Mixed Use Building
Office + Community Centre, Prague

İdil Küçük
Master Thesis
Portfolio
Master Thesis Portfolio

Mixed Use Building
Office + Community Centre
Prague 4 - Miehle

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**Assignment of the Diploma Project:**

1. **Description of the Project Assignment and the Expected Solution Objective**
   
   The project area is in the BB Centrum in Michle, Prague 4. BB Centrum project is still proceeding and the picked site for the project is one of the places that is not designed yet. My solution for the area is to design a mixed use building which will work as an office building and also for community.

2. **Description of the Final Result, Outputs, and Elaboration Scales**
   
   - **Site:** 1/1000
   - **Site Landscape:** 1/1000
   - **Plan:** 1/500 – 1/200
   - **Sections, Elevations:** 1/500 – 1/200
   - **Visualization:**

3. **List of Further Agreed-Upon Parts of the Project (Model)**
   
   To this list further attachments can be added according to necessity.

**Scaled Model**

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### Diploma Work / Diploma Project

<table>
<thead>
<tr>
<th>Supervisor</th>
<th>prof. Dr. Henri Hubertus Achten</th>
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<tr>
<td>Diploma Work / Diploma Project Opponent</td>
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</tbody>
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**Key Words**

- Mixed use
- Office
- Community
- Flexibility
- BB Centrum
- Coworking
- Public space

**Annotation (Czech)**

This Master Thesis Project focuses on design of a mixed use building that is consist of office space and community centre by providing interactive and flexible office space, and interaction with the public space.

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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.
Abstract

Architecture is related to two essential necessities of life: physical movement and the need for physical shelter, and both focus on the basic materials: space and the body. However in today’s life architecture is more than this. Contemporary architecture finds solutions and replies the contemporary needs.

This Master Thesis Project focuses on not only to design meaningful places but also to respond to contemporary needs.
Project Site
BB Centrum, Michle

Public Transportation

The site has bus stops with bus routes around. There is also Metro C close by the area.

Cycling Route

The area is in connection point of the main and branches of routes for cycling.
The site is located on a park and former municipality building, building shops area. Neighbourhood on north side consist of administrative centres while on the south forming by residential buildings.

Site is close to the highway that causes noise.

ZP: Parks, historical gardens, graveyards
ZVU: Other building complexes public facilities
SP: Sports
SV-K: Mixed-use
IZ: Green for isolation
ZMS: City and landscape greens
OV: General residential
**Proposal**

- Prague 4 is the largest office district in Prague.
- 359,000m² of area is becoming office spaces between 2018 - 2020. The 18% of the area is planned in the Prague 4.
- Vacancy rate became 5.3% in 2018 from 6.7% which was in 2017. It is the 3rd lowest district with the vacancy rate in Prague.
- 1st place is Prague 1 with 4.4% and the 2nd place is Prague 8 with 4.9%.

**Office**

- Designing a community centre encouraging the movement would break the borders of the business centre.
- Since the site and the neighborhood is dead during the working hours, community centre will bring the people staying home outside by providing answers to contemporary needs. It will bring people together in the means of place, values, interests, age and spirituality, since the community coagulation seems to be very difficult in the contemporary urban society.

**Community Centre**

**Programme of Office Space**

- Resident zone, Resilient work space, Meeting zone, Social zone, Office atrium, Lobby, Terrace, Common Meeting & Social zone, Community centre, Car parking, Cafes, Restaurants

**Concept of Functions**

- Childcare, Gym, Yoga, Pilates, Dance, Music, Reading room, Conference, Lecture

**Flexibility**

Offices that are flexible in the means of division which will provide in the future also being open for some other operation inside.

**Daylight**

Offices that can use the daylight to be more sustainable. For the 4 m high floors, sunlight can reach at about 8 m. Therefore to be able use the natural light will be prioritised to support energy efficiency in such a building which needs the light as its function primarily requires.

**Programme of Community Centre**

- RESEARCHING
- WORKING
- LEARNING
- EXCHANGING
- ENJOYING
- INSPIRING
- DANCING
- EXPLORING

Dues of office owners are including monthly subscription for the community centre. Therefore the community centre will improve the value of the office space, while it also adding value to the working atmosphere of the building with its programme.
Site Analysis

Total area is 2 hectares.
Buildable area: 50% = 1 hectare.
Maximum floor number: 8
Floor area ratio: 1.49
Build area: 20,000 x 1.49 = 29,800 sqm
Each floor's area: 29,800 / 8 = 3,725 sqm
Public space: 50% = 1 hectare

Max Volume

Analyses
in immediate surrounding

Site Relations

PARK

NOISE
3rd Floor Plan
R: 1/500

5-Presentation
6-Coworking
7-Lounge
8-Cafe

4th Floor Plan
R: 1/500

9-Game room
10-Computer Lab.
11-Conference
12-Classroom

Legend:
- Atrium, Office Common Space
- Cafes, Restaurants
- Office
- Community Centre
Southwest Elevation
R: 1/500

Southeast Elevation
R: 1/500

Highway
Northeast Elevation
R: 1/500

Northwest Elevation
R: 1/500
Resources

1. [https://www.urban-hub.com/buildings/mixed-use-buildings-for-diversified-sustainable-sites/]


3. [https://www.designingbuildings.co.uk/wiki/Mixed_use_development]


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11. [https://www.archdaily.com]


13. [https://perkinswill.com/work/river-beech-tower]

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Thank you.