

PRAGUE MARKET INTERSPACES

ARCHITECTURAL AND LANDSCAPE COMPETITION

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BRIEF

A HIGH-QUALITY DESIGNED PUBLIC SPACE ENTIRELY OWNED BY THE CITY OF PRAGUE WILL GREATLY AFFECT THE PRAGUE MARKET FUTURE USE. BEST DESIGN SHOULD OFFER MODERN APPROACH TO A LIVELY AND FRIENDLY PUBLIC SPACE, UPGRADE OF SPACE BETWEEN BUILDINGS, PLEASING SURROUNDINGS COMPLETING GREEN INFRASTRUCTURE OF THE POST-INDUSTRIAL DISTRICT OF HOLEŠOVICE, ACCOUNTING FOR THE PRESENCE OF WATER.

WHEN DESIGNING A NEW PROJECT, THE IDEA IS FIRSTLY TO CONSIDER THE EXISTING MASTERPLAN WHICH DEALS WITH THE PUBLIC SPACE IN A SCHEMATIC, GENERIC WAY, AND ALSO WORK ON COMMENTS BY THE CITY HALL HERITAGE DEPARTMENT. IT IS NECESSARY TO CRITICALLY EVALUATE THESE TWO INPUTS AND, SIMILARLY WITH REDEVELOPMENT PROJECTS FOR INDIVIDUAL BUILDINGS, DESIGN A REVITALIZATION AND TRANSFORMATION OF THE PRAGUE MARKET PUBLIC SPACE.

"The subject of the solution will be the entrances to the area, individual aisles and squares, spaces between halls and city furniture. We require that the design respects the historic form of the Market, but also reflects the most modern approaches to landscape architecture, including consideration of the needs associated with climate change. The architects will design, among other things, the landscaping of the site, the management of storm water, as well as the friendliness of the site to all age and income groups of Prague residents."
- Pavel Vyhnánek, juror and Deputy Mayor of Prague

The aim of this unique competition announced by the capital city of Prague is to find a high-quality approach to public space on the Prague market premises and allow for a year-round-long life not only inside of individual buildings but in the public space, too. The task is exacting as Prague climate does not invite year-round outdoor activities at first glance. Moreover, public space rejuvenation is a long-term project alongside reconstruction of individual buildings. Reconstruction of individual buildings will be based on design documents which have been worked on by the city in an individual competition dealing with individual objects. The reason behind is to maintain architectural heritage, and to invite a professional architectural discourse on each object individually. The main principles of future changes are provided in the Masterplan of the complex development, i. e. an urban and architectural study created by the main architect of buildings on the market premises.

The competition Prague Market Interspaces should result in a design that will be further developed in cooperation with other projects and activities in progress and planned. The authors of the design will have to approach the design as a complex task that will co-define the future of the whole area. The responsibility of the political representation of the city, headed by Deputy Mayor Pavel Vyhnánek, who is responsible for the site, lies in ensuring the conceptual long-term development and operation of the site. The city cooperates with a number of experts in its development, whose activities are coordinated within the team. The aim is to achieve the best possible solution, taking into account all aspects and needs of the site, the space and its users and visitors to the Market. A representative of the winning studio from the competition will be part of this team of collaborators.

The first competition stage should produce a conceptual approach to the possibilities and opportunities that public space of the Prague market offers as a popular meeting, relaxation and creative space, a place accessible, open, safe and sturdy. The market should be inclusive – for families with children, the young, the senior, couples, singles, for people with no handicap, and people physically, sensory- or otherwise challenged, for all income, gender and ethnic population groups.

To be able to fulfil this vision, the capital city of Prague had an Economical survey on the Prague Market concept done, which suggested that the best way to run the market is the so-called Convergent scenario combining creative cultural functions and gastronomy with appropriate retail. This Convergent scenario has been sanctioned by the political representation of the capital city of Prague as a strategy for the Prague market on condition that Prague will only let individual units to individual final lessees, and the key to the mix of activities is retail, services, gastronomy, culture and leisure time activities. The Prague market is to be financially sustainable, effective, which means covering the costs of the premises.

An essential part of the design of space between buildings of the Prague market is rainwater management and its maximum retention and use on the premises. When designing rainwater management it is necessary to incorporate multiple rainwater use from at least the roofs.

Pedestrians will be preferred to other means of transport on the premises. There is no traffic artery running through the premises except for intra-areal traffic used primarily by logistics and delivery. Their intersections with pedestrian and leisure areas should be minimal. It is necessary to provide appropriate amount of parking spaces – 270 for visitors, and 30 for employee parking in the minimum variant.

When designing new entrances, it is necessary to consider big events that are planned in the vicinity; in particular a footbridge connecting Holešovice - the market - with Karlín, the Prague philharmonic project that should be built at the Vltavská metro station, and smaller events like a makeover of the Vltava front alongside the Bubenské nábřeží street. Apart from these civil projects it is necessary to consider an increase of population due to a private brownfield residential project Bubny-Zátory which lies at the northwest part of the market and in compliance with the planning study in effect will house 25 000 new inhabitants and welcome 29 000 workers and 5000 pupils. Another large development project, Rohanský island, lies on the opposite bank, declares 11 00 new inhabitants, and will be connected with the Prague market via a footpath and the above mentioned foot-bridge.

The contract will cover all project stages beginning with detailing the competition design and ending with author's supervision. By winning the competition and signing the design contract the author's team will become part of the Prague market team that is run under the Prague City Hall Facility Management Department. This team will head and manage reconstruction of the premises and a smooth transformation of the former slaughterhouse into a new leisure time center of both local and regional importance.

WATER MANAGEMENT

WITH REGARD TO UNFAVORABLE SOAKING-IN CONDITIONS OF THE BEDROCK IT IS ESSENTIAL TO ADDRESS THE TOPIC FROM THE FIRST CONCEPT ON.

COHESION

THE AIM OF THE COMPETITION IS TO OPEN THE MARKET SO THAT IT FEATURES MORE ENTRANCES BASED ON ITS VICINITY AND INNER LOGIC AND THAT PRIMARILY FOR PEDESTRIANS.

FOLLOW-UP COMMISSION

THE COMMISSION AS AN OUTCOME OF THE COMPETITION WILL DEAL WITH ALL PUBLIC AREAS IN THEIR COMPLEXITY, AND WILL SCHEDULE AND PLAN INVESTMENTS.

INDICATIVE PROJECT TIMETABLE

2022 end of competition, contract signing
2022 competition results presentation
2022 commencement of design work
2022-24 land-use project for the whole area
2025 building permit project for Stage I
2025-26 implementation project for Stage I
2026 contractor selection for Stage I
2026-27 implementation of Stage I
2027 building approval
2027 building permit project for Stage II
2027-28 implementation project for Stage II
2028 contractor selection for Stage II
2028-29 implementation of Stage II
2029 building approval
2029 building permit project for Stage III
2029-30 implementation project for Stage III
2030 contractor selection for Stage III
2030-31 implementation of Stage III
2031 building approval

INDEPENDENT JURY MEMBERS

studied architecture at the Academy of Fine Arts in Vienna, and at Princeton University (USA). She lectured at the Graz University of Technology, TU Delft, Berlage Institute in Rotterdam, and the Arts Academy in Düsseldorf. Since 2007 she has been the director of GABU Heindl Architektur in Vienna, and simultaneously has been teaching at the Academy of Fine Arts in Vienna. She is a visiting lecturer at the University of Sheffield, and the AA in London. GABU Heindl Architektur specialize, among other areas, on designing public, cultural, and educational buildings. They object to chauvinist, racist or discriminatory architecture, to exploitative project proposals and speculative plans.

<http://www.gabuheindl.at/>

GABU HEINDL



is a landscape architect and founder of ŠMÍDOVÁ LANDSCAPE ARCHITECTS. She graduated from the Czech University of Life Sciences where she studied Agricultural Engineering- Gardening. She also studied Garden and Landscape architecture at the Mendel University in Brno. She strives to show both professionals and the general public that landscape architecture affects our everyday lives significantly. She and her team designed Herold's park, or parts of the Letná park in Prague.

smidova-la.com/

ŠTĚPÁNKA ŠMÍDOVÁ



was born in Tbilisi in 1969. He studied architecture in Bratislava and finished his postgraduate studies in Rotterdam. He is a founder of zerozero, a studio based in Prešov. He is interested in a range of architectural topics of which public space and public buildings have been prominent. In 2013 his proposal on Kulturpark, a reconstruction of military quarters in Košice as part of the European City of Culture events, got realised. His other realisations include the Centrum Square in Prešov in 2017.

<https://zerozero.sk/>

IRAKLI ERISTAVI



is a French landscape architect. He studied architecture at the prestigious École nationale supérieure d'architecture in Versailles from where he graduated in 1983. He has worked for the landscape studio MÉRISTÈME since 1984. His first successful projects include the French embassy garden in Warsaw. He also designed a garden for the French embassy in Berlin. Beside gardens he co-designs large urban-planning projects, among his capital ones belongs an eco-friendly district in Fort d'Issy-les de Mouligneaux at the outskirts of Paris.

agencemeristeme.wordpress.com/

RÉGIS GUIGNARD





MAREK OBTULOVIČ

graduated from the Faculty of Architecture, Brno University of Technology. He also studied at the University of Strathclyde in Glasgow. He worked for a number of studios in Brno between 2006 and 2013. In 2013 he left for Hanoi to work for Vo Trong Nghia studio where he participated in designing a Vietnamese pavilion for the EXPO in Milan, or in a Helsinki Guggenheim Museum competition. In 2016 Mai Lan Chi, Duc Trung Nguyen, and he founded a Hanoi based studio called ODDO architects.

cargocollective.com/oddoarchitects



JIŘÍ ŽID

studied architecture at the Faculty of Arts and Architecture, Technical University of Liberec. Since 2011 he has been with re:architekti and as its founding member is also its partner and executive director. Apart from their completed projects their recent success was a win in a competition to rebuild the Great Cinema in Zlín.

rearchitekti.cz



JIŘÍ KOTAL

A co-founder of U/U studio, architects and engineers who share passion for skateboarding. Their policy is to connect freestyle sport with urban planning to create attractive social space, projected areas serve not only skateboarding purposes, they are also public space prompting social interaction.

uustudio.cz

DEPENDENT JURY MEMBERS

Deputy Mayor of Prague (PRAHA SOBĚ) for Finance and Budget, Prague Market Hall, Prague Exhibition Grounds and Prague Congress Centre

PAVEL VYHNÁNEK



Prague City Assembly representative (ODS)

ALEXANDRA UDŽENIJA



Head of City Detail section at the Prague Institute of Planning and Development (IPR)

JAROMÍR HAINC





LENKA BURGEROVÁ

Prague City Assembly representative and a Prague 7 district deputy mayor (PRAHA SOBĚ)



PETR KUBÍČEK

Prague City Assembly representative (TOP 09 and STAN- Spojené síly pro Prahu)



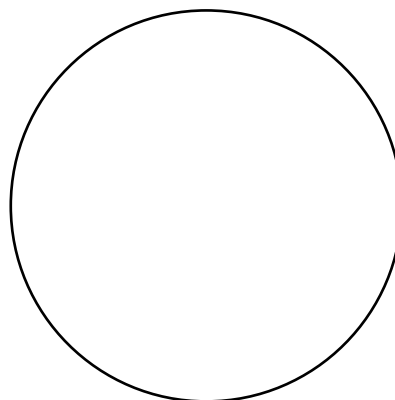
PETR LEŠEK

He studied at the Faculty of Architecture of the Czech Technical University. In 2002, he co-founded Projektíl architekti, where Adam Halíř and Ondřej Hofmeister are currently partners, and whose most famous projects include the National Technical Library in Prague and the Study and Research Library in Hradec Králové. At the Czech Chamber of Architects, he focuses on architectural competitions and public procurement.

PRAGUE MARKET TEAM

Head of Prague City Hall Facility Management Department

JAN RAK



Main coordinator of Prague Market's development

MILAN DROPKA



Representative of 4ct office – author of the economic study prepared for the City of Prague

JAROSLAV DĚDIČ



Prague Market curator and development manager

MICHAL TOŠOVSKÝ



VÍT MÁŠLO



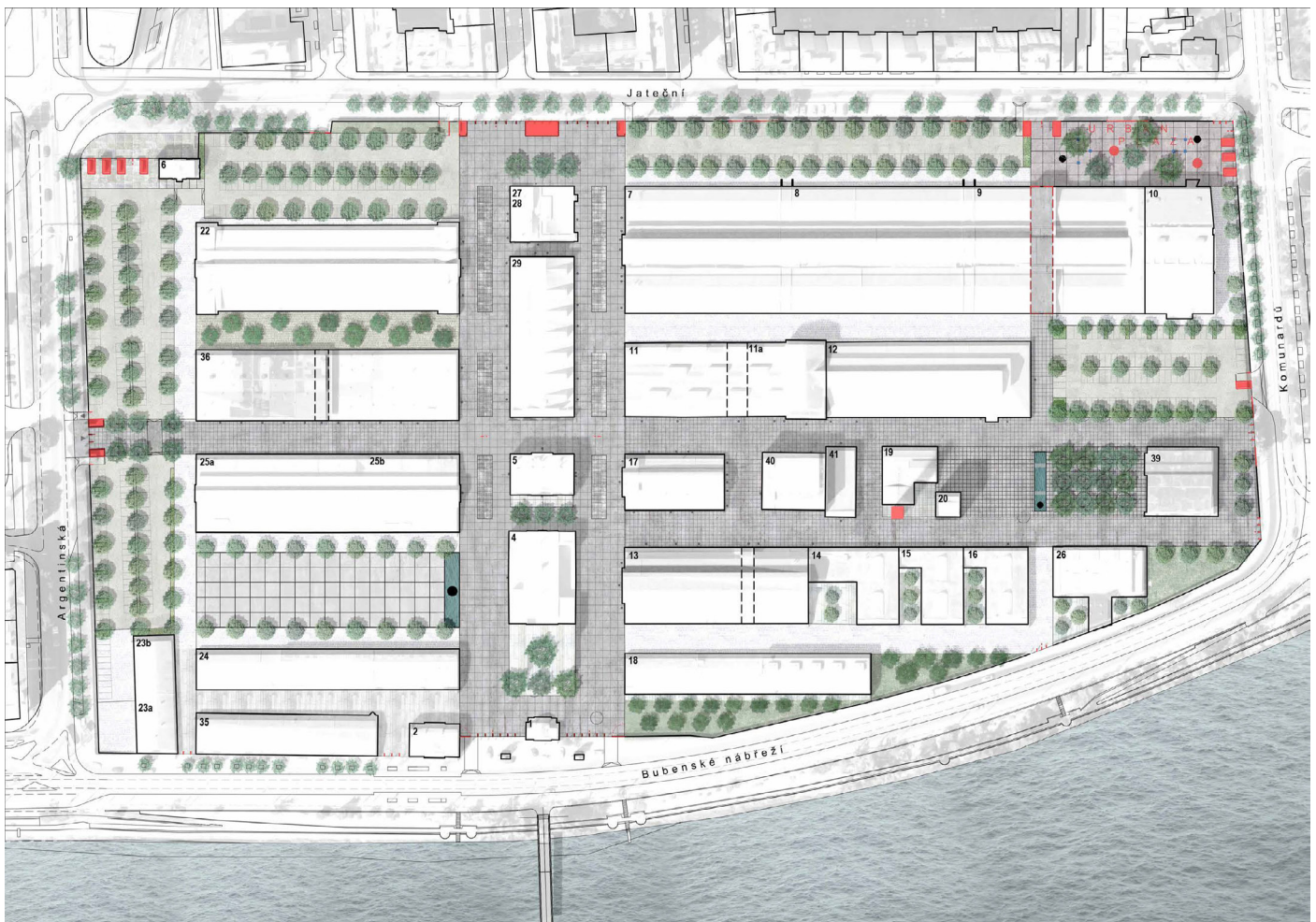
representative of the CMC Architects studio – author of the architectural-urban planning study "Masterplan" for the development of the Prague Market Hall

The study completes the economic balance sheet on the premises activities and addresses:
composition and premises visual permeability and entrances design
vicinity plan
complex reconstruction time schedule
main promenade look and new features
original dominant comeback
„bluegreengrey systems“, greenery, and water management

MASTERPLAN OF DEVELOPMENT

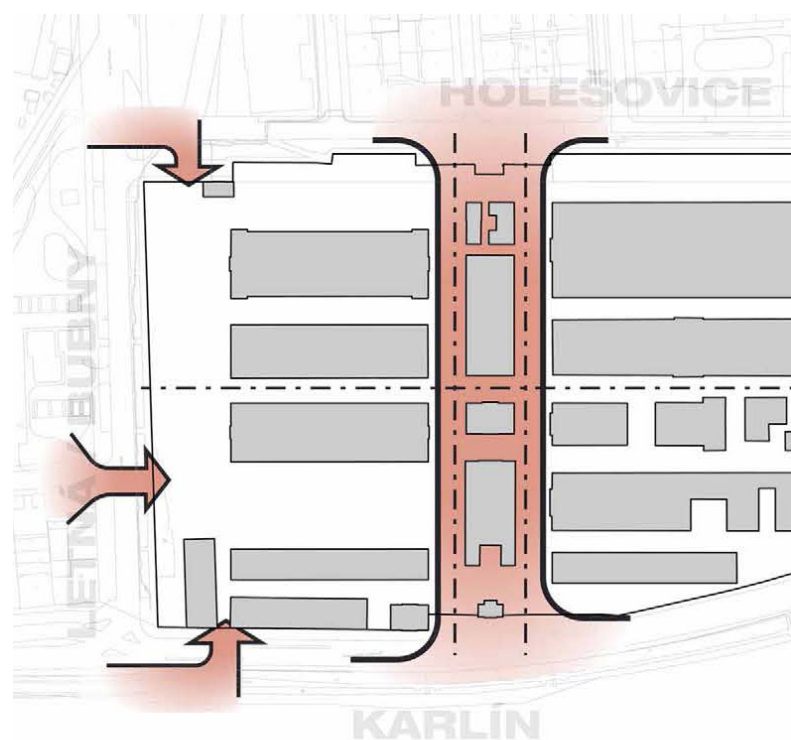
DESIGNED BY CMC ARCHITECTS STUDIOS.

THIS URBAN-ARCHITECTURAL STUDY IS PART OF COMPETITION MATERIALS. IT IS A FOUNDATION FOR A COMPETITION DESIGN.

