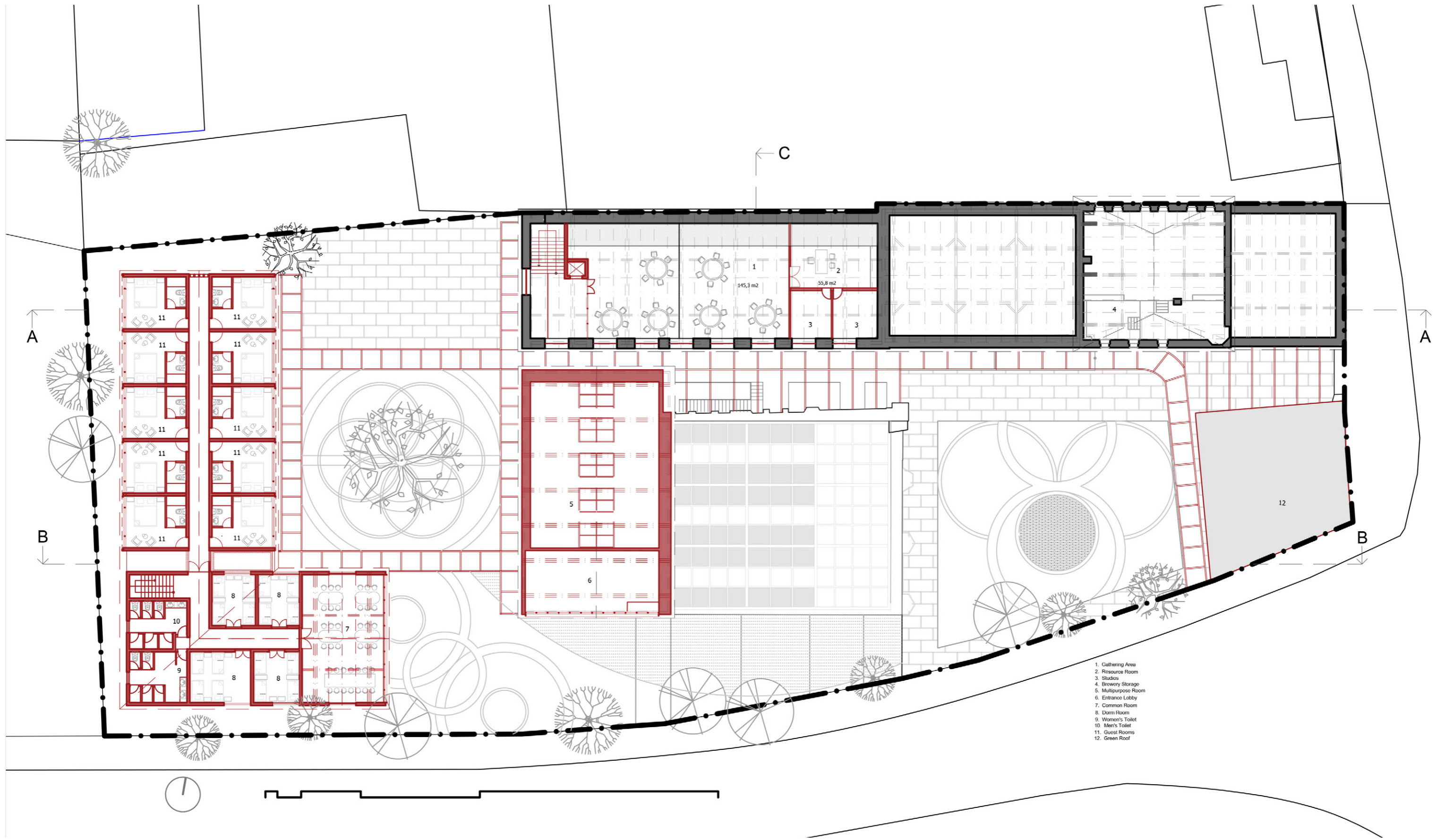
SITUATION PLAN (1:500)



