Faculty of Architecture
Czech Technical University in Prague

Community center Palata

Student: Anđela Ratković
Atelier Šestáková - Dvořák
Diploma project
Czech Technical University in Prague, Faculty of Architecture

ASSIGNMENT of the Diploma project

Master degree ČZEDLA RÁTKOVAČ

Date of Birth: 02.03.1993.

Academic Year / Semester: 2019, 2020 / SUMMER SEMESTER (10)
Department Number / Name: 1546 / ÚSTAV NÁVY O BUDOVÁCH
Diploma Project Tutor: IRENA ŠEŠTÁKOVÁ

Diploma Project Theme: RETIREMENT COMMUNITY IN PALATA

See the Application Form for DP COMMUNITY CENTER PALATA INI PRAGUE 5

Assignment of the Diploma Project:
1/description of the project assignment and the expected solution objective
2/description of the final result, outputs and elaboration scales
3/list of further agreed-upon parts of the project (model)

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

The aim of the project is to design a RETIREMENT COMMUNITY WITH CO-HOUSING COMPLEX FOR SENIOR CITIZENS. THE PROJECT WILL ALSO INCLUDE A SPACE FOR A COMMUNITY CENTER FOR WIDER PUBLIC WITH PUBLIC LIBRARY, MULTI-PURPOSE HALL AND A CAFÉ. REQUIREMENTS FOR VISUAL AND PHYSICALLY IMPAIRED WILL BE CONSIDERED WHEN DESIGNING, AS WELL AS CONNECTION TO THE NATURAL LANDSCAPE.

Date and Signature of the Student: 05.03.2020

Date and Signature of the Diploma Project Tutor: 5.3.2020

Date and Signature of the Dean of FA CTU:
BUILDING PROGRAMME

A COMMUNITY SPACE
- ENTRANCE PART
- ADMINISTRATION
- PUBLIC LIBRARY
- MULTI PURPOSE HALL
- CAFFE

B RETIREMENT COMMUNITY
- SENIOR CLUB
- COMMON KITCHEN
- NURSING FACILITIES
- SPORTS FACILITIES

C PARKING

D OUTDOOR SPACES
- ACCESSIBILITY
- CONNECTION TO THE PARK OF PALATA INSTITUTE

E SENIOR CO-HOUSING
- SINGLE ROOMS
- SHARED ROOMS
- COMMON SPACES
  - LIVING ROOM
  - KITCHEN

3

a) TEXTUAL DESCRIPTION

b) SITE PLAN
- SMALL SITE PLAN 1:500 / 1:1000

c) DESIGN
- FLOOR PLANS
- SECTIONS
- ELEVATIONS

da) VISUALISATION
- RENDERING / 3D REPRESENTATION

d) CONSTRUCTION DRAWINGS
- CONSTRUCTION SCHEME
- CHARACTERISTIC DETAIL 1:50
CZECH TECHNICAL UNIVERSITY IN PRAGUE
FACULTY OF ARCHITECTURE

AUTOR, DIPLOMANT:
AUTHOR OF THE DIPLOMA WORK / DIPLOMA PROJECT
Academic Year .... 2019 ....... 2020 ....... Semester

TITLE OF THE DIPLOMA WORK / DIPLOMA PROJECT
(IN CZECH LANGUAGE)

TITLE OF THE DIPLOMA WORK / DIPLOMA PROJECT
(IN ENGLISH LANGUAGE) Community center Palata

LANGUAGE OF THE DIPLOMA WORK / DIPLOMA PROJECT:

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<th>Diploma Work / Diploma Project Supervisor</th>
<th>Ústav: Department</th>
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<td>prof. Ing. arch Šestáková Irena</td>
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<tr>
<th>Diploma Work / Diploma Project Opponent</th>
<th>Key Words (Czech)</th>
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<tr>
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<td>spojení, cluster, zachování vegetace, odchod do důchodu, společenství</td>
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| Annotation (Czech) | Komunitní centrum Palata zahrnuje zařízení jak pro širokou veřejnost, jako je veřejná knihovna, dílny, víceúčelový sál a kavárny, tak pro seniory a důchodovou komunitu. Nejdůležitější faktory, které ovlivnily morfologii budov, jsou důležité souvislosti s památkami a krajinou, jakož i ochrana přírodního dědictví v lokalitě. |

| Annotation (English) | The community centre Palata includes facilities for both the wider public such as the public library, workshops, multipurpose hall and cafes as well as spaces for senior citizens and the retirement community. The most important factors that influenced the morphology of the buildings are the important connections with the landmarks and landscape, as well as the preservation of the natural heritage on the location. |

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.
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Diploma seminar.

+ Authors:
  Dunja Dunjić
  Anđela Ratković

+ Atelier Šestáková - Dvořák
  Supervisor: prof. Ing. arch. Šestáková Irena
  Assistant Professor: Ing. arch., Ph.D. Dvořák Ondřej
introduction
Wide context
Diploma thesis assignment.

Author’s declaration.

I declare that I have elaborated the submitted diploma seminar and that I have stated all information sources in accordance with the methodical instructions on ethical preparation of university final theses.

___________________________________________
author’s signature / Anđela Ratković

Methodology.

Description of project assignment and expected solution

The aim of the project is to create a place for everyday meetings for people of all generations living on the location—space with a cafe and a small social lounge. The aim is quality architectural solution with low operating cost.

Building programme

A) Entrance part of centre
- multipurpose space serving simultaneously as a foyer, info centre, reception, cafe, children’s play area, exhibition space - 60 m²
- cafe background–kitchen, storages (beverages, garbage...), staff cloakroom
- 2 counseling rooms 15-20 m²
- seminar room 30 m²
- cloakroom for public
- hygienic facilities for public - toilets, changing table
- cleaning room
- storage
- possibility of outdoor (seasonal) seating

Senior club
- large room with possibility of division into 2 smaller rooms 2 x 25 m²
- small room 25 m²
- office ca. 15 m²
- kitchenette
- storage

Public library
- library holdings 12,000 volumes
  - open stacks (shelf capacity 10,000 volumes, 2,000 on loan)
  - 2 service rooms (working areas for staff) independently, or within 1 circulation desk
  - internet - 4 seating places positioned variously in the space
  - PC with catalogue - 1 seating place
  - hard and soft seats - min. 10 places positioned variously in the space
  - office for librarians (ca. 20m²)
  - entrance for library deliveries

Multipurpose hall (theatre, concert, cinema, seminar, workshop, exhibition)
- multipurpose indoor space, capacity ca.60 people seated
- technical facilities (sound, heating, ventilation, lighting)
- dressing - room of performers
- storage (furniture, properties)
Background of centre

offices
- 3 offices 15–20 m²
- storages
- archives
- hygienic facilities
- cleaning room

employees of all parts
- kitchenette
- rest room 15 m²
- locker rooms
- hygienic facilities (WC, showers)

technical background
- technical infrastructure
- workroom
- garbage
- deliveries

B) Maternity centre and kids club

- entrance – locker room + WC
- pram parking
- office 18 m² + storage
- background for staff 20 m² + WC
- hygienic facilities (WC, 1 shower)
- cleaning room, laundry store
- outdoor playground
- outdoor toy store

group babysitting (1 – 4 years)
- room 45 m² + playroom 18-24 m²
- bathroom - 2 WC a 2-3 sinks, changing table
- kitchenette + storage ca 20 m²

playroom for parents with children
- playroom 45 m²
- kitchenette
- storage
- WC adults, WC children, changing table

workshops for children (within 1 year, 1-2, 2-4, 4-6)
- 3 - 4 room 18 -24 m²
- storage