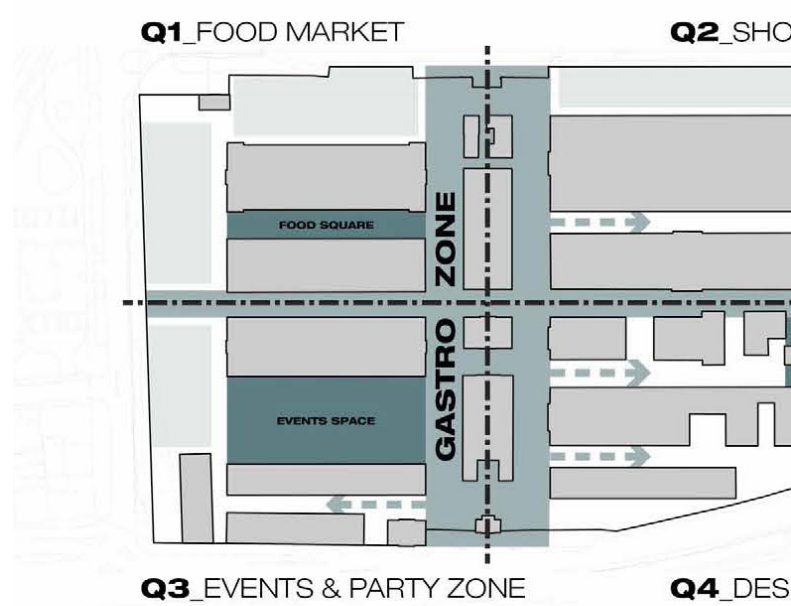


MASTERPLAN DESIGN PRINCIPLES

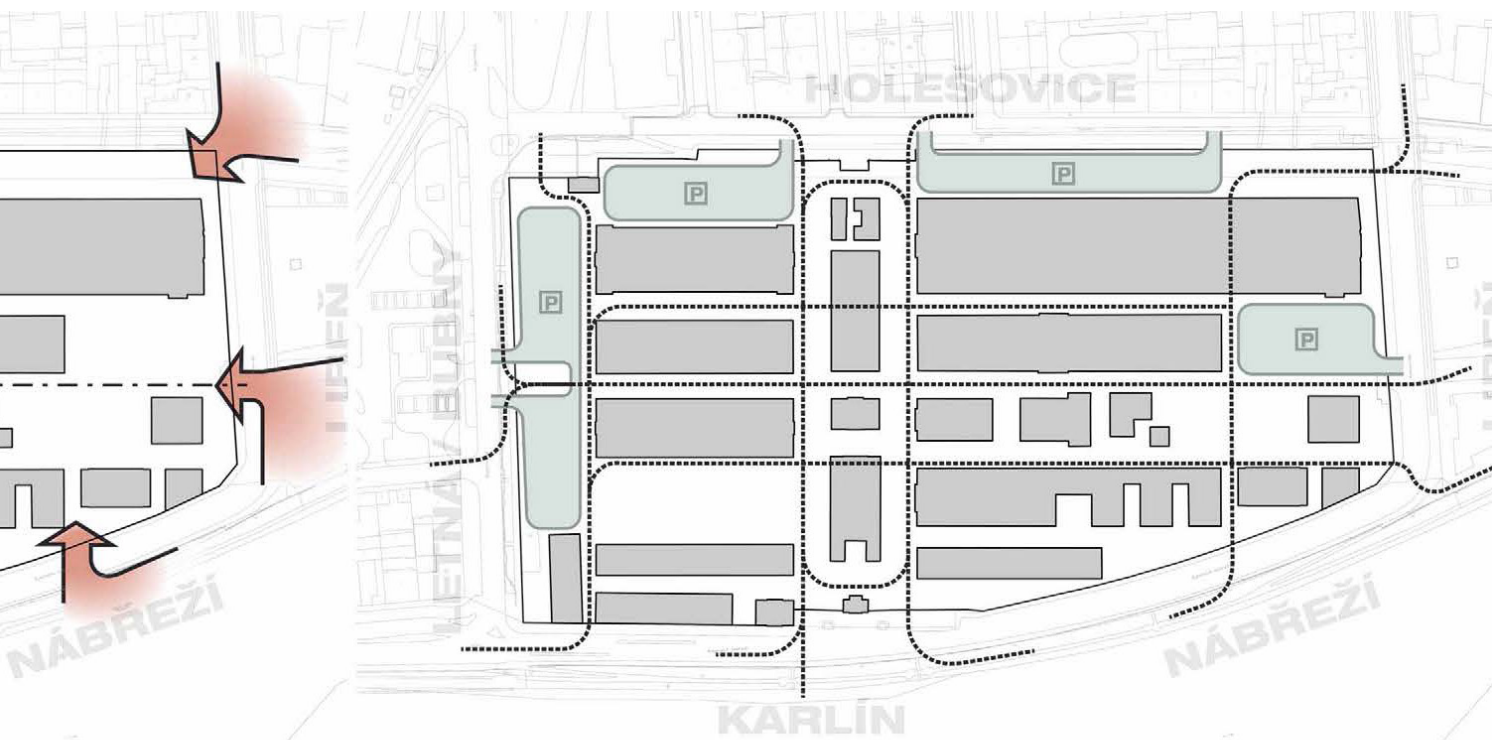
The urban design strategy clearly organizes the traffic in the area, hierarchises the public spaces, preserves the industrial character of the place, while providing attractive spaces for new uses and new tenants to address and attract a wide range of visitors with their operations. Following clearly defined entrances to the site, a system of pedestrian links, separate circulation for individual car traffic and parking, and a sub-unit supply system is proposed. This makes the whole site more user-friendly and, at the same time, given the small scale of localized interventions and penetrations of the perimeter wall, retains a certain enclosure and uniqueness ('the city behind the wall'). These interventions, which are reflected in the existing construction of the perimeter wall, aim to organize the problematic traffic situation in the area and to better connect the market and the surrounding urban environment. Furthermore, they also integrate several sub-functions such as the orientation system of the site, the entrance barriers or the necessary small operational objects (guard facilities, information booth, etc.). This will reduce the layer of operational and technical elements. The clearly recognizable architecture and design of the new interventions in the perimeter wall will be the starting point for the volumetric and material design of other new elements in the market. Whether it is the overall infosystem, the furniture or architectural interventions in the existing buildings. This conceptual approach guarantees that the overall visual identity and architectural culture will be preserved during the development that the Prague Market is expecting. The optimized perimeter wall penetrations are followed by an orthogonally organized internal street system, which is complemented by local central public spaces that belong to one of the four quadrants of the market. These quadrants are based on the historical founding of the Prague slaughterhouse and the original operational organisation of the site and to the present day are intersected by the main north-south axis (also called the corridor or promenade) and the main east-west axis (connecting Komunardů and Argentinská Streets). Each quadrant and each of its central spaces has a slightly different character that corresponds to the functional use of the surrounding buildings. The aim is not to create functionally separated districts, but to give a clear character to the different parts of the market so that the whole complex becomes more varied, clear and lively, whatever the time of year or hour. The synergy of operations with a similar focus will enhance the potential success of the overall development.



1_VSTUPY DO AREÁLU A NÁVAZNOST NA OKOLÍ



3_HIERARCHIE VEŘEJNÝCH PROSTRANSTVÍ

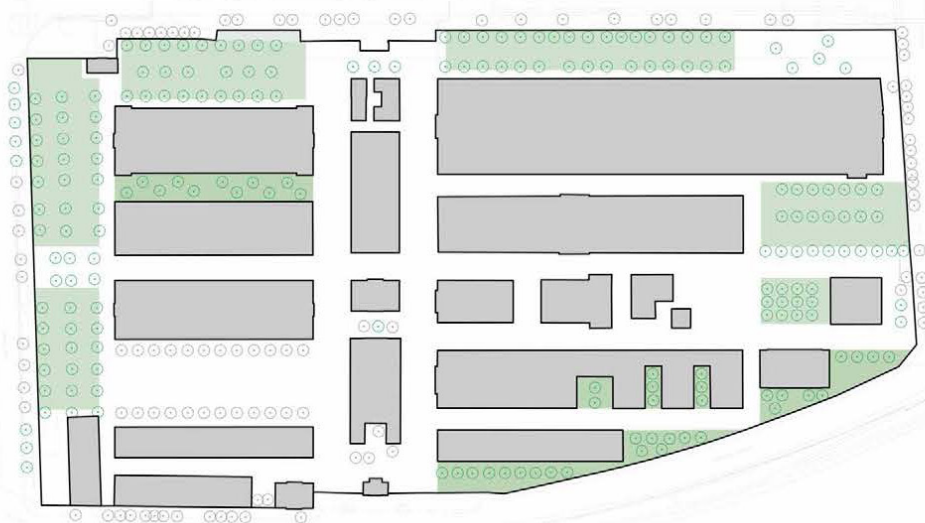


2_PROPOJENÍ V RÁMCI AREÁLU (pěší + IAD)