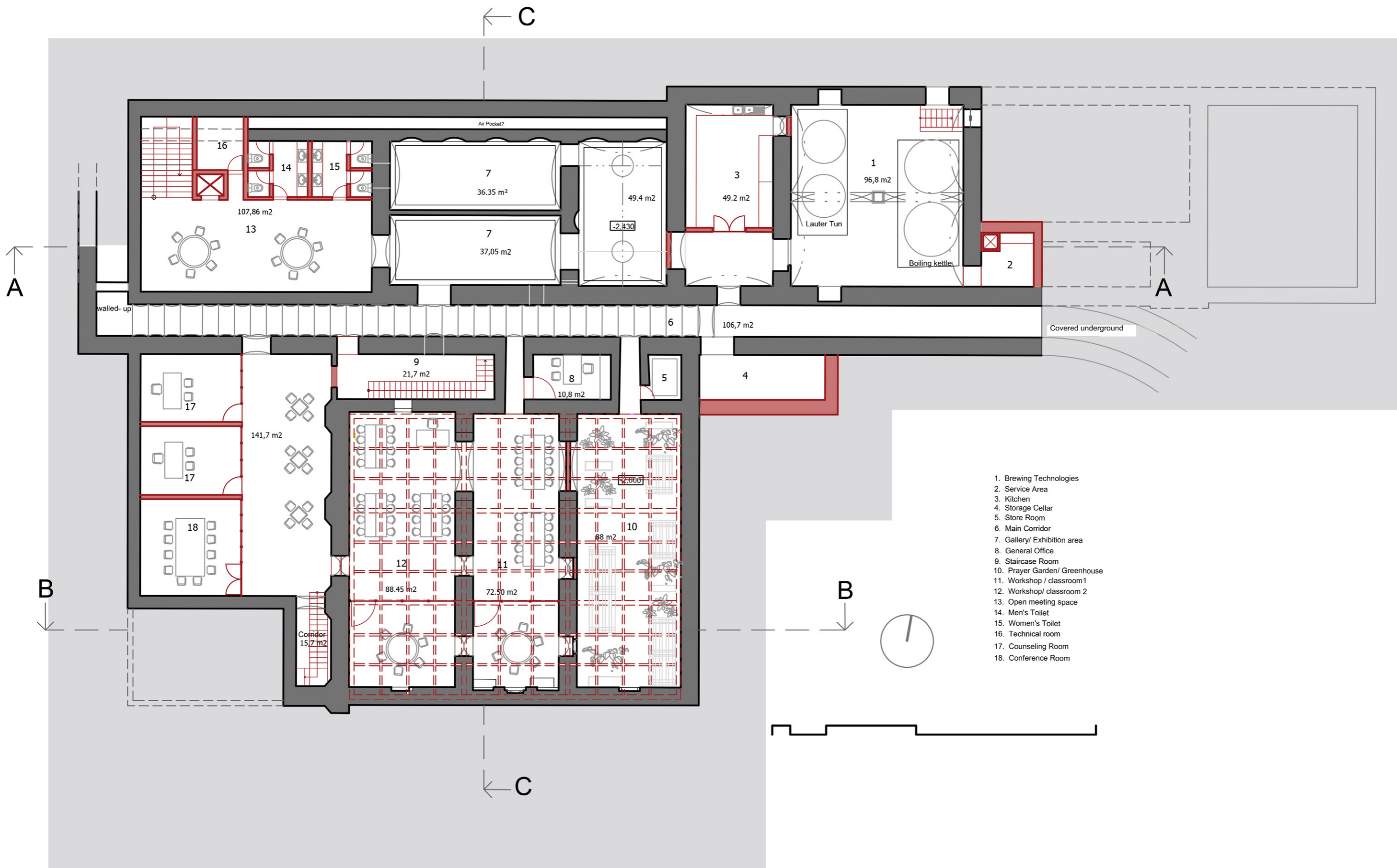
EXISTING BUILDING  
 NEW CONSTRUCTION

- |                              |                                    |
|------------------------------|------------------------------------|
| 1. Brewery Bar area          | 12. Meditation / Multipurpose hall |
| 2. Brewery Tap room          | 13. Accommodation Reception        |
| 3. Toilets                   | 14. Accommodation Admin. office    |
| 4. Service area              | 15. Common room                    |
| 5. Restaurant                | 16. Laundry + Storage              |
| 6. Extended Brewery seating  | 17. Technical room                 |
| 7. Waiting Lounge            | 18. Common Toilets                 |
| 8. Event Hall Administration | 19. Guest rooms                    |
| 9. Primary Event Hall        | 20. Outdoor Event space            |
| 10. Storage                  | 21. Central Garden                 |
| 11. Entrance Lounge          | 22. Entrance Courtyard             |