C) Cohousing for seniors

housing
2 group apartment for 14-15 persons (6-7 single, 3 pairs)
- single - room + hygienic facilities, kitchenette
- pair – living room, bedroom + hygienic facilities, kitchenette
- common living room with kitchen and place for assistant
- pantry
- room for housework
- storage
- barrier-free WC
- cleaning room

nursing services
- 2 offices 15–20 m²
- archives
- background for personal assistants
- rental of compensatory aids
- storages (medical supplies equipment)
- hygienic facilities, cleaning room

Parking
- 2 místa pro vlastní vozidla centra
- other parking according to the capacity of housing and individual parts

Outdoor spaces
- revitalization of greenery, connection to the park of Palata Institute
- public accessibility
Historical analysis.
1945
1988-1989
2019
The street pattern is curved linear, following the natural shape and slope of the terrain (from north to south). The boundaries between public and private are mostly defined by the fence that separates the private yard from the street. In the southern part of the settlement, where the residential buildings are located, the facade is a direct border of private and public space.

Buses are the only means of public transport that connects the settlement with different centers of the city. The nearest bus station to the parcel is Klamovka which is 510m away.
The arterial streets (1st and 2nd class communication) which connects different parts and centers of Prague are located on the periphery of the settlement. On the south side of the location the arterial streets create a congestion with long-term formation of columns.

The 3rd and 4th class communications are present for the connection, operation and maintenance of the interior of the settlement.
The topography of the observed area has a sloped terrain in the south-west direction. The height difference between the highest and the lowest point of land is 17.5 meters.
LAND OWNERSHIP
- The Czech Republic, including state-controlled entities
- City of Prague, including entities controlled by it, without the City District
- Remaining domestic legal entities
- Identified and classified foreign entities
- Subjects not included in other groups
- Domestic natural persons
- Sharing of two or more entities of different groups

LAND MANAGEMENT
- City of Prague, including entities controlled by it, without the City District
- The Czech Republic including state-controlled entities

Map of ownership
*public-private.*
All the facilities are dispersed on the location with no visible centre or a square. Most dominant facilities are for educational purposes (kindergartens and schools) and sports and recreational areas, while the least dominant are commercial services. In the immediate vicinity of the location, there is the Home for the visually impaired and the Horní Palata Sanatorium which is one of the oldest psychotherapeutic centres in the Czech Republic.
The observed location is located in the settlement where housing is the most dominant land use.

**Population:** around 2200 people

Freestanding family houses and villas are the most common typology in the immediate vicinity of the site. On the southern part of the area, between Holečkova, Plzenska and Vrchlického street blocks of residential buildings are present and some of them date from the end of 19th century. Residential building on the north-west part of the area, built in the 80s, are either free-standing buildings or stacked in a row as a small group.
Single-family housing usually has up to 3 floors (+ attic floor), and the overall height reaches from 6 to 12 meters. On the southeast part of the location where the first residential buildings are located, the number of floors grows up to 5, and the height reaches 21m meters. The residential buildings on the north-west have 5 floors with a height of 12meters (the height of the average floor lowered by one third in the 80s), and some buildings reach even 8 floors with a height of 25m.
Sun/shadow analysis

winter
9:00h

winter
13:00h

winter
19:00h

summer
9:00h

summer
13:00h

summer
19:00h
Ecological factors.

Landscape

Air quality

Range of air pollution load
- 0.29 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
Noise pollution

Presence of Radon
The concept of a community center has been present in architecture typology in the past few centuries (first evening schools in the 19th and 20th century), however it has gained back it's popularity in the past few decades. The community center of today aims to be inclusive of all social groups and patterns, and aims to strengthen and encourage the sense of the neighbourhood and social relationships.

In the Czech Republic, there seem to be only a few examples of community centers in recent architectural practice; we can see that all of the projects mentioned have been realized after the 2000's and as such, this concept is still being explored.