W & BUSINESS



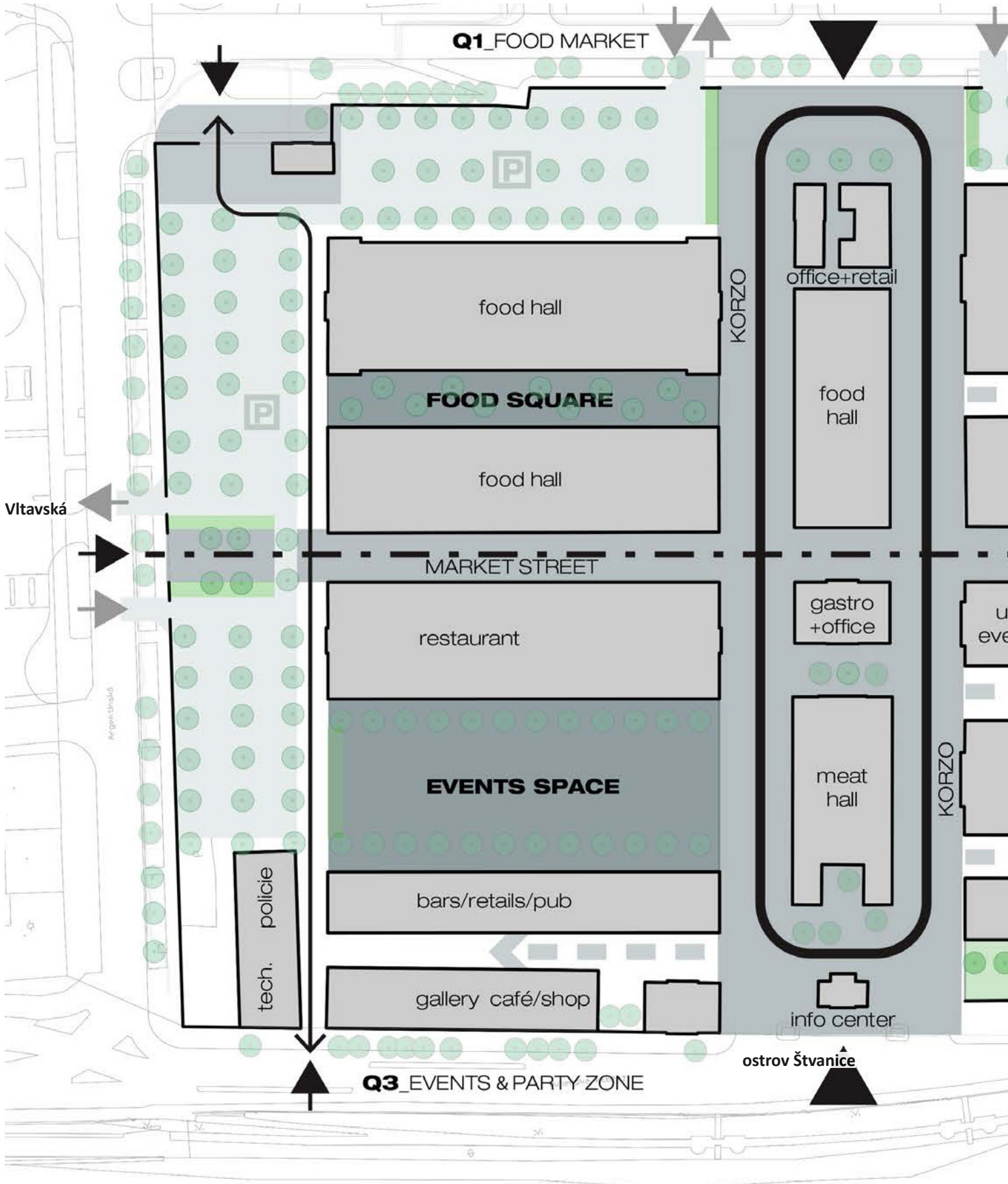
IGN DISTRICT

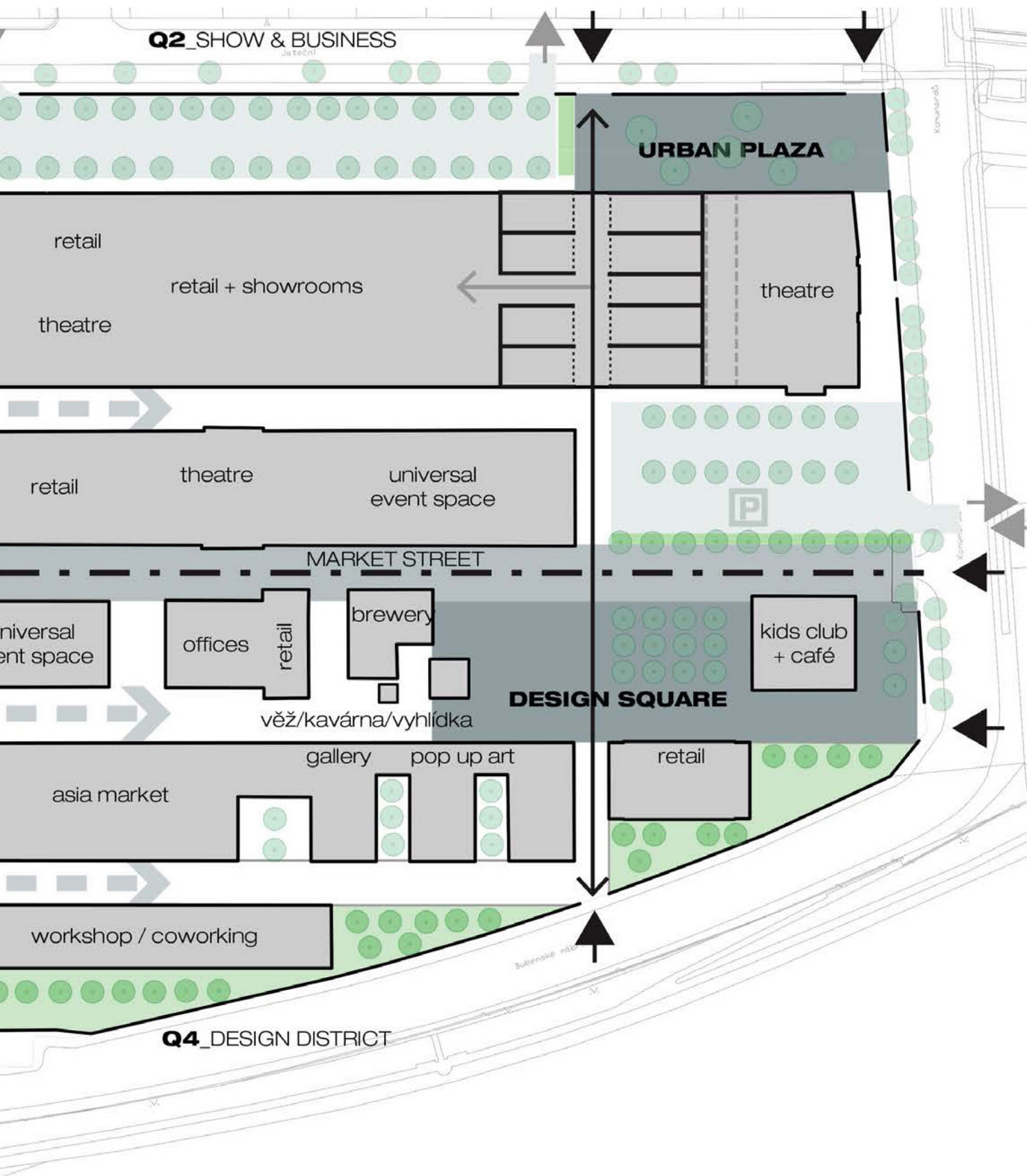


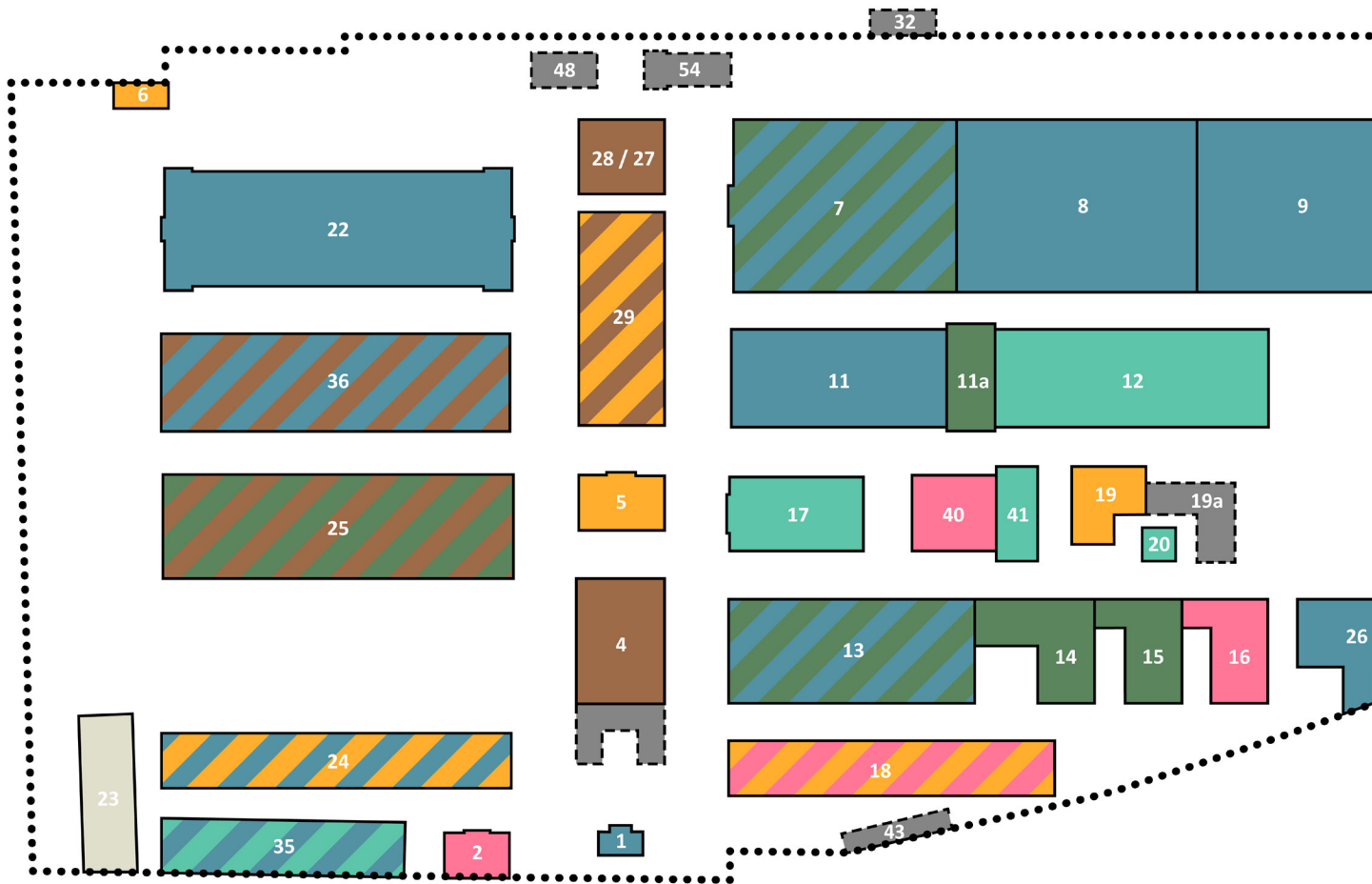
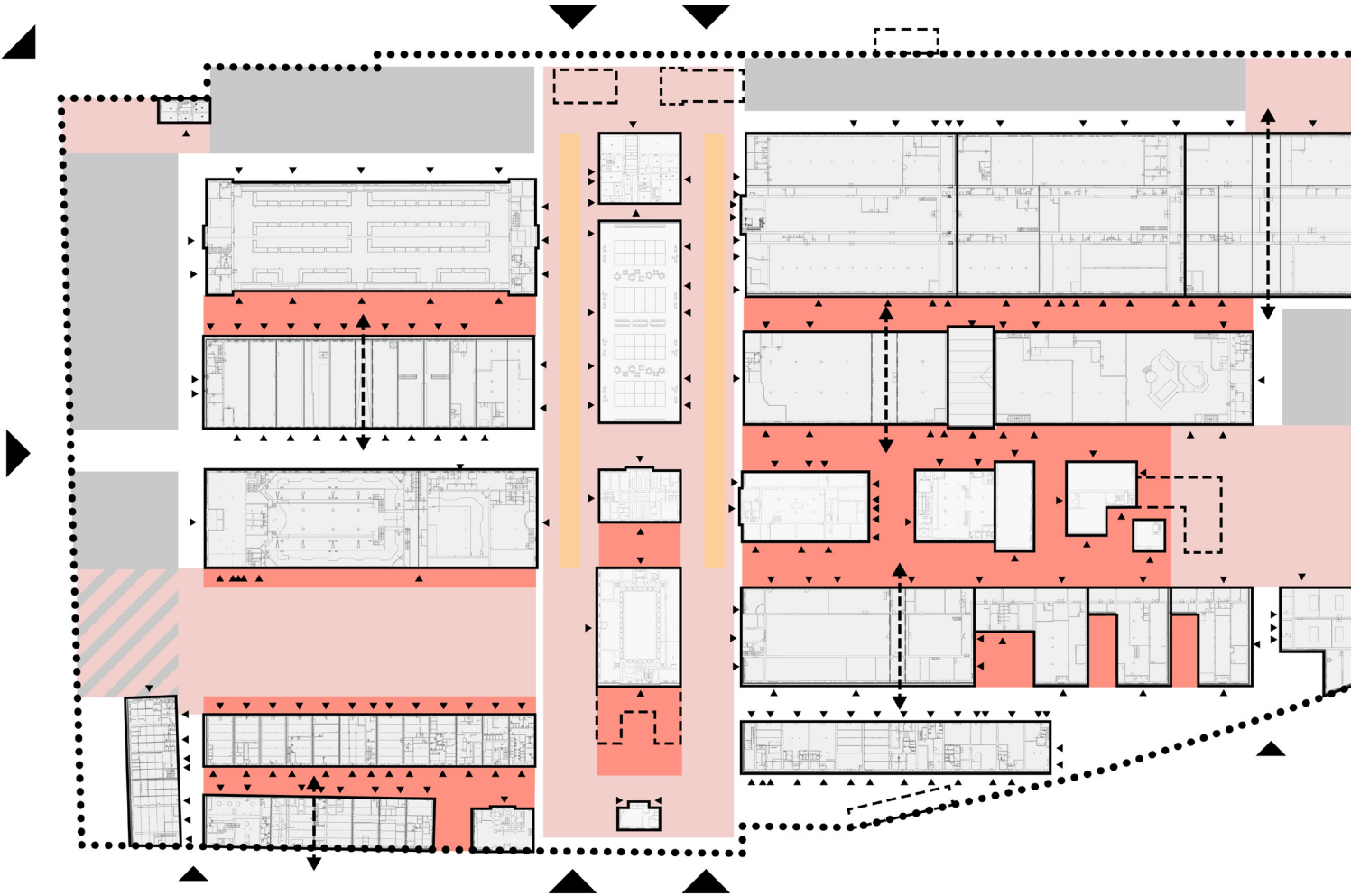
4_KONCEPCE ZELENÉ INFRASTRUKTURY

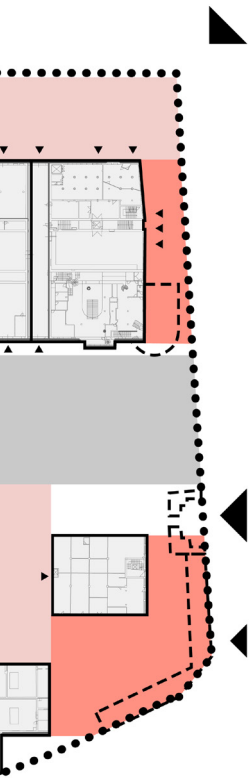
MASTERPLAN URBAN PRINCIPLES

The urban concept based on the study prepared by 4ct is open to other arrangements and can be further developed. The competition proposals should subject it to a critical look and verify it.







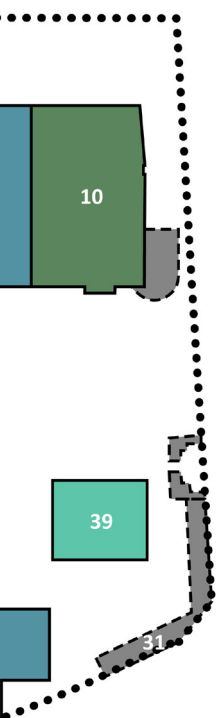


AREA HIERARCHY SCHEME (STUDY 4CT)

- hranice areálu Pražské tržnice
- hranice objektů
- hranice objektů uvažovaných k odstranění
- ←---→ uvažované umístění průchodů skrz objekty
- ▶ umístění vstupů do objektů
- ▶ doporučené umístění hlavních vstupů do areálu
- ▶ doporučené umístění vedlejších vstupů do areálu
- doporučené umístění ploch pro parkování
- doporučené umístění hlavních veřejných prostranství areálu
- umístění prostor s doporučenou vazbou na přilehlé objekty (artikulace vstupů do objektu, propojení s objekty, umístění dočasných nebo trvalých přístřešků, atp.)
- doporučené umístění ploch pro variabilní stánky, dočasný mobiliář, stínění atp.

* umístění ploch a vstupů do areálu je doporučením zadavatele, nejedná se však o závazný parametr žádání

SCHEME OF OBJECT USE (STUDY 4CT)



- hranice areálu Pražské tržnice
- hranice objektů
- hranice objektů uvažovaných k odstranění

Převažující budoucí využití objektů

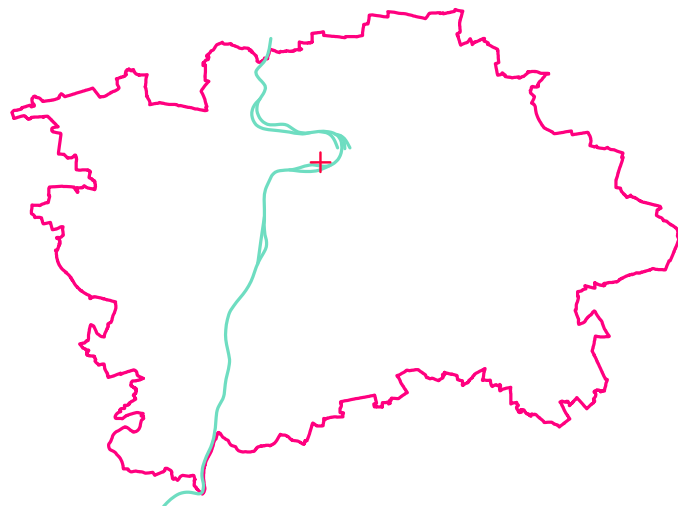
- maloobchod a služby
- gastronomie
- kultura
- volnočasové
- kreativní průmysl
- kanceláře
- skladování /technické zázemí
- demolice

- 1 informační a návštěvnické centrum areálu
- 2 dům designu
- 4 masná a pivní restaurace
- 5 správa areálu, restaurace v přízemí
- 5 kanceláře - sídlo firmy z odvětví kulturního a kreativního průmyslu
- 7 divadlo
- 3 divadlo, maloobchod a služby
- 9 maloobchod a služby
- 10 divadlo
- 11 maloobchod a služby
- 11a divadlo
- 12 výstavní a eventová hala
- 13 asijské trhy, výstavní a eventová hala, ateliéry, maloobchod a služby
- 14 galerie
- 15 galerie
- 16 sdílené dílny
- 17 výstavní a eventová hala
- 18 městská policie, sdílené ateliéry a kanceláře, maloobchod a služby, showrooms
- 19 kanceláře - sídlo firmy z odvětví kulturního a kreativního průmyslu
- 20 kavárna, malá kulturní scéna, vyhlídka
- 22 potravinová tržnice
- 23 technické zázemí
- 24 maloobchod a služby, gastronomie, kanceláře, výstavní a eventové prostory
- 25 restaurace, klub
- 26 maloobchod a služby
- 27 gastronomie, maloobchod a služby, kanceláře
- 28 gastronomie, maloobchod a služby
- 29 gastronomie, maloobchod a služby, kanceláře
- 35 gastronomie, maloobchod a služby, fitness
- 36 pražírna, pekárna, pivovar, škola vaření, sdílené kuchyně, klub, supermarket
- 39 dětské zábavní a vzdělávací služby, provozovny cirkulární ekonomiky
- 40 sdílené dílny, kanceláře, ateliéry
- 41 výstavní a eventový prostor

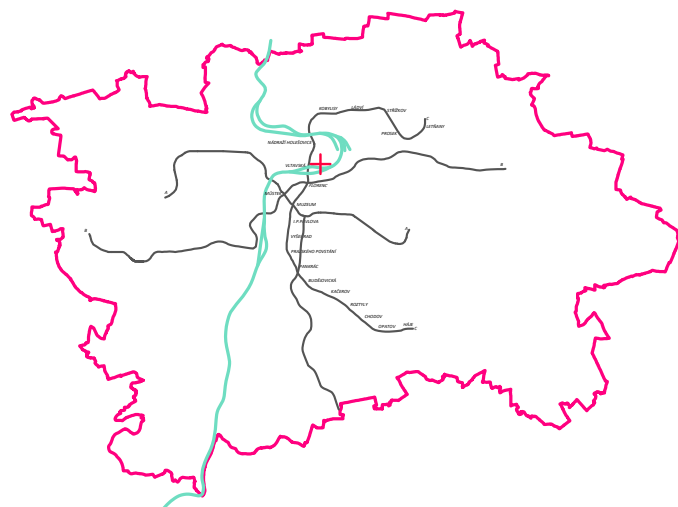
LOCALITY

The area is located within the district of Prague 7, in the cadastral district of Holešovice, specifically on four lots which take up a surface area of 108 975 m².

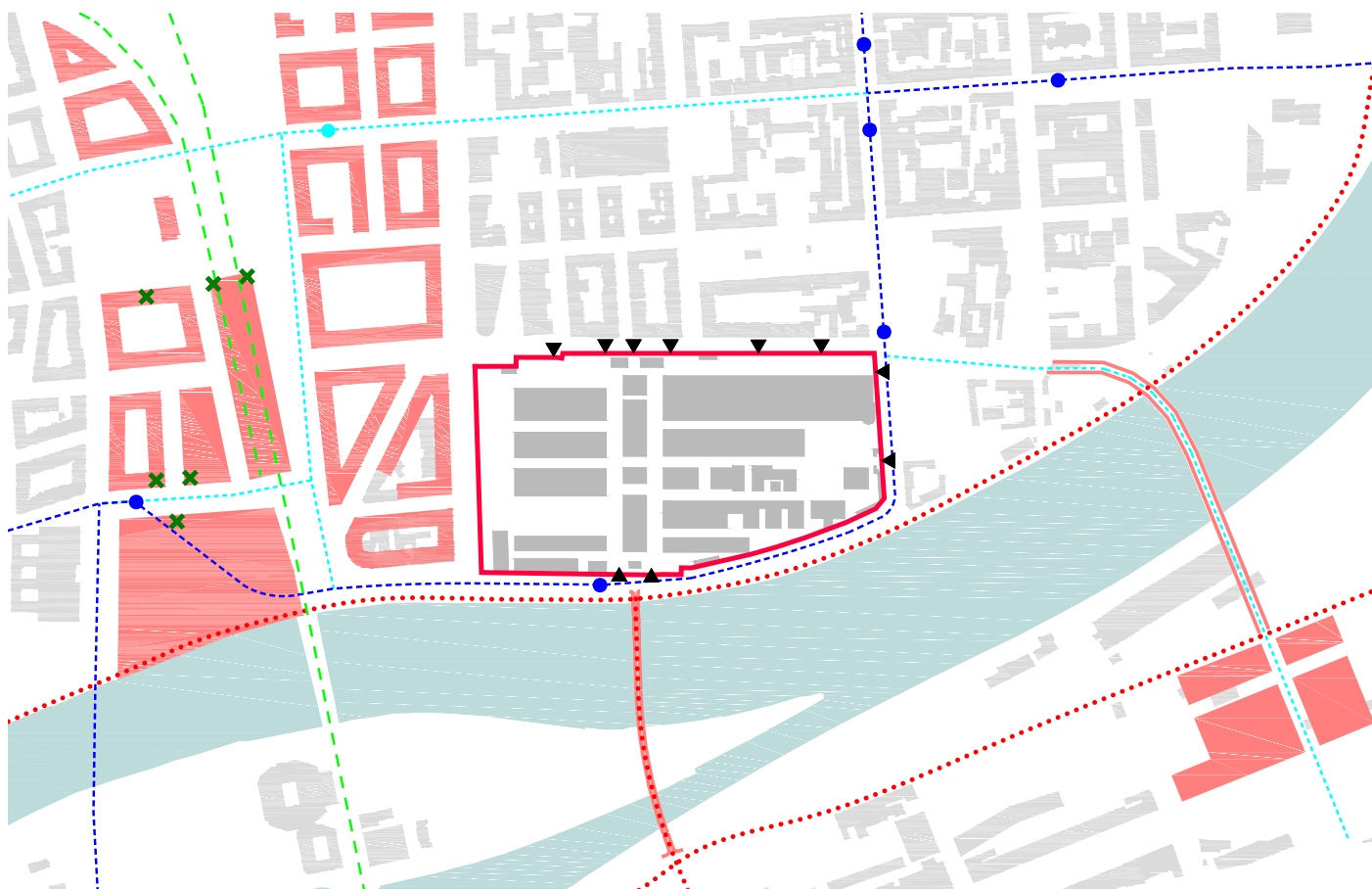
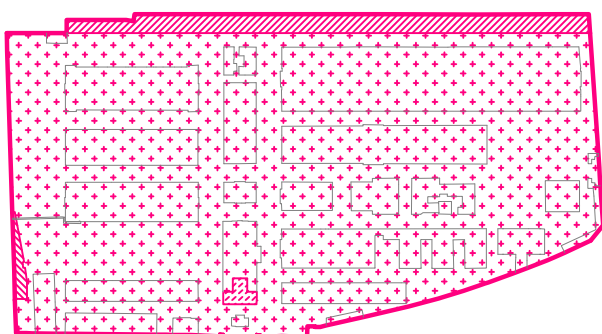
<i>cadastral district</i>	<i>parcel index</i>	<i>area/m²</i>
<i>Holešovice [730122]</i>	<i>1188/1</i>	<i>102.187</i>
	<i>1189</i>	<i>368</i>
	<i>1190</i>	<i>470</i>
	<i>2318/2</i>	<i>5.950</i>
	<i>total</i>	<i>108.975</i>



ADMINISTRATIVE CITY LIMITS OF PRAGUE



CURRENT NETWORK OF THE PRAGUE METRO





Bubny-Zátory



Štvanice island

--- competition area

CURRENT ACTIVITIES IN THE PRAGUE MARKET

THE CURRENT CONTENT OF THE PRAGUE MARKET BEGAN TO BE BORN IN THE LATE 1980S, WHEN THE CITY ABATTOIR WAS CLOSED AND THE AREA WAS REBUILT INTO A MARKET - ESSENTIALLY A HORIZONTAL DEPARTMENT STORE WITH THE REPRESENTATION OF THE THEN COMPANIES IN INDIVIDUAL BUILDINGS AND OUTDOOR STALLS SPREAD OUT IN ALL THE STREETS OF THE AREA. THE CURRENT MIX OF SERVICES AND SHOPS, OFFICES AND CULTURAL AND GASTRONOMIC FUNCTIONS WAS BORN. THIS SHOULD CONTINUE TO FILL THE AREA IN THE FUTURE, BUT IN A SIGNIFICANTLY CHANGED FORM. THIS WILL UNDERLINE BOTH THE CULTURAL AND HISTORICAL SIGNIFICANCE OF THE SITE AND ITS LOCATION WITHIN THE CITY. IN ADDITION TO THE SENSITIVE RECONSTRUCTION, PRAGUE FACES THE CHALLENGE OF FILLING THE SITE WITH A MIX OF TENANTS THAT WILL ATTRACT A BROAD SPECTRUM OF PRAGUE RESIDENTS AND AT THE SAME TIME ENSURE SUSTAINABLE FINANCING FOR ITS OPERATION.

The Prague Market is the exclusive property of the City of Prague. However, shortly after the Revolution, it was leased for 50 years to a private tenant, who, although partially developing the area (e.g. the completion of buildings H48 and H54), mainly contributed to its gradual decline. For the last ten years, the city management has therefore been seeking to cancel the lease, which was achieved in December 2019 with a final court decision. Delta Center a.s. lost the lawsuit with the obligation to pay the debt of a quarter of a billion CZK.

Thus, the city took over full management of the complex only recently and in a rather dismal state. After the removal of the last part of the black buildings built by the previous tenant, the complex is gradually returning to its original form. Over the past two years, parallel work has been carried out on the design preparation for the gradual reconstruction of the buildings and public spaces on the site, which are estimated to last for the next 15 years, and on defining the future programming and business content.

The closest to reconstruction and revitalization are Hall 04 (former slaughterhouse exchange, in the future a large beer and meat restaurant), Halls 24 and 35 with a lively commercial parterre and office and leisure fillings on the upper floors, Halls 27, 28 and 29 with various gastronomic concepts on the parterre and office functions on the upper floors. In the first phase, the tower (Hall 20) should be reconstructed and the tenant in Hall 18 will be changed, which will be partly dedicated to creative industries (especially gaming and animation) and partly used by the Prague 7 Municipal Police Headquarters.