**GROUND FLOOR PLAN (1:300)**

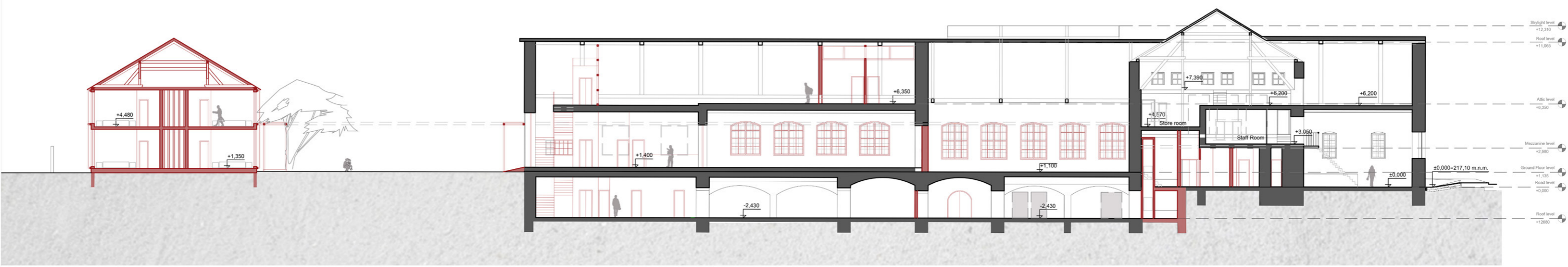


FIRST FLOOR PLAN (1:300)