The community centers are usually funded by the local or municipal authorities, as well as European funds and are rarely privately sponsored as they don't represent a large source of profit, which may also be indicative of why they aren’t present in the architectural practice more often.
Praha, Černý most
Komunitní centrum Plechárna

projekt: 2013-14
realization: 2014-15
author: EDIT architects
adress: Bryksova 1002/20, 198 00 Praha 14-Černý Most
investor: Městská část Praha 14 & partners

Líbeznice,
Komunitní centrum Dřevák

adress: Na Chrupavce 973, 250 65 Líbeznice
investor: Statutory city of Ostrava - city district Poruba

České Budějovice,
Komunitní centrum Máj

adress: Antonína Barcala 404, 370 05 České Budějovice
investor: Statutární město České Budějovice

Praha, Černý most
Komunitní centrum sv. Prokopa

projekt: 1999-2000
realization: 2000-2001
author: Jiran Kohout architekti
adress: V Hůrkách 1292, 158 00 Praha 13-Stodůlky
investor: Římskokatolická farnost Stodůlky

Ostrava, Komunitní centrum Všichni spolu

projekt: 2016
realization: 2017-19
author: PROJECTSTUDIO EUCZ
adress: Karla Pokorného 447/52a, 708 00 Ostrava-Poruba
investor: Statutory city of Ostrava - city district Poruba

Liberec, Mateřská škola Nová Ruda

projekt: 2015-18
realization: 2017-18
author: Petr Stolín, Alena Mičeková
adressa:Donská 1835, Vratislavice nad Nisou, Liberec, Česká republika investor: Městský obvod Liberec - Vratislavice nad Nisou
Komunitni centrum
Dřevák

Libeznice is a small village in the Central Bohemian region of the Czech Republic and according to a 2013 survey it has a population of 2000 inhabitants. The community center contains a gymnasium, football hall, club house, café, ping-pong club, music and dance hall, congress room, cinema and a lecture hall and provides activities that currently satisfy the social, recreational and cultural needs of the population.
The new community center building is supposed to encourage and regenerate a part of the settlement in České Budějovice, which has been in need of activities that will promote inclusion of different groups of citizens. It aims to provide social care services for children and youth, a maternity care center, primary prevention centre, senior club, social housing as well as municipal police station; it also contains a recreational playground on the rooftop.
The community center is divided in two halls: the oval body and the vertical tower host a chapel while the rectangular, more regular form hosts a community hall and complementary multipurpose spaces necessary for the activities of the users. Even though we could say the object is of a smaller scale, it has many details and manages to provide different ambients for different kinds of activities, which may be inspirational for further research.

01 / aerial view

02 / facade / night view

03 / facade / common hall and entrance view

04 / facade / night view

05 / facade / detail / window
Plehárna, a former industrial building, has been transformed into a community center, with focus on minimum interventions necessary for the new functions - there is an open ground floor with a café, shop, rental services and a public toilet, as well as the adaption of a large hall so it can be used for sport, educational and cultural activities. The goal of the project was to create an inclusive spaces that welcomes all age groups - mothers with children, athletes, dog owners; it also contains a garden, skate park and other outdoors.
This example shows how a community center can focus and incorporate the exterior; it is outward oriented and the highlight is put on various outdoor recreational activities, which is especially important nowadays. It has „minimal“ interior space (small longitudinal object that melts with the surroundings and the terrain) which seems to be enough for the necessary functions, mostly a multipurpose hall for various activities being held here.
While this isn’t a community center, Nova Ruda may be a good example due to similar topography of the location (sloped terrain). Another important aspect is how the facade communicates with the surroundings, and especially the effect it has during the winter time. The form and 3 separate units of the building and complicated relationship between the interior and the exterior make this a very interesting example that might benefit our further research.
Map of community centers in Prague