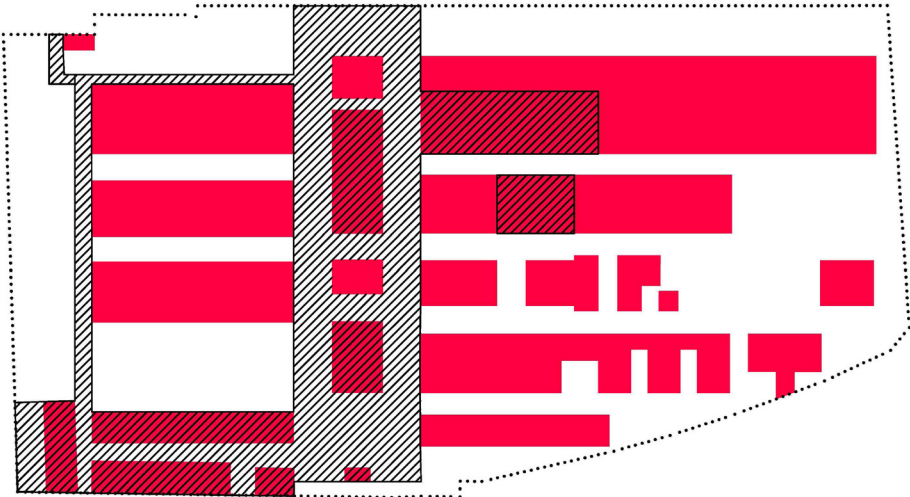
In addition, it is worth mentioning the existing premises that are already fixed in the development plans without change of use- it is Hall 22, which houses a year-round vegetable market with more than 50 vendors. This should be programmatically complemented by the neighboring Hall 36 with gastrotechnological facilities on the ground floor (shared kitchens, coffee roasting, a larger bakery, soda fountain, etc.) and a nightclub in the basement. Parts of Halls 7 and 8 are occupied by the Jatka 78 theatre, which houses several new circus and dance companies (Cirk La Putyka, Dekkadancers, Heavens Gate), Hall 40 houses the Art&Digital Lab- a place for the development of creative studios and professions, Hall 14 houses the Trafo Gallery, and Hall 35 houses the SaSaZu restaurant and club. These tenants and uses have been present here for between 5 and 10 years and form the imaginary first wave of the transformation of the complex from a classic marketplace into a much broader place for creativity, culture, quality shopping, gastronomy, work and leisure. The next renewal and addition of tenants will be continuous, following the gradual renovation of individual buildings.

In addition to the long-term program, space is also dedicated to short-term tenants and events in the area. Halls 13 and 17 are allocated for exhibition and event purposes in the long term, where events such as Mercedes Benz Prague Fashion Week, Artsemester UMPRUM, Imaginarium of the Forman Brothers and others have taken place or are planned.

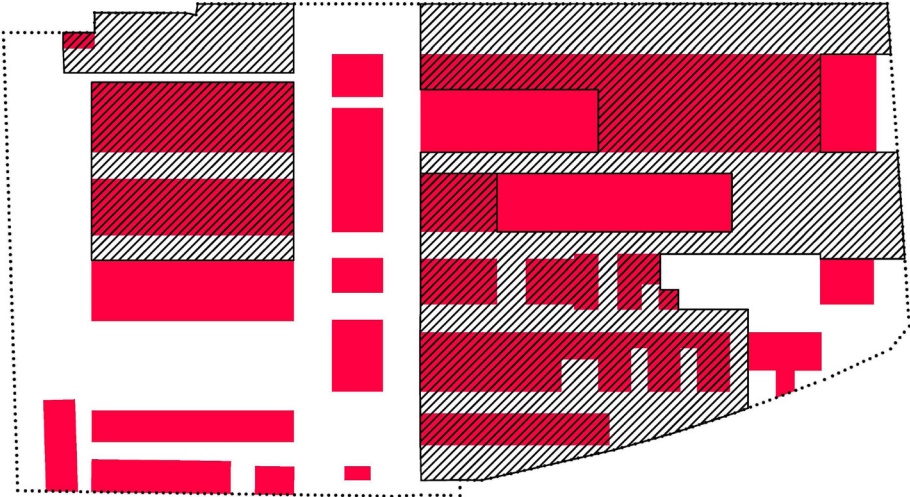
The outdoor spaces are used for occasional revival of markets or market and gastronomic festivals, such as the MINT Market, the MINI Children's Festival, beer and wine festivals, etc. Ad hoc cultural uses of the space for street and site-specific theatre performances, busking and other musical performances, and outdoor art exhibitions and installations are also an important part of the action. The outdoor spaces are enlivened by pop-up venues, with the Burza#4 garden currently operating in front of Hall 04, and a permanent Food Truck Point between Halls 13 and 17. Both have small stages for cultural programming. A similar breadth of use of the outdoor areas of the complex is envisaged in the future.

The last chapter consists of the buildings with the furthest horizon of reconstruction. Their content is therefore not yet addressed in any more specific way. These are mainly warehouse spaces and the Alza showroom in Halls 08, 09 and 10 or Mountfield in Hall 12.

PHASE OF RECONSTRUCTION



Phase 1 – short-term



Phase 2 - medium-term



Phase 3- long-term

LIMITS

PRAGUE MARKET LIMITS ARE POSSIBLE TO DIVIDE INTO THREE GROUPS.

The first group is represented by mental restrictions that all people involved in the several years long project have built in themselves. This problem will be eliminated by new people joining future stages, including winners of the competition.

The second group of restrictions are engineering connections and technologies. It is a highly specialized field that can be dealt with by involving specialists and good coordination. The good news is that alongside this competition, a project on connections and technologies will be worked on and all mains and services on the premises will be new. It will be possible to coordinate everything above the ground with everything under the ground right after signing the public space design contract.

The third restriction group of parameters is the historic preservation status of the premises. It is very strict when it comes to annexing, extensions, and alterations of existing objects. To confirm what the premises can take in this sense the architectural studio CMC architekti devised an urban-architectural study which was used to help confront the Heritage Department. It is possible to sense consideration and fear felt by the Heritage Department – their requirement to stick to the original look of the objects to maximum extent, an expressed concern of the HD that the premises will turn into a woodland that will hide existing historical buildings. It is up to individual contestants to approach this stance. Even though they are mere comments on the presented study, it must be stressed that competition designs should respect the historic value of the Prague Market. The aim of the competition is to connect with the genius loci and interpret it for new ways of use.

MONUMENT PROTECTION

THE PRAGUE MARKET IS AN IMMOVABLE CULTURAL MONUMENT, REGISTERED IN THE CENTRAL LIST OF CULTURAL MONUMENTS.

Monument: slaughterhouse- Prague Market

Protection status/closure type: declared a cultural monument + supplemented/ revised by another declaration

Monument since: 25.2.1992

ÚSKP register number: 12268/1-2185

Name of the district: Praha hl.m.

Prague, capital of the city (city/village).

Municipality: Holešovice

Cadastral area: Holešovice

Street, square/location: Prague 7, Bubenské nábřeží

Description number: 306

Landmark numbers: 1,2,13

Prague 7

Building Authority: Building Authority- Office of the Municipal District of Prague 7

Financial Office: Financial Office for the Capital City of Prague, territorial office for Prague 7

Historical country: Bohemia

Record Identifier (IdReg): 119226

HERITAGE DEPARTMENT ON THE MASTERPLAN

AFTER THE MASTERPLAN PRESENTATION HELD IN FEBRUARY 2020 THE CITY HALL HERITAGE DEPARTMENT ISSUED THE FOLLOWING COMMENTS.

On design: to examine the possible use of existing buildings with regard to construction capacity and multi-purpose (more universal) opportunities; stall sale is not to be concentrated in main communication axes; to consider size (width) of entrances and height and density of solitary greenery (so that trees do not create the impression there is a woodland in the west).

On new fencing elements: to examine the need to interfere with existing features (number of entrances, their width, entrance constructions size – their dominance and volume – competing with existing elements).

On navigation system: traditional materials scaled as is typical of the premises, possible modern adaptation relating to the new layer, careful thought placing bulky dominant features into the main axes.

On street furniture and surfaces: make more use of scale, patterns and materials referring to original features (smaller scale paving makes it possible for precipitation to soak more due to greater amount of joints, possible use of historical forms either existing or present in the past – cast iron, industrial forms, etc., greenery – outside seating – placement?).

On stall sale in promenades: not to repeat mal-placed stall sale in main axes – location?, temporary character, mobile market furniture of the „farmers market“ nature (scale, height) with no permanent supply connections (water, sewer).

On heat island solution strategy: rainfall water management and storage in accordance with planned utility services and collectors.

On water features: not to place water features (surfaces) into main axes or communications knots due to traffic complications, to keep the premises uncluttered.

On new surfaces: to consider the amount of greenery in relation to the originally non-existent greenery on the premises, to aim to exploit elements used in the past (troughs, drainage gutters, smaller scale paving patterns to increase the amount of joints which enable greater precipitation soaking-in).

On green relaxation zones: to concentrate greenery onto the outskirts and into reclusive areas in general, not into the original roads (streets).

On visualizations: to consider scale and volume of new fencing features (careful placing new dominant elements at entrances on main axes, new volumes within original constructions and fencing elements should stem from historical and existing and Prague Market typical forms – front gables, basilican shapes, facework, posts – fencing, chimneys, to consider use of new elements in the shape of a massive rectangle with no relation to the current historical look).

TECHNICKÝ OBZOR.
 Organ Spolku architektů a inženýrů v království Českém.

Redaktor: Inženýr F. STUPECKÝ.
 Vychází 10, 20. a posledního každého měsíce.

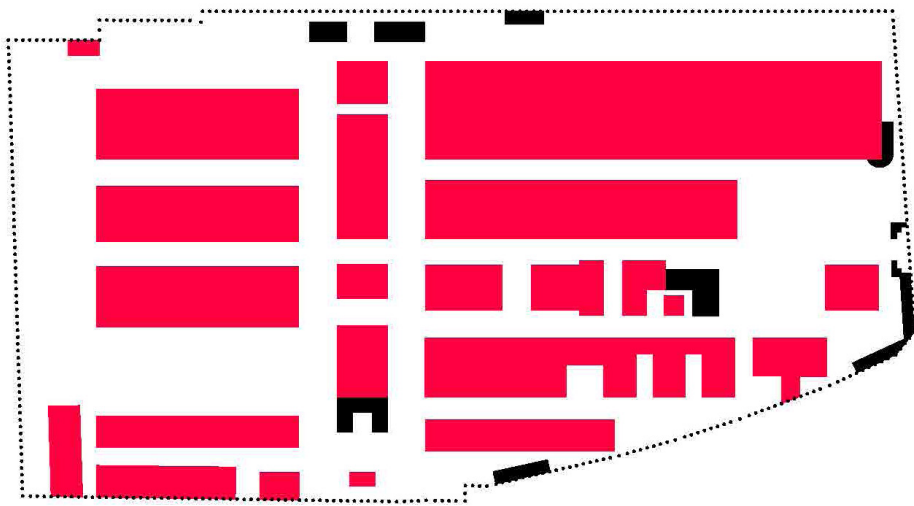
ROČNÍK I. V PRAZE, DNE 31. PROSINCE 1898. ČÍSLO 34.

Stavba ústředních jatek a trhu dobytčích v Praze-Holešovicích.
 Se svolením úředním sděluje inž. Ludv. Čížek.

Počátkem letošního roku zavláděl cílý ruch stavební na jihu západní části rozsáhlé pláně Holešovicé po levém břehu Vltavy, naproti východní části ostrova Štvanice. Pozemky k tomu cíli zakoupené v ceně asi 300.000 zl. vymezeny jsou regulačními čarami v obdélník, jehož delší strany severní a jižní asi 450 m, západní a východní asi 250 m měří. Stavba nyníjší provádí se na západních dvou třetinách, kdežto východní třetina staveniště určena jest pro jatky obcí předměstských. Komplex tržních a jatečních budov stavebním programem žádaných rozřešen

Obec pražská přikročila tu k jednomu z četných svých milionových objektů směřujících ku zvelebení královského hlavního města ve směru hygieny i appropisace počítím se stavbou ústředních jatek a trhu dobytčích.

— 301 —

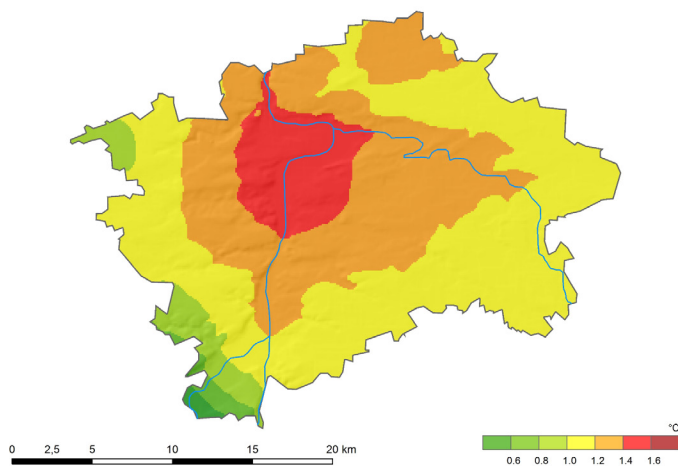


BUILDINGS TO BE DEMOLISHED

CLIMATE

THE AREA BELONGS TO THE CLIMATE ZONE 2 (WARM, MODERATELY DRY) CHARACTERIZED BY A LONG, WARM AND DRY SUMMER, A VERY SHORT TRANSITION PERIOD, A WARM TO MODERATELY WARM SPRING AND AUTUMN, A SHORT, MODERATELY WARM, DRY TO VERY DRY WINTER, WITH A VERY SHORT PERIOD OF SNOW COVER.

HEAT ISLAND - THE AVERAGE TEMPERATURE DIFFERENCE BETWEEN THE CENTER AND THE SURROUNDINGS OF PRAGUE IS 2.2 °C. THIS IS A FIGURE FOR THE PERIOD 1961-2012, IT FLUCTUATES DURING THE YEAR. THE DIFFERENCE IS MAINLY AT NIGHT - THE CENTER REMAINS WARMER THAN THE OUTSKIRTS.



TOPOGRAPHY

THE LANDSCAPE IS PLAIN WITH A VERY MODERATE DIP TOWARDS THE SOUTH. THE ORIGINAL LANDSCAPE IS LEVELLED OUT WITH LANDFILL.

Microclimatic elements (primarily altitude, orography, and exposition) do not have any substantial effect here. A typical feature of this vertically very little diverse climate is an evenly distributed rainfall throughout the area. Annual rainfall totals around 494 mm (in 1998). Maximum rainfall occurs in June, minimum in December.

Climate characteristics of the wider area:

Average temperature: January -2 to -3 °C, April and October 8 to 9 °C, July 18 to 19 °C

Number of tropical days (t max 30 °C and higher): 8- 10

Number of summer days (t max 25 °C and higher): 50- 60

Number of frost days (t min -0,1 °C and lower): 100- 110

Number of ice days (t min -0,1 °C and lower): 30-40

Number of freezing cold days (t min -10,1 °C and lower): 10- 15

Number of arctic cold days (t max -10 °C and lower): 2 and less

Number of days with average temperature of 10 °C and more: 160- 170

Growing season rainfall: 300 – 350 mm

Winter rainfall: 200 mm

Number of days with rainfall of 1 mm and more: 90- 100

Number of days with rainfall of 10 mm and more: 12- 15

Number of days with snow cover of 1 – 20 cm: 40- 50

Number of days with snow cover of 21 – 40 cm: 10 – 15

Number of days with snow cover of 41 cm and more: 5 and less

Number of overcast days: 110- 120

Number of clear days: 40- 50

Average annual referential evapotranspiration: 500 – 600 mm.

From the geomorphological view and according to the regional topography of the Czech republic, the given area is part of the Beroun system, Brdy region subsystem, Prague plain complex, Říčany plain sub-complex, Prague basin domain.

The Prague erosion basin is located in the river Vltava basin on early Palaeozoic slates, wackes, sandstones, and Barrandien quartzites. There is abundance of pleistocene river sands and gravel. The hydrographic axis of the Prague basin is the Vltava which, outside the Prague basin, created a deeply cut south-north valley. The valley broadens in the Prague basin and is asymmetric in its transverse profile with steep slopes on the left bank (mostly under denudation and structural plains), and moderate slopes on the right bank with stepped pleistocene terraces which are the most eminent feature of the relief from all accumulation forms in the Prague plain. It constitutes a complex terrace system of 7 terrace accumulations. They are prevalent on the right bank of the Vltava, larger accumulations of the left bank can be only found at the Smíchov waterfront and Holešovice meander. The area is only scarcely or little covered with oak-trees and mixed wood vegetation, typical are urban gardens within the Prague urban area.

The landscape of the broader area has been changed greatly in the past by diverting the Vltava towards the middle of the Holešovice meander, by constructing the port in Holešovice, and by gradual filling-in of the original riverbed within the area of the port in Karlín.

The area of interest is located within the protection zone of the supra-regional biocorridor of the Vltava valley. Broader vicinity of the area of interest is the site of a regional biocentre of Rohanský island east.

The area is located within the limits of the capital city of Prague and is subordinated to the public notice issued by the Ministry of the Environment of the Czech republic no. 41/1992 Coll. as amended, which specifies areas under special air protection.

The area is not nationally nor regionally protected in accordance with act no. 114/1992 Coll. on nature and landscape protection and no 289/1995 Coll. on woods.

According to the registry of the Czech geological survey – Geofond - there are no mineral deposits, nor any registered geohazard sites, old mines nor landslides in the area of interest.

The area is not subject to provisions of § 18 on limited activities on protected deposit areas as in act no. 44/1988 Coll. on the protection and exploitation of mineral resources.

From the point of view of heritage protection, the area is located in a protected area. The Prague market premises are protected as a cultural heritage monument. The broader surrounding area is archeologically interesting with located archeologic sites. The area is of archeologic interest with assumed archeologic discoveries.

From the point of view of infrastructure, the area of interest features numerous utility lines and utility services protection zone.

From the point of view of functional zoning based on the current land-use plan, the premises are zoned as ZOB-business – area for retail and wholesale facilities of supralocal importance. Land use: largescale retail accompanied by administrative, service, food and cultural services, wholesale, and distribution centres. Complementary land use: minor water areas, greenery, playgrounds, cycle paths, footways, roads, essential major facilities, and linear structures TV. Parking lots, laybys, garages. Change of use is not anticipated.

Hydrologically the broader area belongs to the Vltava basin. The area itself is situated on the left bank of the Vltava, on the edge of the Holešovice meander. The Vltava bed represents the base-level of the broader surroundings. There are no troughs nor water areas on the premises.

According to the general water management map of the Czech Republic, the broader area belongs to the 1-12-01-0250-0-00 Vltava hydrology rank.

RESERVES

THE SITE IS NOT LOCATED WITHING ANY PRESERVE AS DEFINED BY ACT NO. 114/1992 COL. ON NATURE AND LANDSCAPE PROTECTION. (IT IS NOT LOCATED WITHIN ANY NATIONAL PARK, CONSERVATION AREA, NATURAL PARK, NATIONAL NATURAL RESERVE, NATURAL RESERVE NOR ANY TEMPORARILY PROTECTED AREA.)