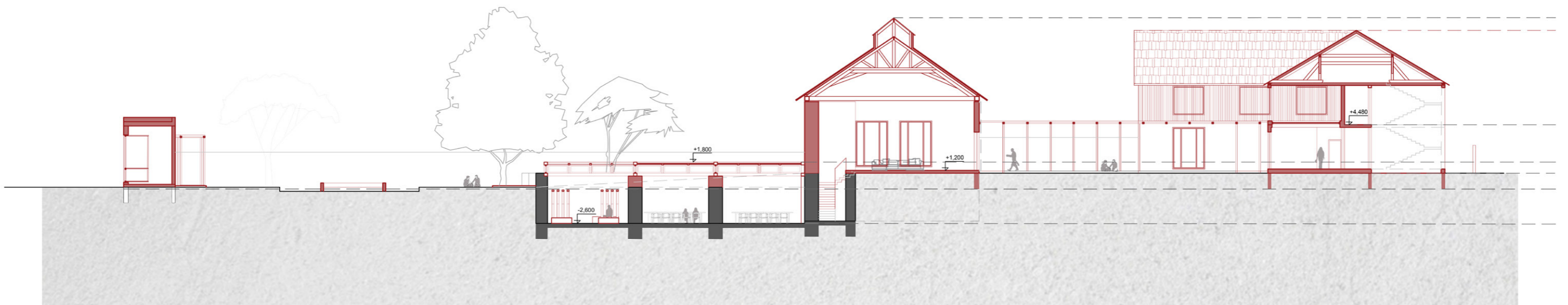


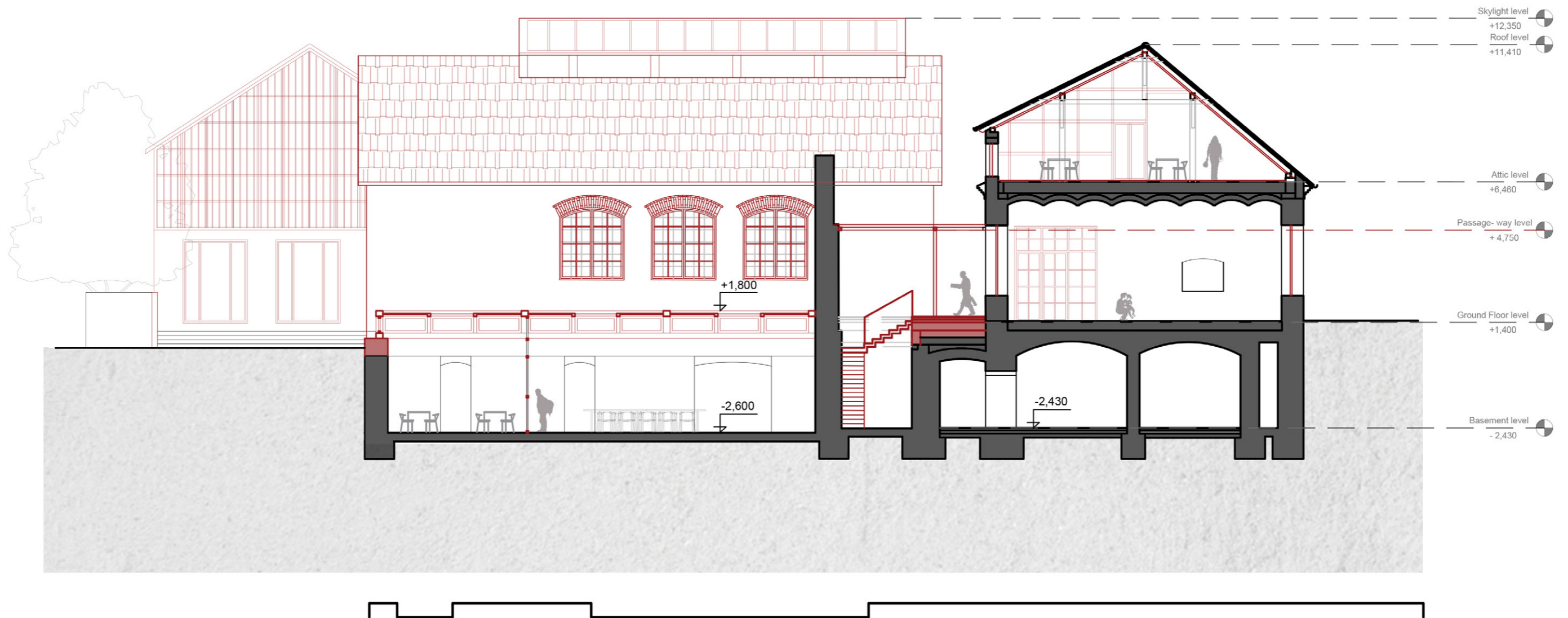
1. Brewing Technologies
2. Service Area
3. Kitchen
4. Storage Cellar
5. Store Room
6. Main Corridor
7. Gallery/ Exhibition area
8. General Office
9. Staircase Room
10. Prayer Garden/ Greenhouse
11. Workshop / classroom 1
12. Workshop/ classroom 2
13. Open meeting space
14. Men's Toilet
15. Women's Toilet
16. Technical room
17. Counseling Room
18. Conference Room