Individual research [Social media, Google Maps, Non-profit organization lists.]
1. Kulturní centrum Průhon
2. Komunitní centrum Luka
3. Kulturní a rodinné centrum Barrandov
4. Komunitní centrum Konzerva
5. Spolek Hájovna
6. Komunitní centrum Bud’ánka
7. Komunitní centrum Prádelna
8. Kulturní centrum Kaštan
9. Komunitní centrum Nesedím, sousedím
10. Komunitní centrum Kampa
11. Kulturní centrum Klubovna
12. Komunitní centrum Občanská inspirace
13. Centrum Licika
14. Rodinné centrum Letná
15. Volnočasové centrum Holešovice
16. Sdílená dílna PONK
17. Komunitní centrum a zahrada Kotlička
18. Spolek Rosa
19. Kulturní a rodinné centrum Knoflík
20. Volnočasové centrum H55
21. Komunitní centrum Kardašovská
22. Rodinné a komunitní centrum Jablčík
23. Komunitní centrum Pravé Těd’
24. Komunitní centrum Petršlav
25. Rodinné a komunitní centrum Paleček
26. Kulturní centrum Vozovna
27. Komunitní centrum Žižkov
28. Rodinné a komunitní centrum Nová Troja
29. Komunitní centrum Pomocná ruka
30. Komunitní centrum Husitská
31. Komunitní centrum Adventor-KOPEC
32. Rodinné a komunitní centrum Jahoda

List of social services on the territory of Prague as evidenced on
33. Ústav sociálních služeb Podolská
34. ÚS 4 - Dům s pečovatelskou službou Marie Cibulkové
35. DPS Bruselská
36. Dům s pečovatelskou službou Záhřebská
37. CSS - Domov pro seniory Jana Masaryka
38. CSS - Domov pro seniory Máchova
39. Dům Naděje Praha Vršovice – Azylový dům
40. Domov Vršovický zámeček
41. Centrum sociální a ošetřovatelské pomoci
Common rooms.

Each community center has one common multipurpose room that fulfills various daily activities depending on the target group. For children the most important is a clear play and babysitting area with enough storage and furniture that can be easily removed if necessary. When they are not in use for children activities, they can be used as classrooms, conference rooms, or galleries. The size of the room depends on the community center but, from examples researched, usually varies from 20 - 40m².
Kitchens or kitchenettes in community centers can either be mutually used by employees and users, or be separated. In case they are separated, the kitchenette is usually joined together with the employees office/lounge area and has minimal dimensions.

In cases of daycare community centers and senior clubs/housing as well as safe spaces, the kitchen may be larger in order to accommodate daily needs of its tenants.
Waiting rooms are typical for larger community centers that cover a large number of population on the local authority level. They are also more common for rehabilitation/therapy activities and children care; they are usually in an expanded part of the corridor. In smaller scale community centers, the cafe or the kitchen space is used as a waiting room as well.
Although not as common, in certain cases we can see that community centers take care of the exterior space as well, usually by reconstructing the pavement (colorful patterns, repairing potential dangerous holes, etc., softer materialization). They may also repair fences and change the urban mobiliar to be more fitting for the dominant user category (child/mom-friendly, more accessible, phone chargers, etc.)
Dance halls.

A few of community centers offer a dance hall (taneční sal) that is usually rented and as such represents a source of income for the needs of the center. Also, it is common for community center to co-operate between each other and use their spaces. Sometimes the centers will rent a smaller theatre in the city as well according to their needs. As we can see on the picture 02, one common room may be used for different activities such as: dancing, ping-pong, yoga, etc. They range significantly in size and may be from 30-120m².
Many community centers offer free or affordable language, technology and art courses to their users which is why they need to have classrooms that can vary in size - for groups of up to 8 people, 8-15 people, or a 15+ classroom that sometimes serves as a conference/screening room when available. They usually include only the most basic equipment and it is also common for the room to be transformer from a classroom to a common room/babysitting area/conference room. Flexibility of the furniture and removable equipment play an important role.
Diploma project.

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Program analysis.
Analysis of connections.
Schwartzplan.
2020 diploma seminar