THE CLOSEST SIGNIFICANT LANDSCAPE FEATURE (SLF) IS THE WATER COURSE AND RIVER FLAT OF THE VLTAVA (TO THE SOUTH OF THE AREA).

HYDROLOGY

THE AREA IS NOT INUNDATED (AS A RESULT OF CONSTRUCTION OF FLOOD EMBANKMENTS AT THE WATERFRONT IN BUBENEČ), NOR IS AN ACTIVE FLOODLAND.

1	made-ground, spoil bank, depot (anthropogenous, diverse composition)
6	vertical accretion (fluvial general + water reservoirs sediments)
7	mixed sediment (deluvial-fluvial)

- pleistocene:

16	loess and loess loam (eolian) (composed of quartz + impurities + CaCO ₃)
2459	sandy gravels (fluvial), gray and brown; late pleistocene - Würm
2068	sand, gravel (fluvial) (diverse composition) – late Riss (R2)

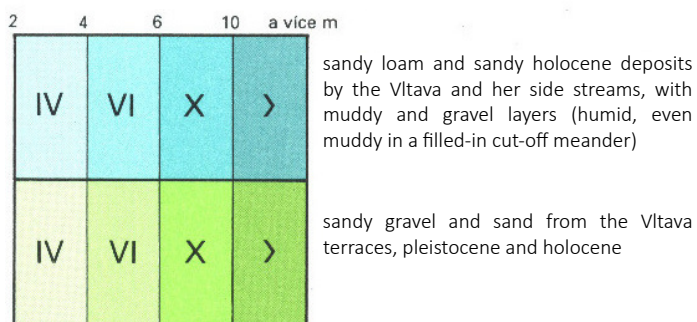
BOHEMIAN MASSIF – crystalline basement and pre-variscan paleozoic

(Prague basin): - ordovician:

bastard shales, siltites, Bohdalec formation; beroun

540	siltites, black shales, Zahořany formation; beroun
541	black and gray clay shales, Vinice formation; beroun
542	mix of wackes, sandstones, siltites, and clay shales, Letná formation; beroun
545	black clay shales, Libeň formation, beroun
543	silicarenite (marine), Skalky and Řevnice quartzites, dobtrov to Libeň formation
546	clay shales, dobtrov formation, black shales facies; dobtrov

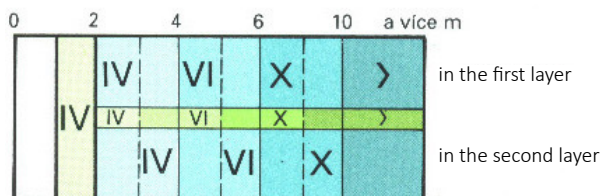
Surface soils



**Prequaternary base rocks
ordovician**



Illustration of surface base depths



GEOLOGY

GEOLOGY OF THE AREA IS GIVEN BY ITS LOCATION IN THE CENTRE OF THE BOHEMIAN MASSIF. THE ROCK BASE OF THE AREA CONSISTS OF SLIGHTLY METAMORPHIC ROCKS OF THE EAST BARRANDIEN.

Prequaternary base of the area and its surroundings is made of ordovician rocks. Paleozoic rocks of the Prague basin of the Barrandien is made of a massive succession of sea clast deposits. In the area surroundings rocks of the middle and late Ordovician emerge on the surface. They are black shale, clay shale, wackes, sandstones, siltites, bastard shales and late sandstones, siltites and clay shales (stratigraphic range of formation from dobtrov to bohdalec).

Rocks are closely folded into a bowl-like rock – synclinorium – of a very elongated shape WSW – ENE, and the axis of this structure roughly intersects the Pankrác plain. This area features the latest rocks of the silurian age, and in the north and south also older rocks (of the ordovician).

Thus the general direction of all paleozoic formations is ENE – WSW. To the north of the synclinorium axis of the area rocks are inclined north and NNW. Due to close folding, tectonic damage and compression faults, direction and inclination situation can be different from general situation in different locations.

Slate surface is often mouldered, even disintegrated, of clayey or even soil nature with stone chips and bits that gradually turn into mouldered and semi-mouldered stages. There can be limonite films on slate surfaces.

Boundary planes between formations are tectonic and stratigraphic which usually means a change in the petrographic nature of the rocks, too.

Today's broken topography of Prague is a result of extensive erosion-denudation and deposition processes during the Quaternary. The Prague basin gets wider in the Vltava valley and is asymmetric in its transverse profile with steep slopes on the left bank (mostly under denudation and structural plains), and moderate slopes on the right bank with stepped pleistocene terraces which are the most eminent feature of the relief from all accumulation forms in the Prague plain. It constitutes a complex terrace system of 7 terrace accumulations. They are prevalent on the right bank of the Vltava, larger accumulations of the left bank can be only found at the Smíchov waterfront and Holešovice meander.

Latest formations are anthropogenous filling-ins of mostly local excavated material with accidental material (bricks, concrete, etc.).

Sandy-gravel deposits of the Maninská terrace together with filling-ins define the base situation of the area in question.

FLUVIAL TERRACE DEPOSITS OF THE VLTAVA

Deposits of higher Vltava terrace levels can be found on higher platforms of the Prague basin. The terraces are predominantly made of loamy sand and sands with a varied amount of gravel, and especially at the base sandy gravels with rolled pebbles and stones, near the surface sandy soils. Their composition is rather varied, the deposits predominantly loamy, even argillous, and very little permeable.

A younger group of terrace deposits is represented by a complex of thick sandy gravels, corresponding with riss (total width 28-41 m). Such deposits correspond with current streams and rim the feet and lower parts of slopes. The base is found just below current streams surface.

The youngest and morphologically lowest terrace deposits dating to the last (würm) glacial fill valley bottoms of both rivers and other side streams. They create either sandy gravel forms which at times can reach the surface, or they are covered with holocene flood loams, dejection cones, or narrow bands of young deluvia and surface washes.

Sandy gravels of the main terrace are rough, dense, as to the texture mostly gravel with fine-grained soil (G-F), at times with quite thin (in dm) layers of clay gravel of up to GC. Some places feature layers of 0,5 – 1 m with boulders of up to 30 cm. Such gravels can be found between 4-5 m, their base in the depth of 7-12 m under the current ground. Rolled pebbles and fine chips feature mostly most solid rocks of the clay family, then dike rocks of the granite massif and quartzite.

HOLOCENE VERTICAL ACCRETION

Holocene deposits are mostly inserted in the flood-plain pleistocene bench and the lithology of such deposits is very varied.

The uppermost parts of the profile (holocene) usually consist of medium-dense, mostly fine-grained to very fine-grained sands (S-F, SM) up to 4 m deep with layers of fine-grained loamy and clay earth (mostly MI, CI, MS, CS). Quite usual are paleontological skeletal finds (individual bones), locally organic deposits can occur. The soil proper corresponds in its grain size with its parent material, i. e. fine-grained sands.

ANTHROPOGENOUS DEPOSITS (MADE-GROUNDS)

Anthropogenous made-grounds and spoil banks have been around since the beginning of the settlement and are a very abundant form of deposits mainly in the long and densely populated region of Prague. Made-grounds are connected with natural ground adaptations of the originally low and often flooded banks, diverting the Vltava bed, and bodies of roads and railways on the surface.

They usually consist of material of the above mentioned size types mixed with rubbish (brickbats, rubble, blocks, concrete, mineral matter etc.) which is their „gravel“ admixture.

SEISMICITY

The area does not belong to any active seismic region. According to Czech norm ČSN 730036 on Seismic load on building intensity of earthquake activity on the M.C.S. scale (Mercalli-Cancani-Sieberg) is below 6°. (Closest izoseismic line with the intensity of 6° are to be found in the Liberec region.)

RADON INDEX

Radon index (hazard) determination: volume of active radon in

soil air detected on land in close proximity of the site in question oscillated between $Q_{av} = 3,4 - 10,3 \text{ kBq.m}^{-3}$, third quartile of data set $Q_{av} = 6,9 \text{ kBq.m}^{-3}$. Low index of radar hazard on moderately permeable base.

HYDROGEOLOGY

As to hydrogeology the area belongs to district 6250 – Proterozoic and Paleozoic in the Vltava confluents basin. The body of ground water of the bed to 62500 – Proterozoic and Paleozoic in the Vltava confluents basin.

The quality of the groundwater body is good, as to its chemical pollution not good. Pollution trend: stable (HEIS VÚV TGM).

There are no groundwater mines in the larger area, no registered groundwater use.

General hydrogeology of the area depends on its lithology, i. e. permeability, relief morphology, and anthropogenous inputs of the urban area.

Within the larger area it is possible to define two horizons with groundwater with a different type of permeability and a more or less interconnected groundwater circuit.

GROUNDWATER HORIZONS

GROUNDWATER OF THE BASIN SANDY-GRAVEL TERRACE

The hydrogeology of the area is defined by quaternary deposits with interstitial groundwater. They are represented by gravels of the main terrace covering crystalline base of the Vltava basin bed. Their thickness averages on 9-12 m in most parts of the area, it lessens to 4-5m towards Argentinská street in the northwest due to the rocky character of the bedrock.

Their hydrogeological function in the structure is interstitial water collection. As to the granular texture it is usually rough gravel with fine-grained earth (G-F, G P, G W), at times with clay gravel layers (GC), however they do not seem concurrent and do not affect the overall homogenous profile. According to grading curve calculations (by Hazen) the hydraulic conductivity coefficient k_f ranges around 10-3 – 10-6 m/s, $4,9 \times 10^{-4}$ m/s on average.

Gravels are covered with holocene deposits, primarily fine sands (SM, S-F) and loams with a hydraulic conductivity coefficient at 6×10^{-6} to 9×10^{-5} m/s on average, i.e. of one to two orders of magnitude lesser.

Groundwater level is usually phreatic or mildly confined, with a moderate incline to the east and southeast, from the central part of the Holešovice meander to the Vltava bed. In the larger area surface water and groundwater interact through permeable terrace deposits. The level of shallow groundwater near the Vltava bed depends directly on water levels in the river from where groundwater is supplied at times of maximum flows and levels. Level differences affected by changes in the Vltava can reach 1 m and more sometimes.

Water levels in the river (and thus groundwater levels) are influenced by settings at the weir in Trója (178,5-180,5 m). These dimensions correspond roughly with archive groundwater level data. Interconnection with surface water is most important for the area hydrogeology, other water sources are of only secondary importance for local groundwater saturation – groundwater in the area is also partly saturated by interstitial rainwater

(infiltration area), however this source has been diminishing together with intensified urbanisation. Other sources might be leaks from waterpipes emergencies.

During flooding, when surface water levels in the Vltava soar up to several metres in a very short time, hydrostatic pressure rises accordingly too, a little belated which is caused by direct connection of both surface and ground waters. It is necessary to address this accordingly when designing subterrain constructions. The area was heavily flooded in 2002. Recently flood banks have been completed in Holešovice which should protect the area from inundation in future.

In general groundwater of the area moves towards the Vltava, i. e. from northwest to southeast. Groundwater has been proven in 5-8 m under surface in the past, which is approximately 184-181 m above sea level. To determine current groundwater levels and its long-term monitoring related to climate conditions is a task to take up within further surveying.

Groundwaters are usually very moderately aggressive towards concrete structures and very aggressive towards steel.

BEDROCK GROUNDWATER

Groundwater in base late proterozoic slates, siltites, and wackes (solid lutaceous and arenaceous rocks) does not create layers, it circulates through cracks and leaks. Most permeable is the upper loosened zone up to 30-40 m deep which is densely broken up and in its topmost part also weathered by cold. Groundwater is found in the zone most often (most important aquifer), water circulation may be hindered by fine-grained (clay and loam) nature of waste often present in these cracks.

Water level depends directly on rainfall which is the main source for traprocks in the area. Water copies the terrain and clears away by means of intake into alluvial deposits of local water courses (local base level of erosion). The main base level of erosion in the region is the Vltava course. Its permeability drops quickly the deeper it gets and is only effective around major leaks. Fresh minerals are very little permeable for water, even waterproof. In regular proterozoic rocks groundwater sources are not abundant at all. Informative pumping tests on bores and wells proved their yield to be tenths, maximum several l/s.

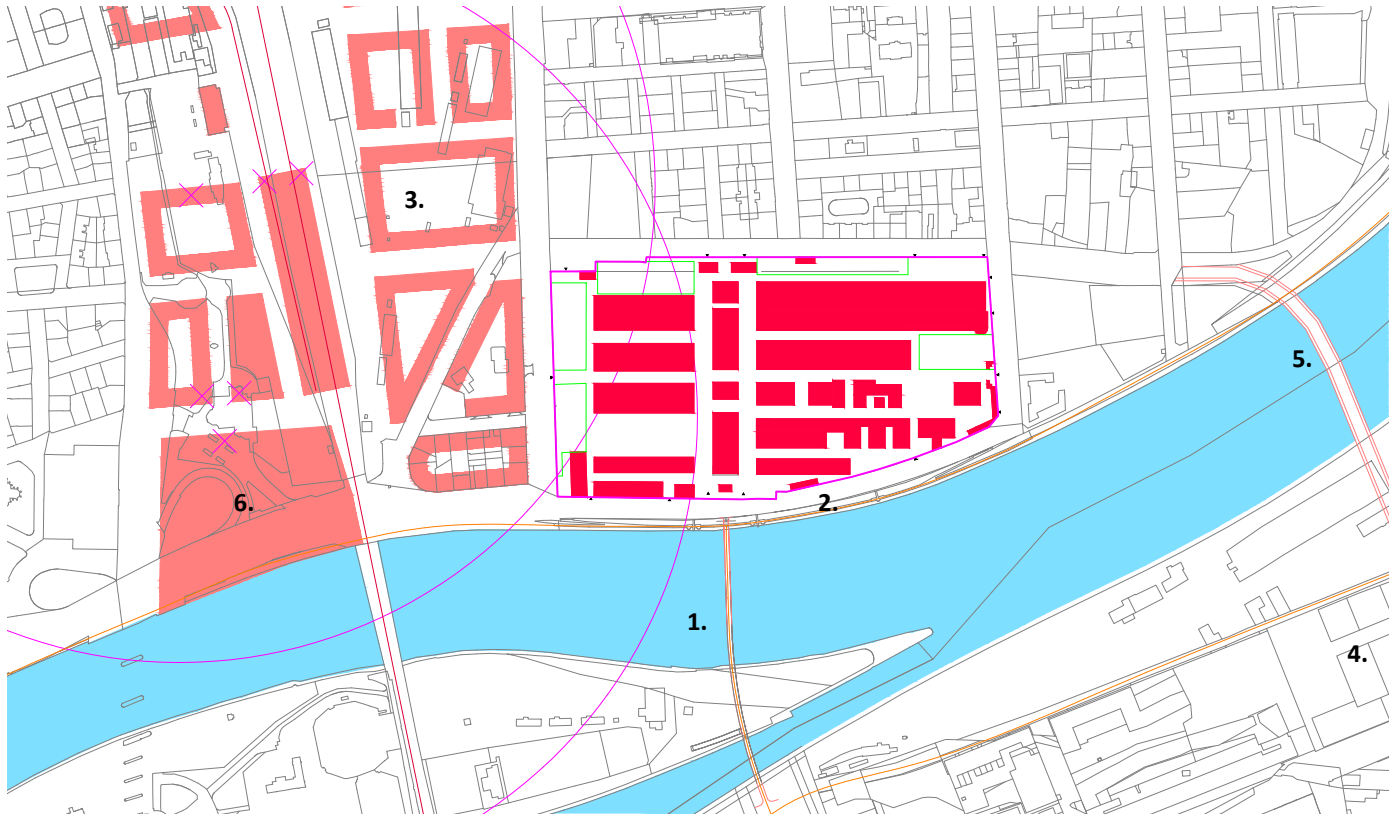
Most permeable seem layers of coarse grained wackes, more substantial circulation is prevented by the flysch nature of the formation (regular and quick rotation of quite permeable with waterproof layers).

Groundwater depth under the surface



SOURCE: Pilot geological surveying – Prague market, Holešovice RNDr. Tomáš Lipanský, Ph.D.- 2018

PLANNED PROJECTS IN PROXIMITY



1.
HOLEŠOVICE – KARLÍN FOOTBRIDGE (HOLKA)
ING. ARCH. MAREK BLANK, ING ARCH. MGA. PETR TEJ, PH.D.



2.
BUBENSKÉ NÁBŘEŽÍ
PUBLIC SPACE CONCEPT DESIGN
FOR RECONSTRUCTION OF TT AND SPACE REARRANGEMENT, IPR

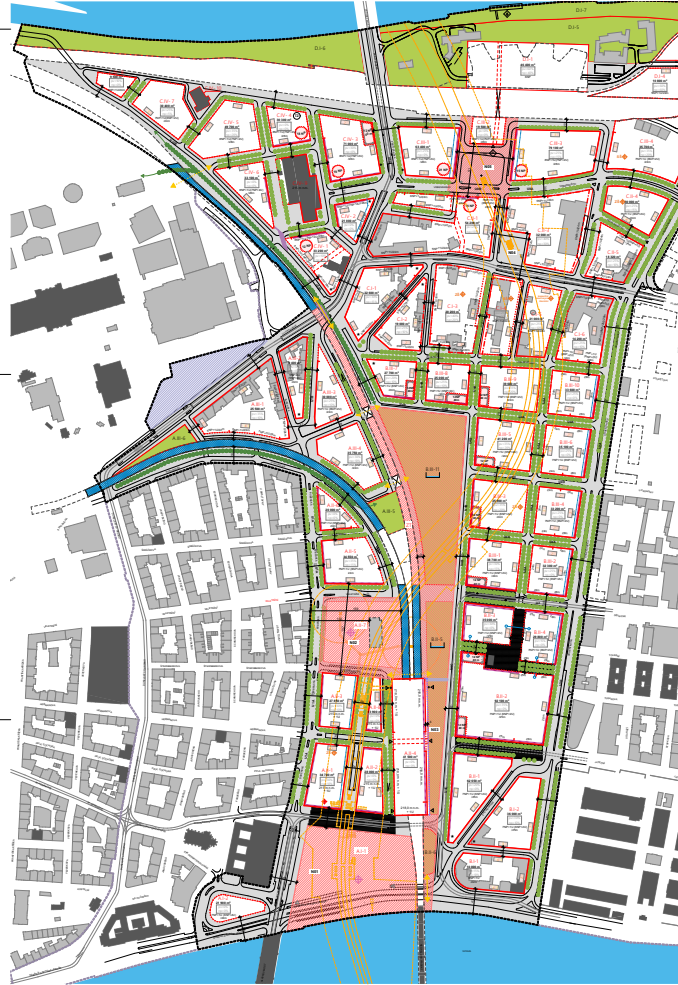


6.
PRAGUE PHILHARMONIA SITE AT THE VLTAVA
The capital city of Prague intends to build a new concert hall as part of contemporary music center that would fulfill world standards (acoustic, scale, layout, technical, architectural, urban) and at the same time confirm Prague as a metropolis of culture and a symbol of Czech music tradition. The aim of the project is to create a new, lively, open, and busy place of culture for all types of visitors and first of all for Praguers. The project has moved into another stage as the Prague representatives authorized it.