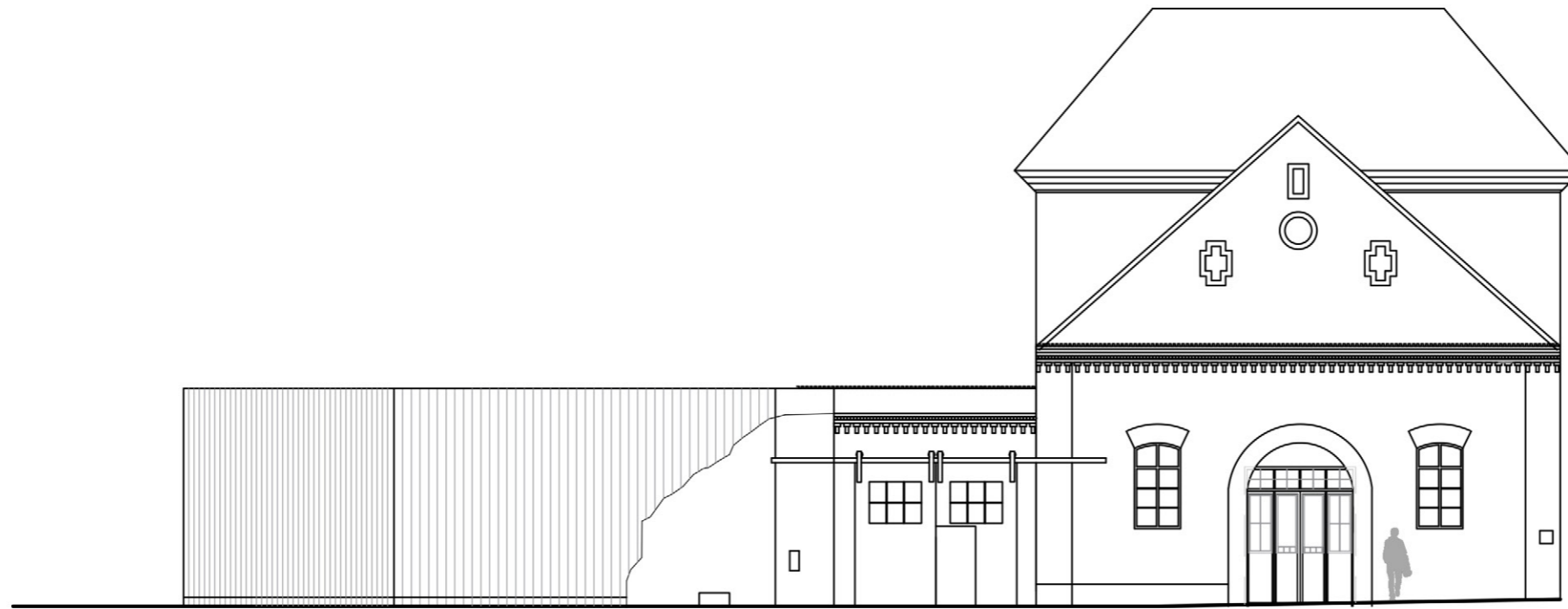




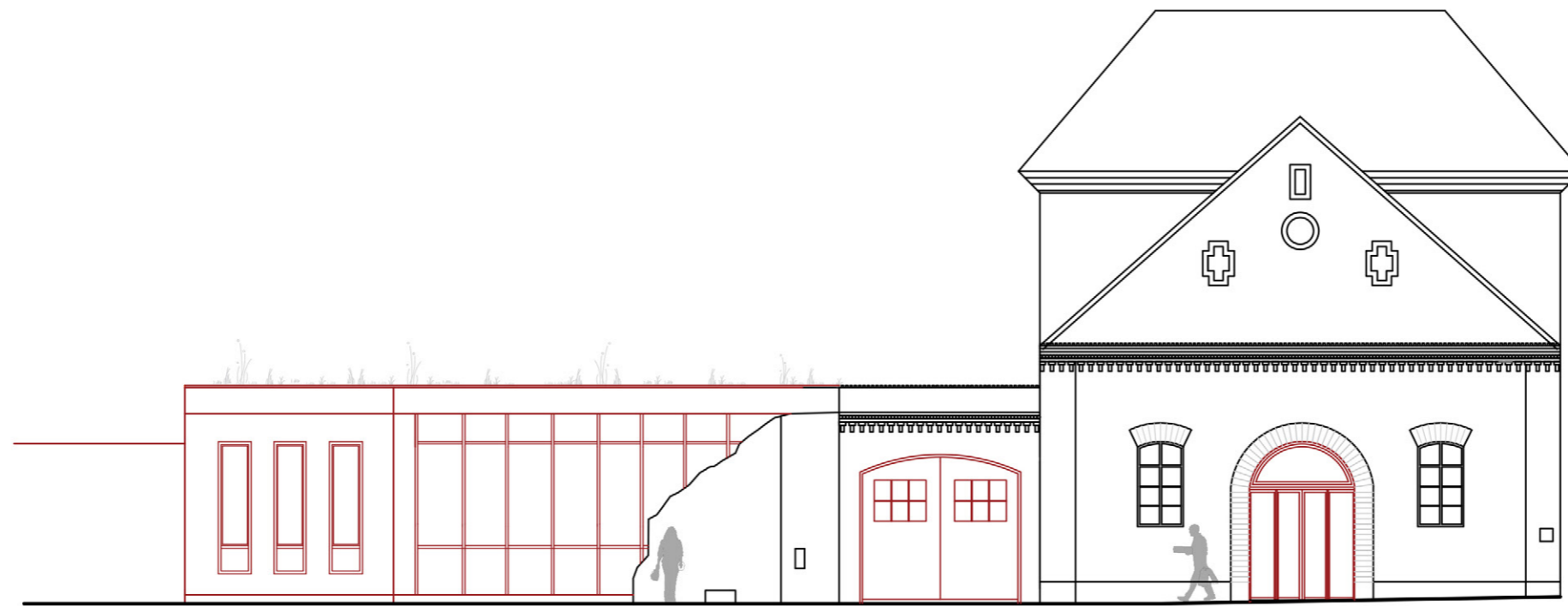
SECTION AA (1:300)