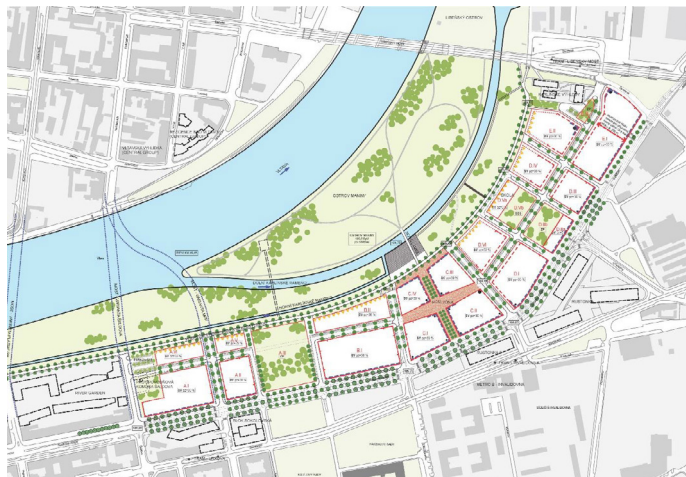
3.

CITY PLAN STUDY FOR HOLEŠOVICE - BUBNY - ZÁTORY (AUGUST 2019)
PELČÁK A PARTNER ARCHITEKTI – MÜLLER REIMANN ARCHITEKTEN



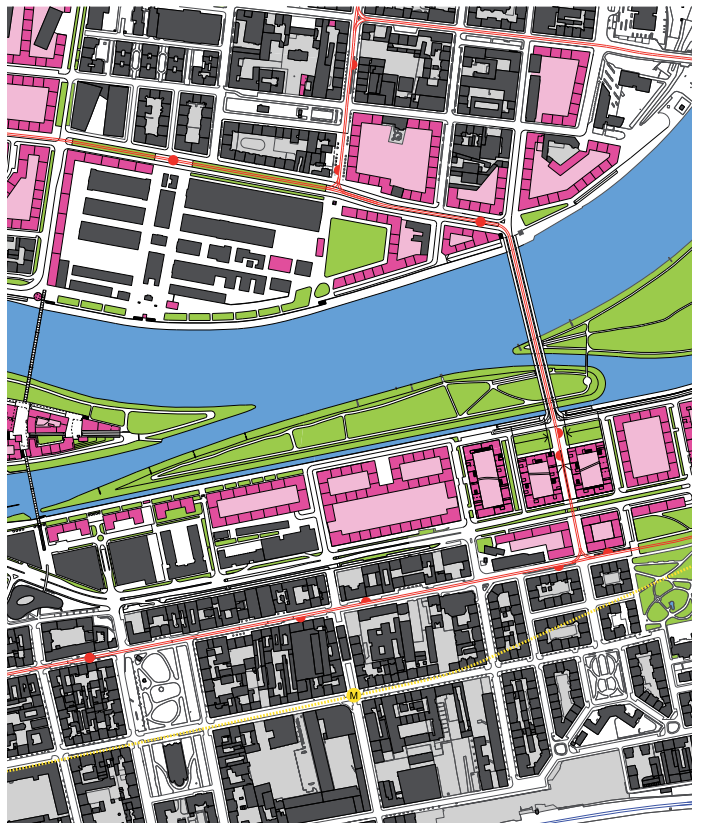
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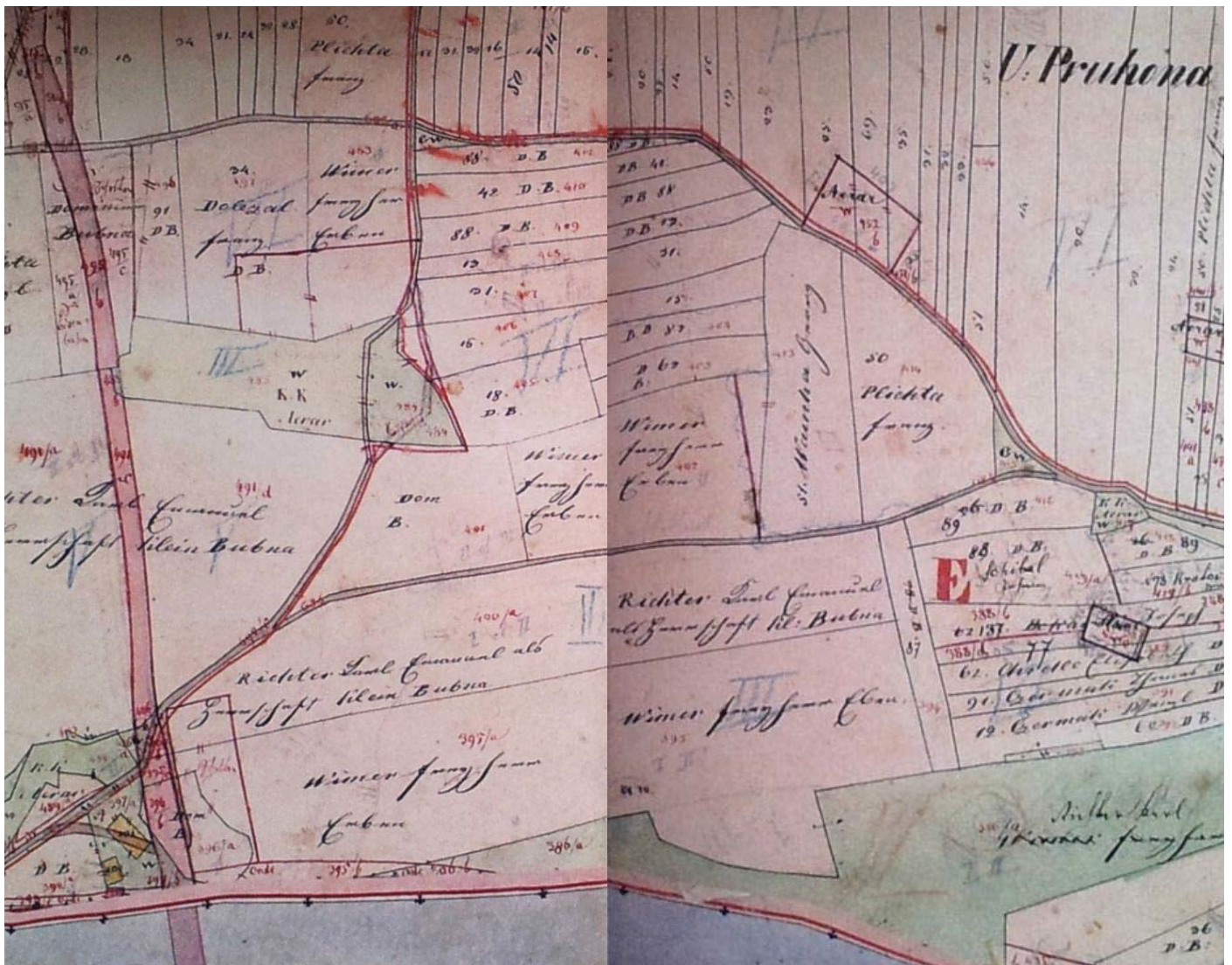
ROHAN CITY STUDY
PAVEL HNILČKA ARCHITECTS+PLANNERS



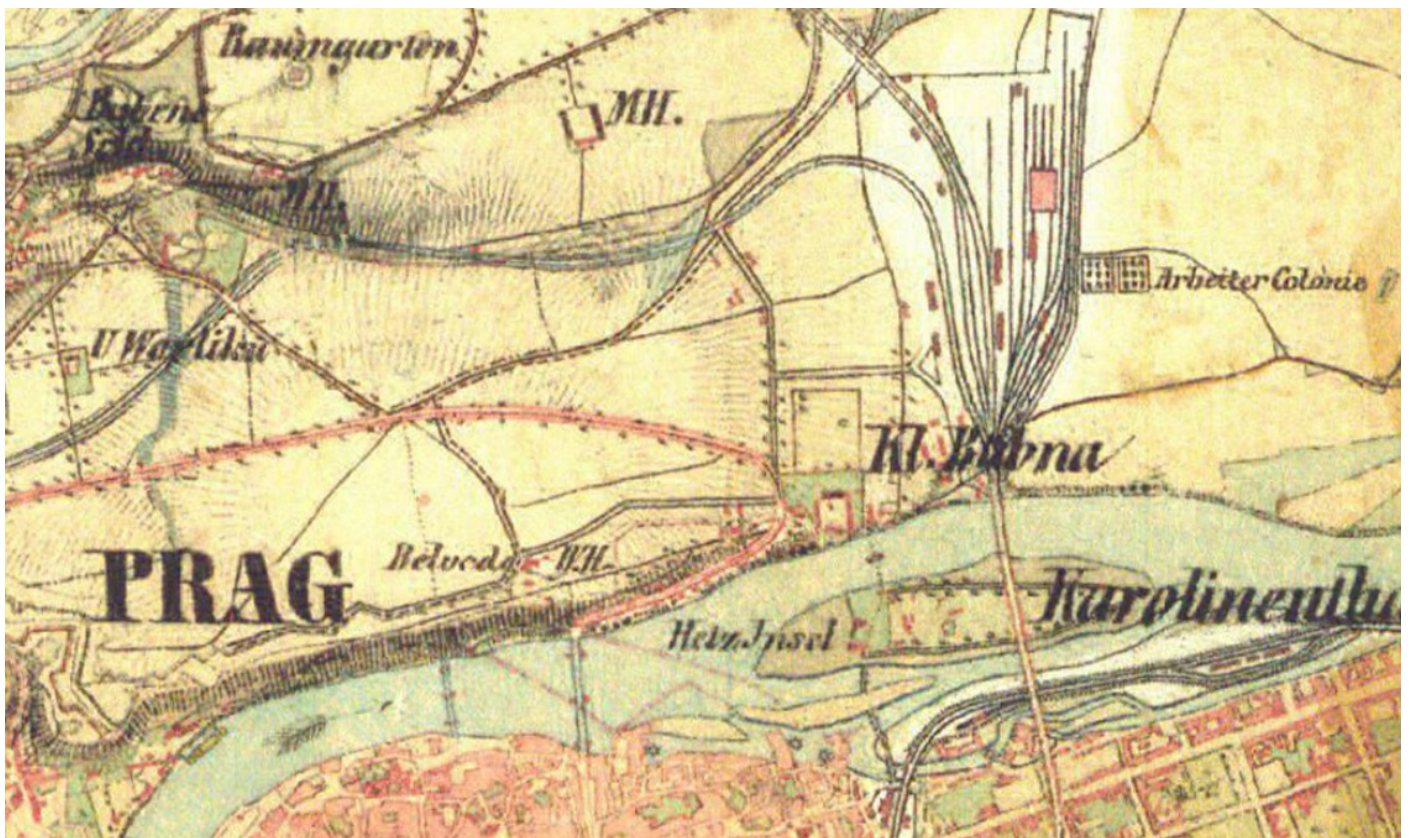
5.

ROHANSKÝ BRIDGE (HOLEŠOVICE - KARLÍN)
BRIDGE ROUTE





MAPS OF PERMANENT CADASTER 1840-1842



SECOND MILITARY MAPPING 1842-1852



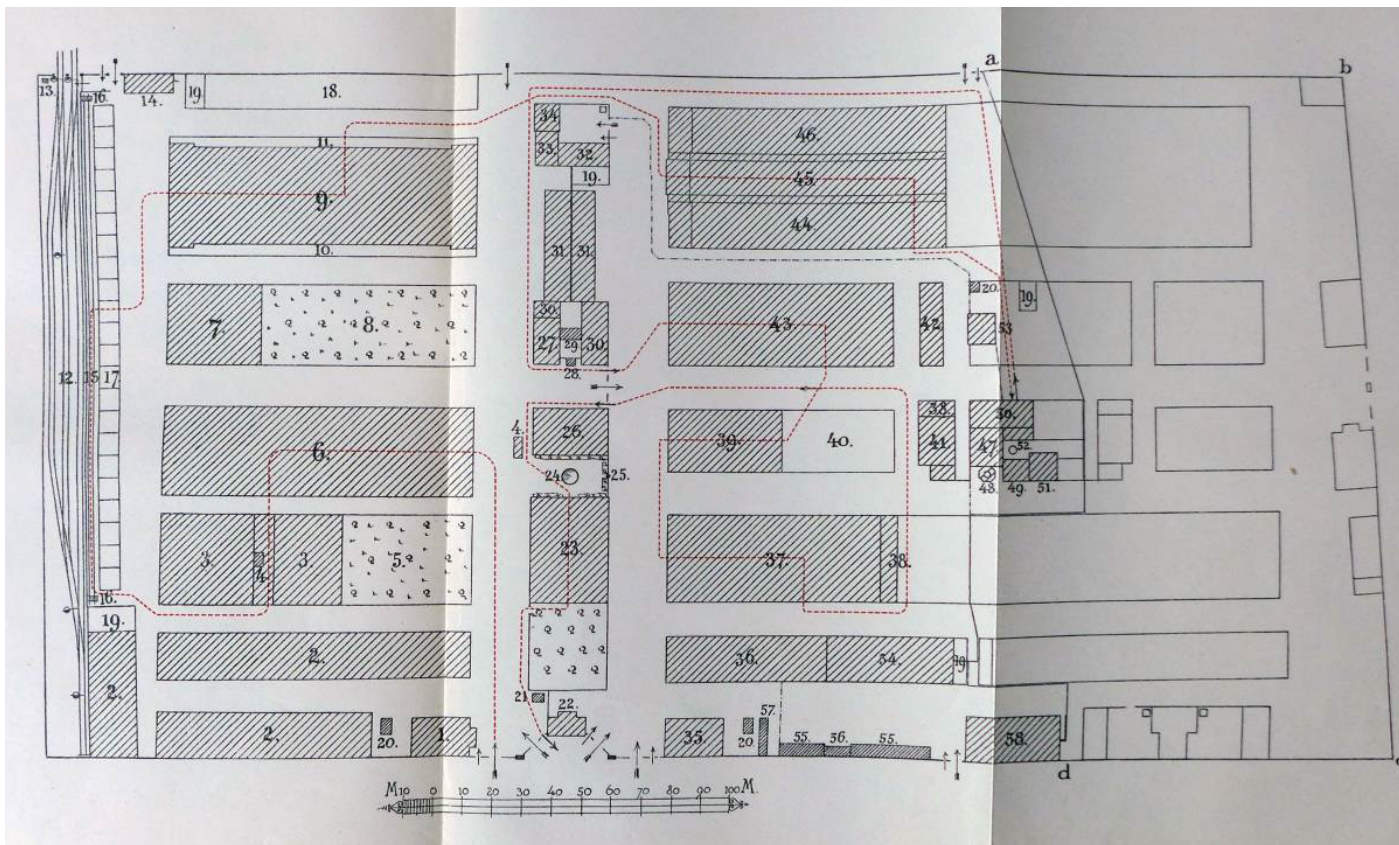
REGULATORY BOARD PLAN 1938

In 1875 it was decreed that Prague would build a Central Slaughterhouse of the royal city of Prague. The reason behind was gradual closing down of private slaughterhouses in Prague. When choosing the site, it was essential that it was outside the city and downwind (blowing west-east most often) so that foul smell coming from the premises on hot days would not reach the city center. Proximity of the river and railway station was a requirement too. Plans did not change even after Holešovice had been declared part the seventh Prague district in 1884. Construction according to architect Josef Srdínek began on 6th March 1893 and the complex opened with an opening ceremony on 1st July 1895 for regular meat and market business.

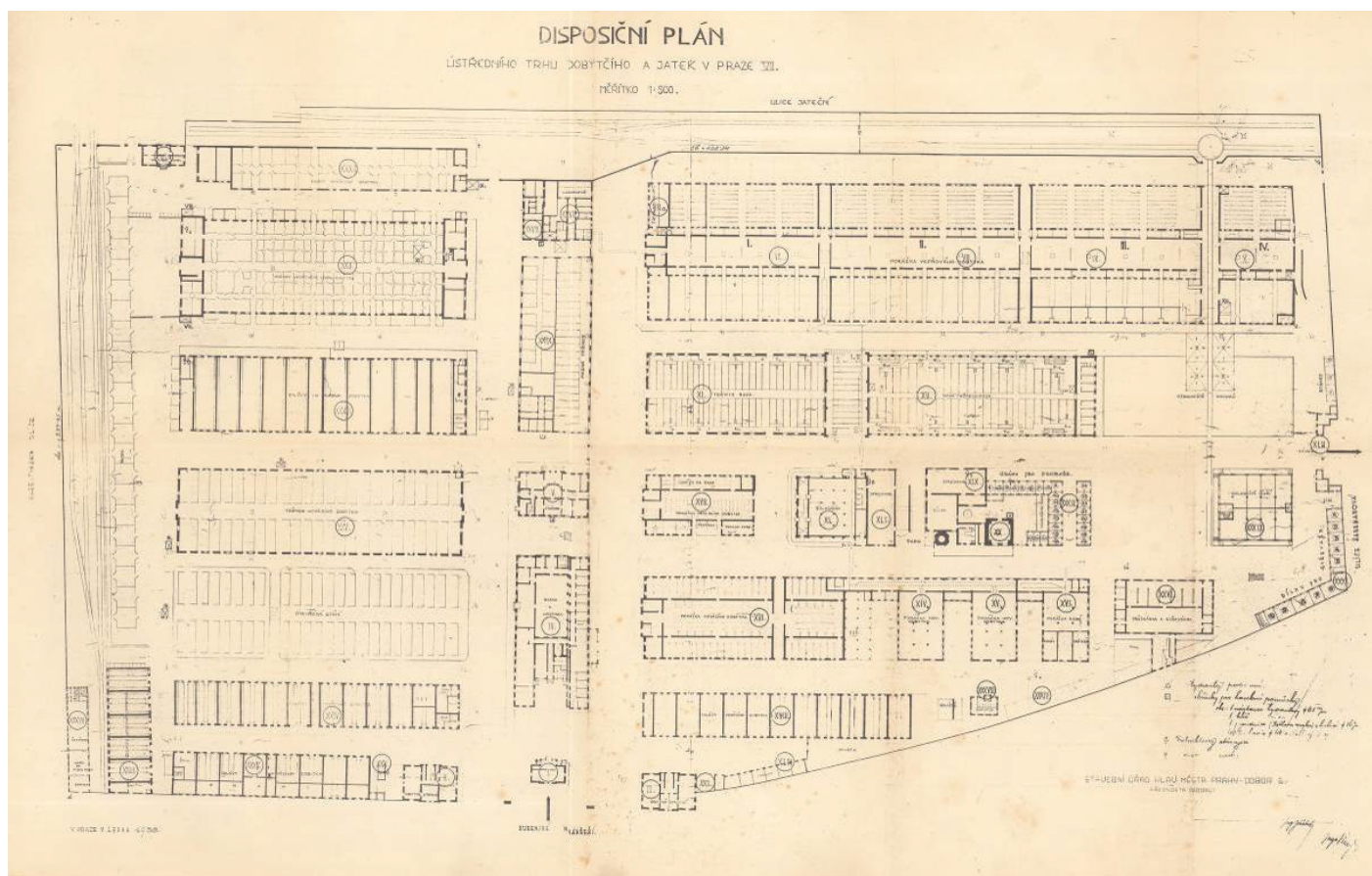
The main entrance was situated at the south Bubeneč riverfront where it has remained until today, as well as two sculptures standing on tall walled-up foot by Bohuslav Schnirch and Čeněk Vosmík. Right behind the main entrance stood a one-storey building of the exchange in a representative historicist style. Apart from an inn and a flat there were offices, cattle and meat cash offices and offices of the Butchers and sausage-makers bank branch. A maisonnette-like exchange hall with the post office, telephone and a telegraph faced east with seven large semi-circular windows. A two-storey executive office building located behind the exchange was the heart of the market and meat management. The buildings were lined with 20 m wide streets on both sides, the main inner communications. These buildings became the key elements on the premises, other activities wrapped around them, 36 objects altogether with very clear names corresponding with their purpose (tripe-processing, intestines-processing, blood-processing, guardhouse).

HISTORY

THE HISTORICALLY PROTECTED PREMISES WITH ART NOUVEAU AND NEO-RENAISSANCE FEATURES WAS BUILT BETWEEN 1893-1895 BY ARCHITECT JOSEF SRDÍNEK AS A CENTRAL SLAUGHTERHOUSE OF THE ROYAL CITY OF PRAGUE. THE PREMISES MAINTAINED THEIR PURPOSE UNTIL 1983 WHEN IT WAS REDEVELOPED AS A MARKETPLACE.

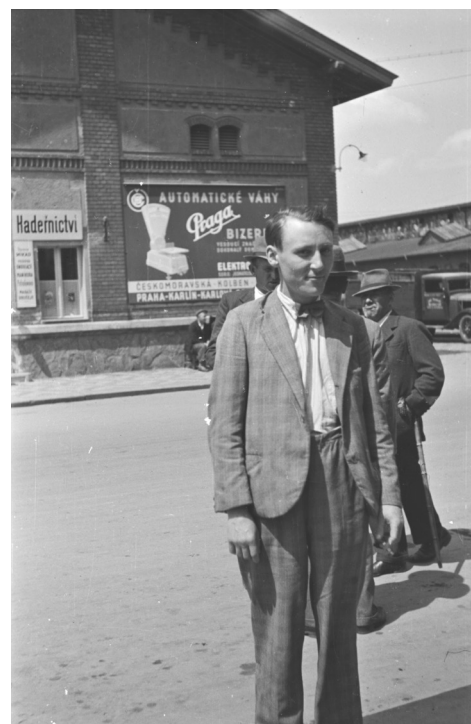
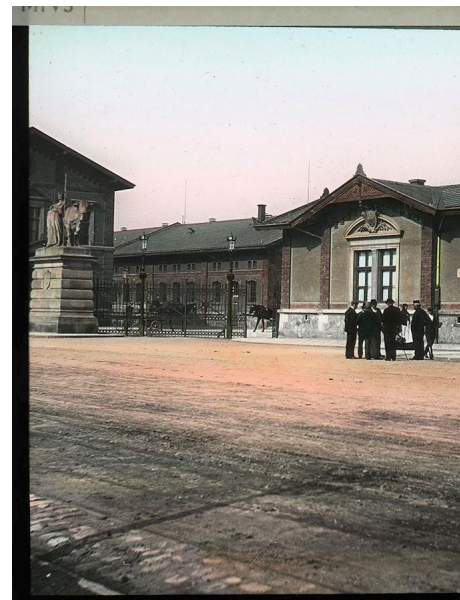


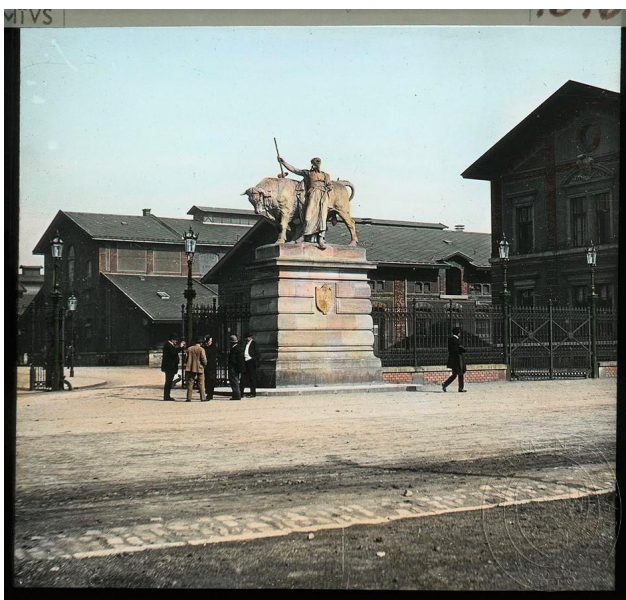
SCHMATIC "WAGNER'S PLAN OF THE PREMISES" - WAGNER, VINCENC - 1897



LAYOUT OF THE CENTRAL CATTLE MARKET AND SLAUGHTERHOUSE IN PRAGUE VII - 1938

The exchange, an elegant building that used to be called "Žofínek", had to be representative as a lot of money was spent inside. Incredibly lucrative business deals were contracted there, especially after the Butchers and sausage-makers bank opened their office there in 1921. As commented on in *Praha 7 křížem krážem* (Prague, 2004): "Its large hall witnessed all payments for bought and sold goods. Numbers from 1929 give evidence of how big the business was as the bank paid for 73 million kilograms of meat and 85 million kilograms of live cattle worth 1 870 000 000 Czech crowns." At that time the slaughterhouse employed 1500 people.





NATIONAL MUSEUM



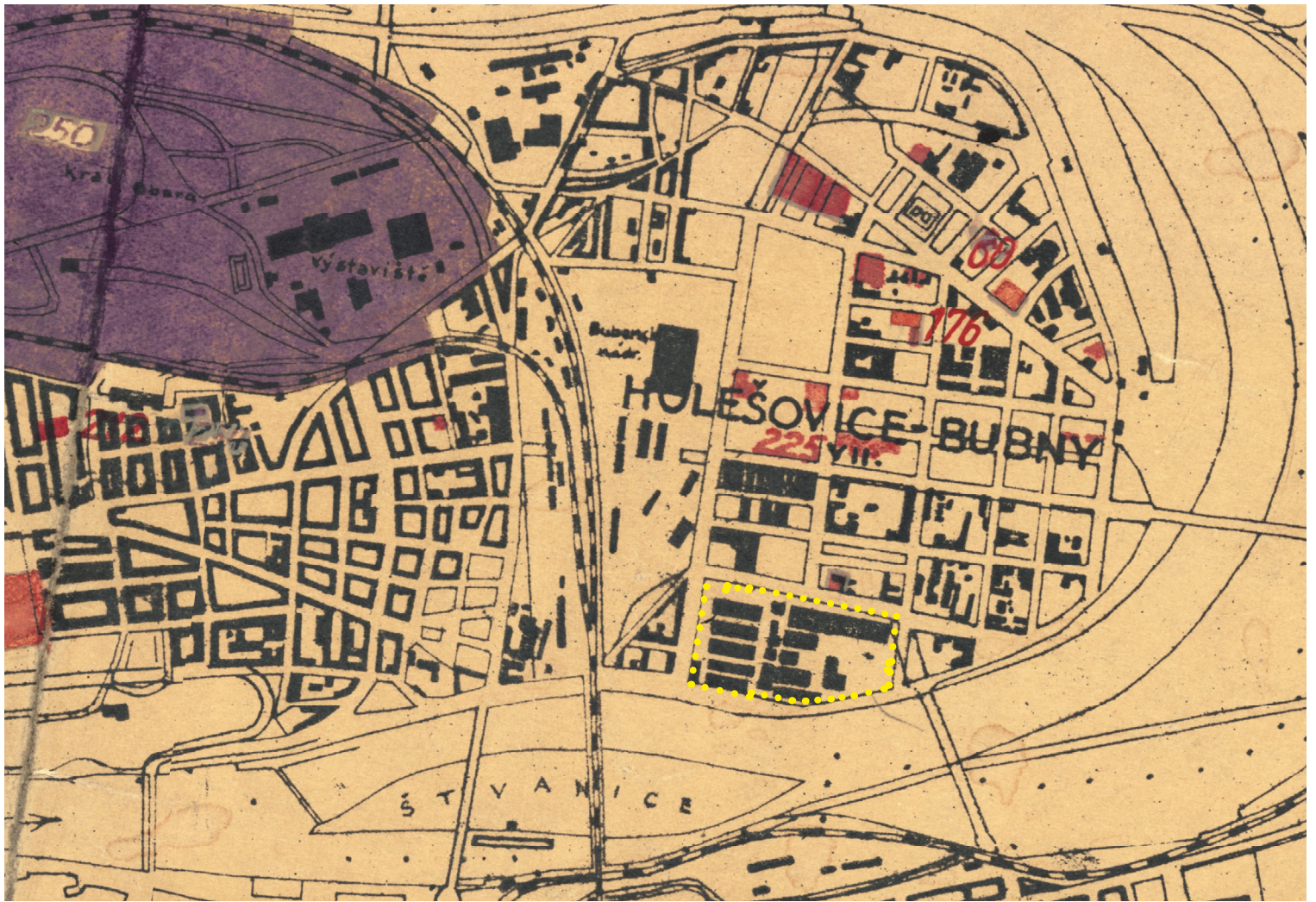
THE CITY OF PRAGUE MUSEUM



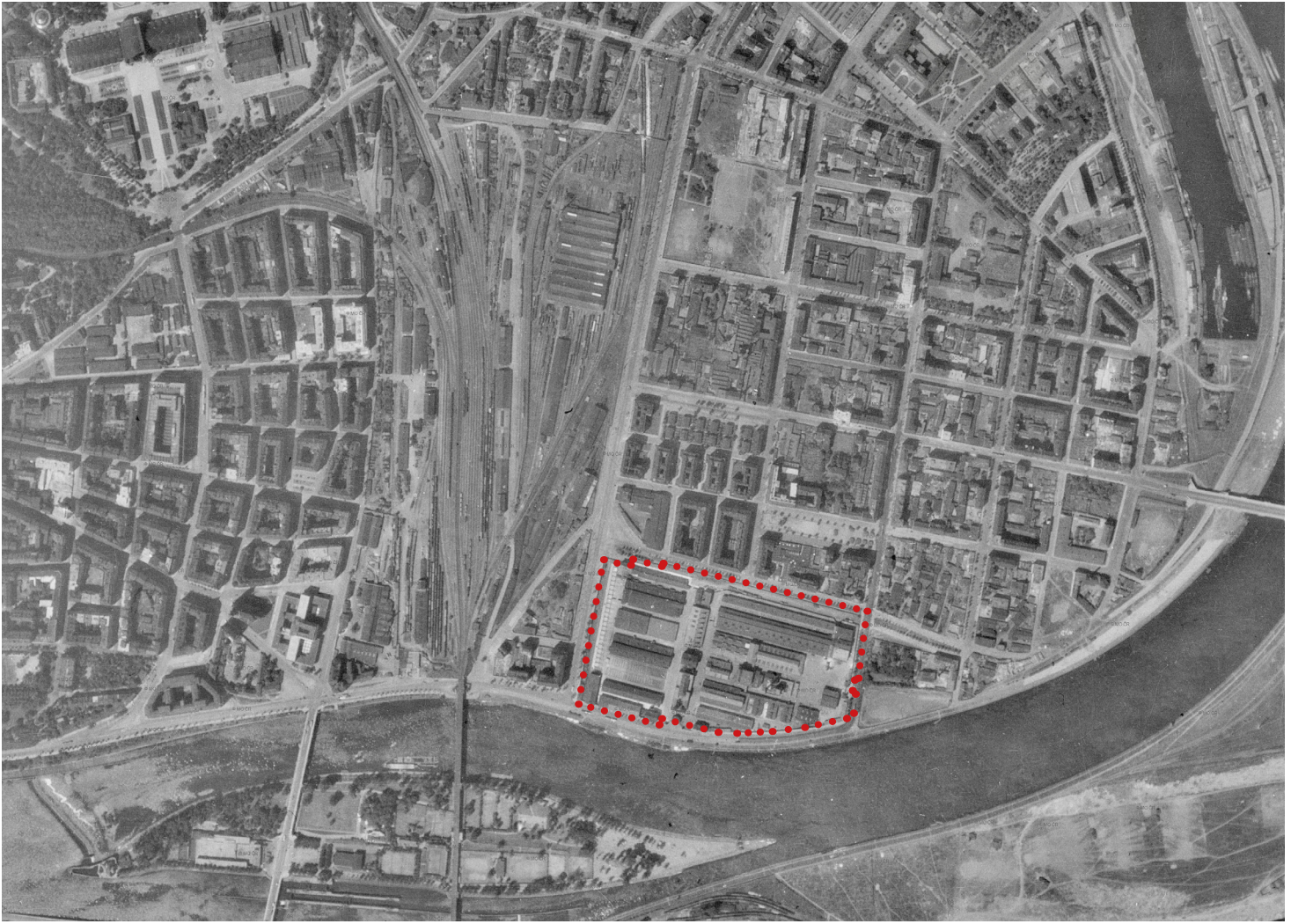
JOSEF KNÍŽEK



PERMANENT CADASTER 1842



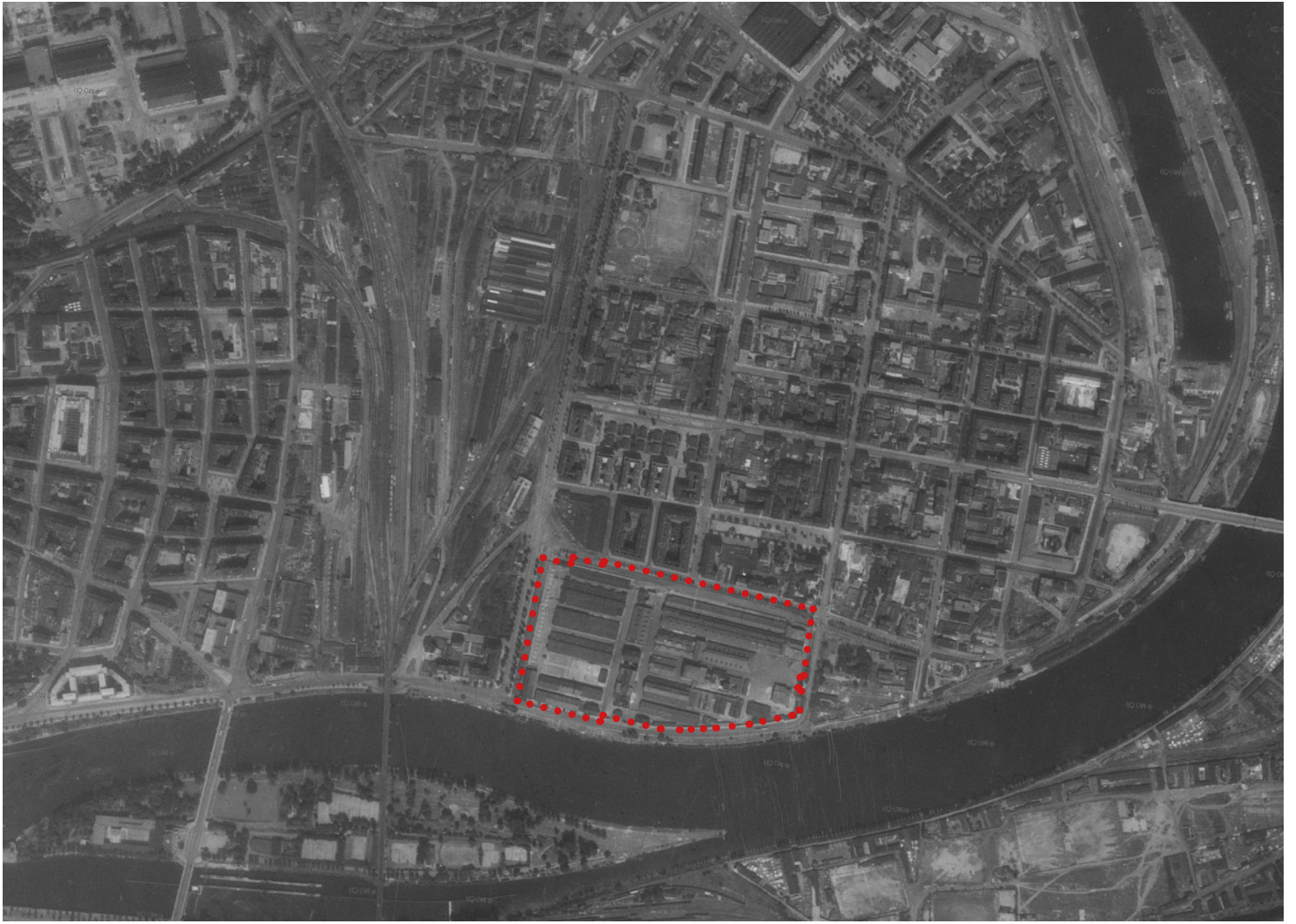
STAVEBNÍ OBVODY 1947-1958



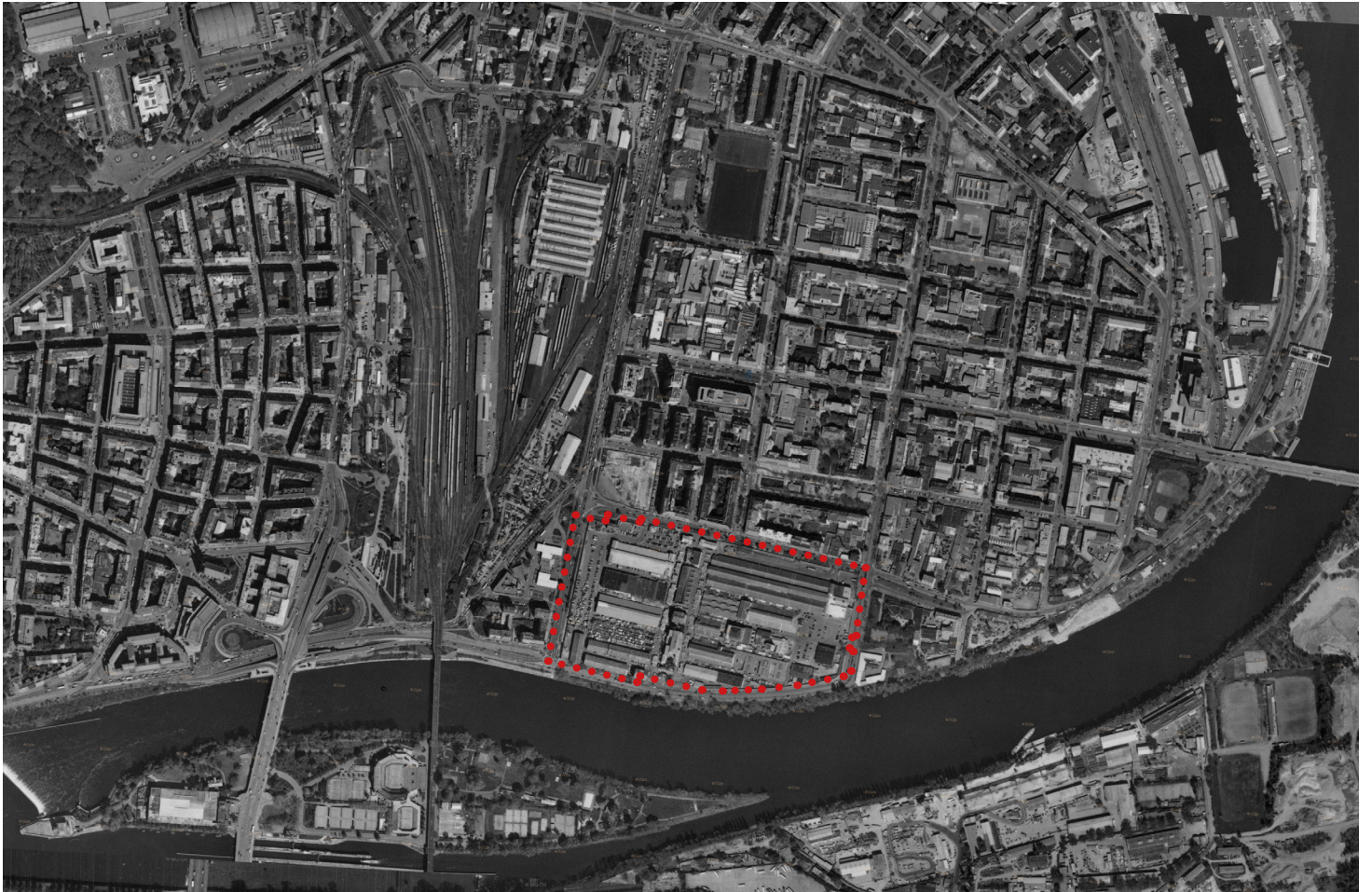
1938



1966



1953



2002

LAND-USE PLAN



AREAS

RESIDENTIAL

- OB purely residential
- OV general residential

SPORT AND RECREATION

- SP sport
- SO1-SO7 relax

PUBLIC AMENITIES

- VV public amenity

TRANSPORTATION

- RD.S1,S2,S4 selected roads
- DU important urban areas and transport connections, public spaces