EXISTING ELEVATION

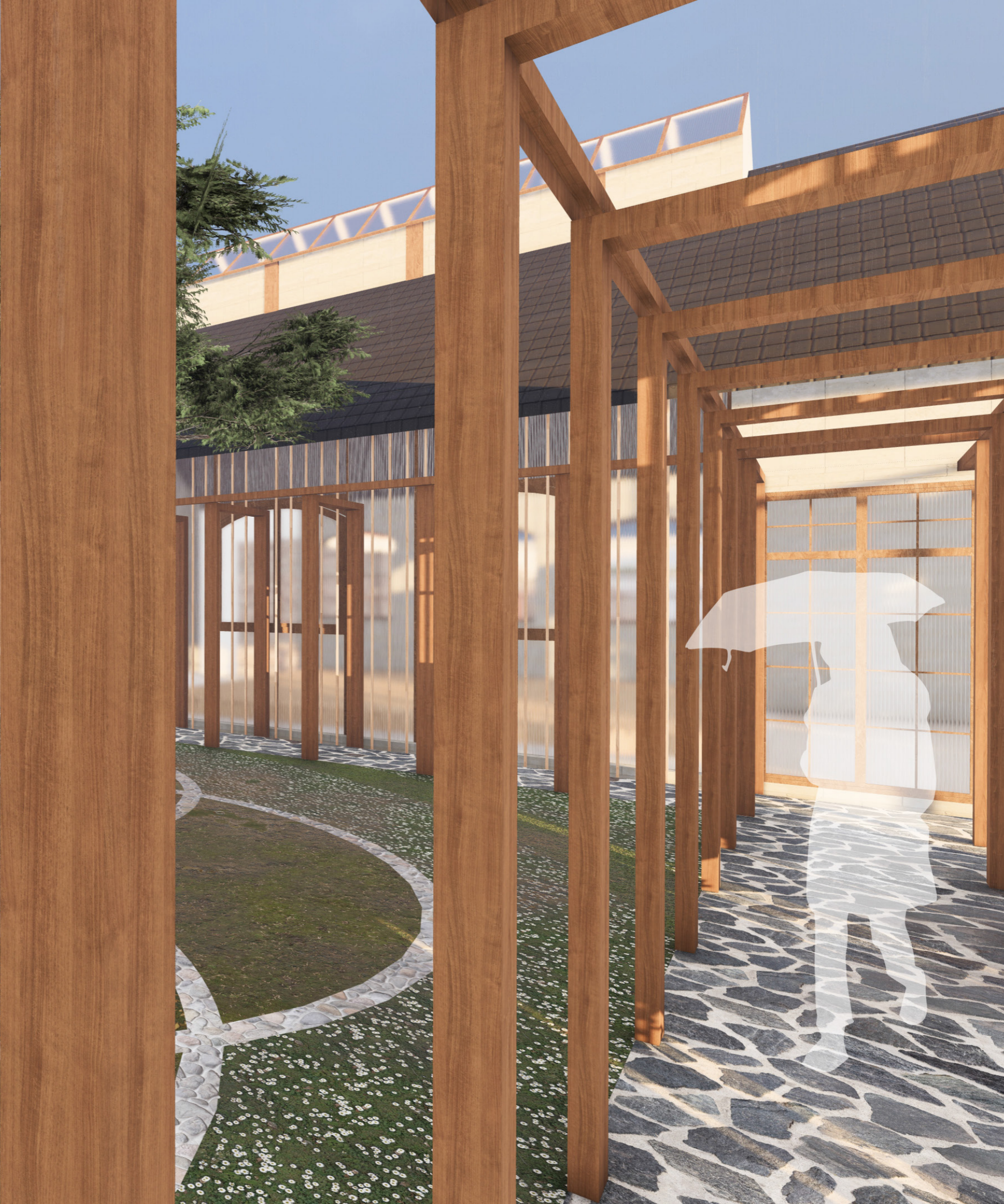


PROPOSED ELEVATION





















## 6. SOURCES

-Geoviewer; land survey office\_ <https://ags.cuzk.cz/geoprohlizec/>

-Atlas of Prague\_ <https://app.iprpraha.cz/apl/app/atlas-prahy/>

-UNESCO: world heritage convention \_ <https://whc.unesco.org/en/list/732/maps/>

-Documents provided by the owner & restorer Mr. Jan Chejn

-Online article : 'He saves the brewery in Kutná Hora. I wish the children didn't inherit the reconstruction, he says' \_ <https://magazin.aktualne.cz/obrazem/pivovar-sedlec/r~8fe3eb76ed0f11ea9d470cc47ab5f122/r~35944d92ed0e11eab115ac1f6b220ee8/>

-Journal article : Town and Society. Kutná Hora during the long 14th Century by Blanka Altová

-History of Kutna Hora & Sedlec : <https://www.unesco-czech.cz/kutna-hora/historie/>

- Sedlec je Schwarzenbergova ostuda: <https://www.dumazahrada.cz/galerie-chatrajici-pamatky-sedlec-je-schwarzenbergova-ostuda/?photo=1>

- Sedlec pivovar photoalbum: [http://www.zpravy.pivovary.info/?page\\_id=76453](http://www.zpravy.pivovary.info/?page_id=76453)

- Monument catalogue for Sedlec castle & pivovar: <https://www.pamatkovykatalog.cz/zamek-15255597>

- Historic map archive: [https://uazk.cuzk.cz/vademecum\\_mapy/](https://uazk.cuzk.cz/vademecum_mapy/)

- Kutna Hora sights & culture : <https://destinace.kutnahora.cz/d/kutnohorsko>