MIXED-USE

- SV general mixed-use
- SMJ city core mixed-use

SPECIAL COMPLEXES OF PUBLIC AMENITIES

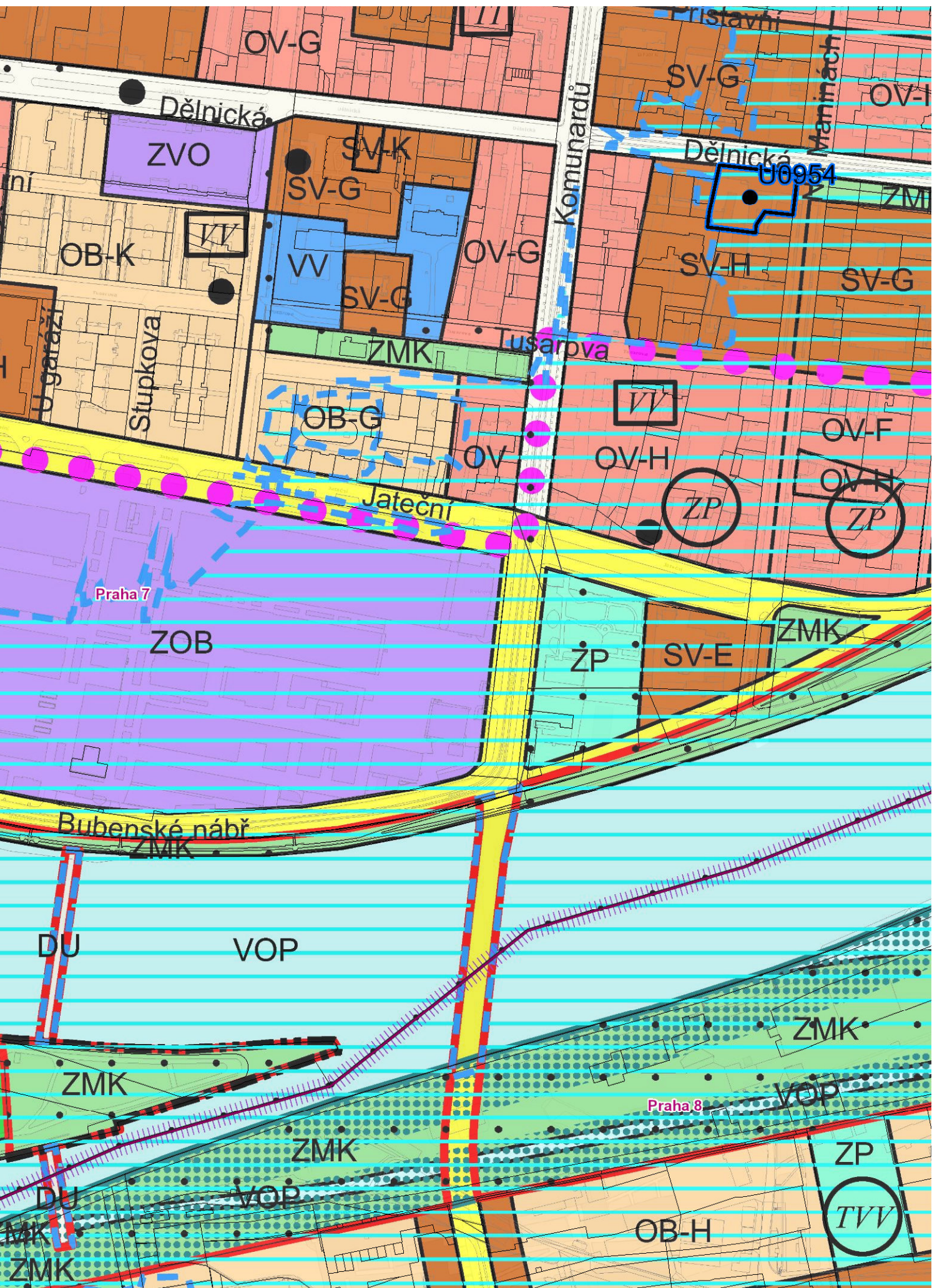
- ZOB commercial
- ZVO other

NATURAL, LANDSCAPE AND URBAN GREENERY

- ZP parks, historic gardens and cemeteries
- ZMK urban and landscape greenery

WATER AREAS

- VOP watercourses and areas, navigation channels



METROPOLITAN PLAN

SPRÁVNÍ OBVOD

Praha 7

MĚSTSKÁ ČÁST

Praha 7

KATASTRÁLNÍ ÚZEMÍ

Holešovice

ROZLOHA

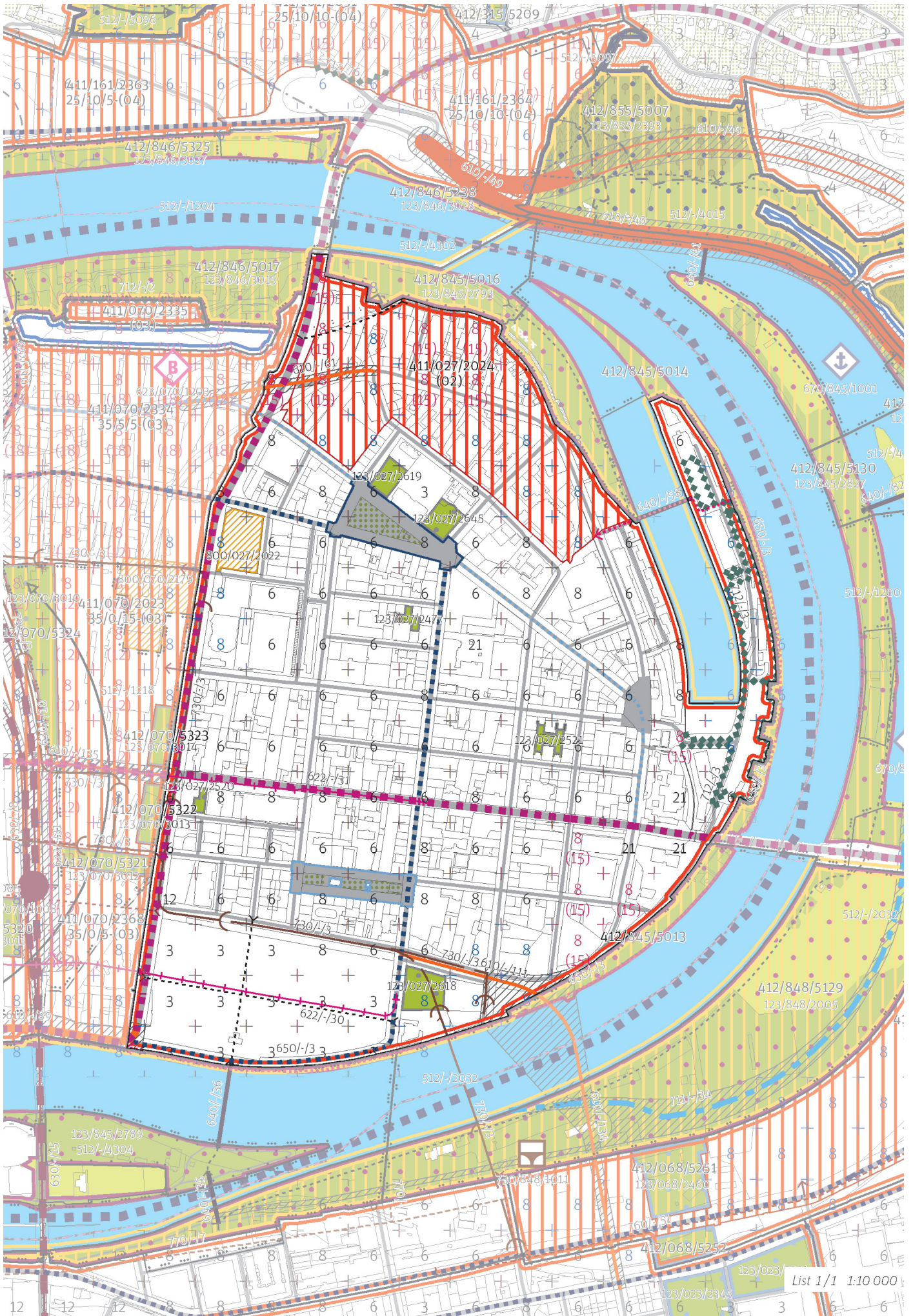
133 ha

Z ZASTAVITELNOST: zastaviteľná stavění	(02) TYP STRUKTURY: bloková
/ 0 VYUŽITÍ ÚZEMÍ: obytné	[S] STABILITA: stabilizovaná

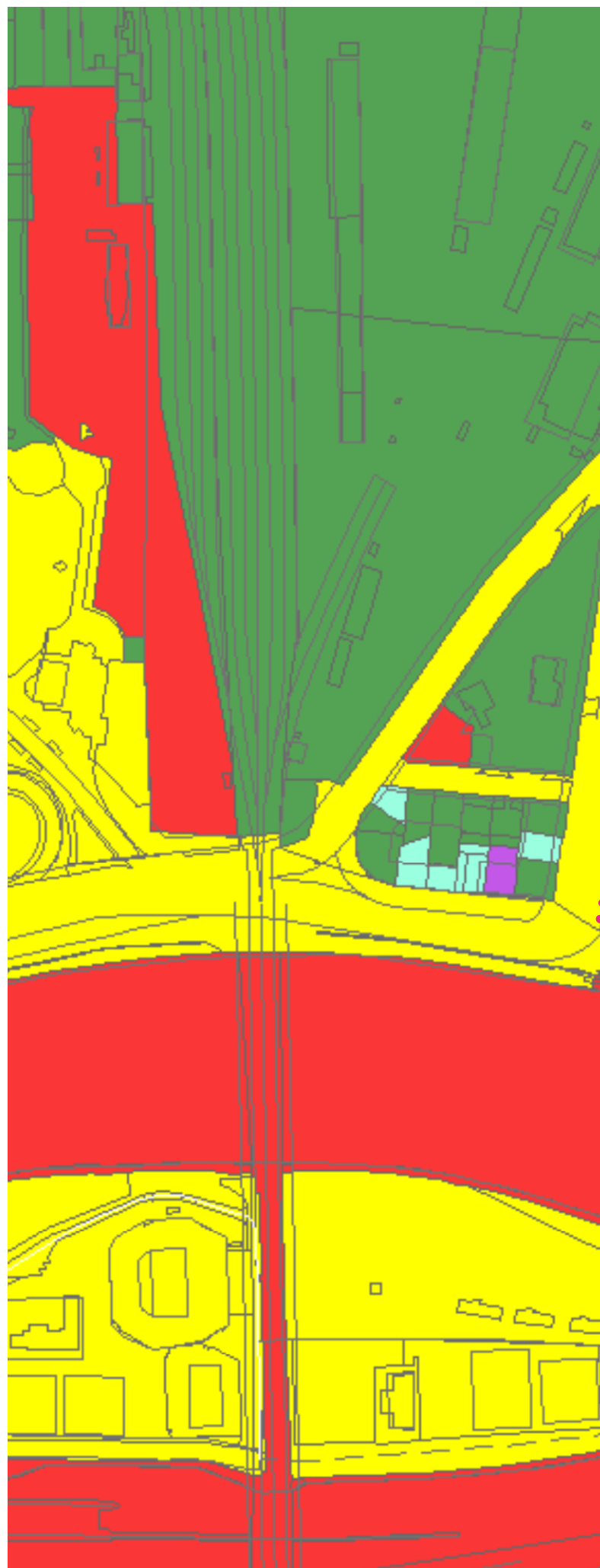
THE TARGET CHARACTER OF THE LOCALITY

TO COMPLETE AND STRENGTHEN THE TARGET CHARACTER OF THE BUILDABLE, STABILIZED, RESIDENTIAL LOCALITY OF HOLEŠOVICE WITH A BLOCK STRUCTURE.

The Holešovice locality is defined as a locality with a block structure. The aim of the proposed regulations is to preserve the spatial arrangement, to add buildings in the gaps and transformation areas, to develop permeability along the Vltava River, to complete Argentinská Street with buildings respecting the surroundings and fulfilling the potential of the site, and to complete the height composition of the locality in the areas with the established tower level. The use of the locality is defined as residential, the locality includes a fenced and permeable area of the Prague Market Hall, including civic and commercial amenities.

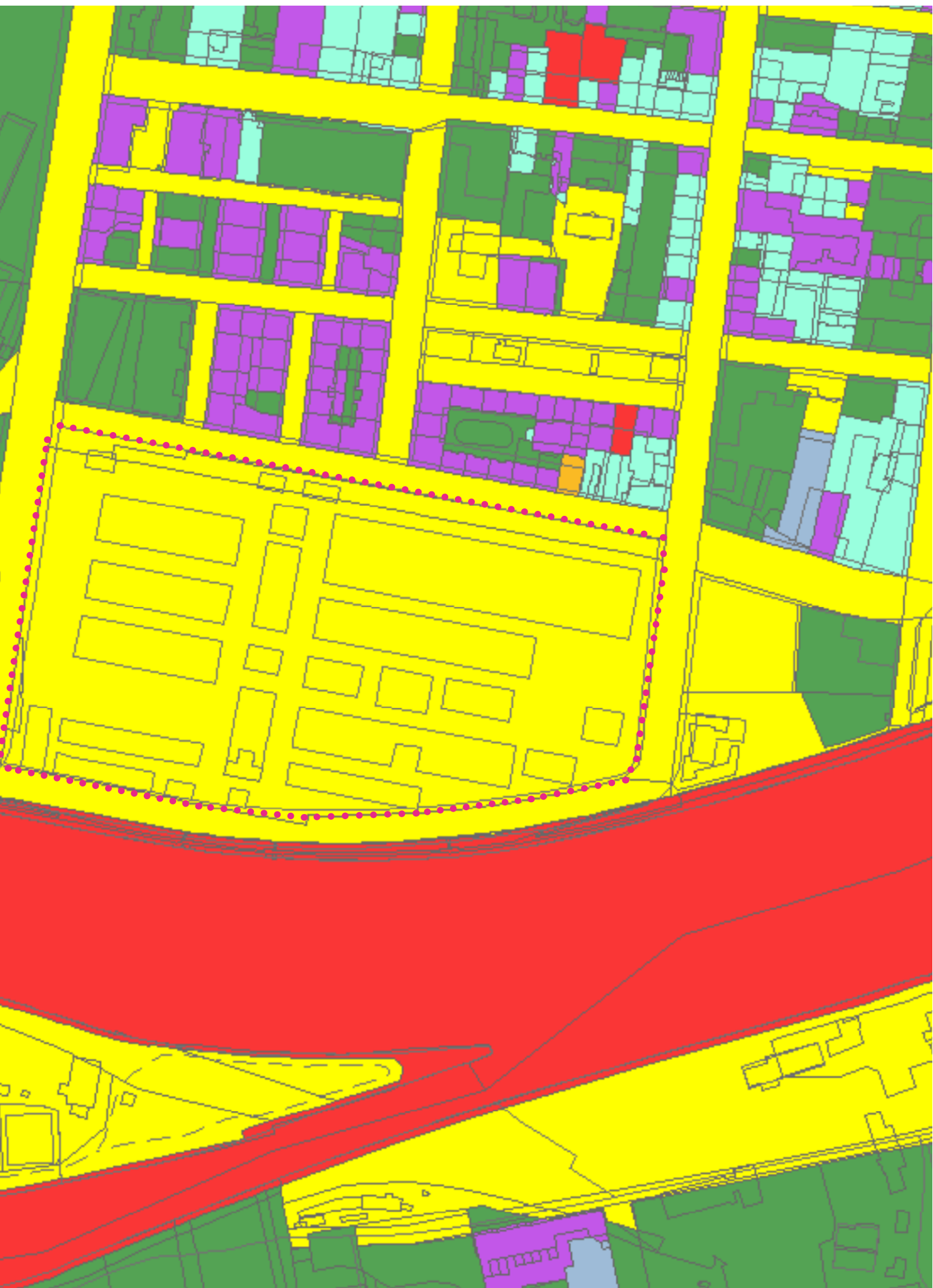


MAP OF PROPERTY RELATIONS



OWNERSHIP OF LAND

- Czech Republic, incl. state-controlled entities
- City of Prague, including entities controlled by it, excl. the Municipal District
- Municipal districts of Prague incl. entities controlled by them
- Regions outside the capital city of Prague, incl. entities controlled by them
- Municipalities outside of Prague, incl. entities controlled by them
- Remaining domestic legal entities
- Domestic natural persons
- Foreign entities detected and classified
- Entities not classified in other groups
- Participation of two or more entities of different groups



PRAGUE MARKET INTERSPACES

ARCHITECTURAL AND LANDSCAPE COMPETITION