- Cadastral map & plot ownership : <https://sgi-nahlizenidokn.cuzk.cz/marushka/default.aspx?themeid=3&MarWindowName=Marushka&MarQueryId=2EDA9E08&MarQParam0=2296030205&MarQParamCount=1>

- <https://en.mapy.cz/letecka?x=15.2871739&source=base&id=2059743&y=49.9603765&z=18>

- Baruthane Cultural Center / Per Se Architecture : [https://www.archdaily.com/1015189/baruthane-cultural-center-per-se-architecture?ad\\_source=search&ad\\_medium=projects\\_tab](https://www.archdaily.com/1015189/baruthane-cultural-center-per-se-architecture?ad_source=search&ad_medium=projects_tab)

- Kocanda Kravsko II Hotel and Event Space / ORA : [https://www.archdaily.com/1003019/kocanda-kravsko-ii-hotel-and-event-space-ora?ad\\_source=search&ad\\_medium=projects\\_tab](https://www.archdaily.com/1003019/kocanda-kravsko-ii-hotel-and-event-space-ora?ad_source=search&ad_medium=projects_tab)

- St. Patrick's Centre / McCabe Architects : [https://www.archdaily.com/871682/st-patricks-centre-mccabe-architects?ad\\_medium=gallery](https://www.archdaily.com/871682/st-patricks-centre-mccabe-architects?ad_medium=gallery)

- IMPLUVIUM- wall cladding / RAW/deAbajoGarcia : [https://www.archdaily.com/catalog/us/products/35334/wood-cladding-in-impluvium-siero-lam?ad\\_source=search&ad\\_medium=projects\\_tab&ad\\_source=search&ad\\_medium=search\\_result\\_all](https://www.archdaily.com/catalog/us/products/35334/wood-cladding-in-impluvium-siero-lam?ad_source=search&ad_medium=projects_tab&ad_source=search&ad_medium=search_result_all)

