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# SAVH **method** 2024

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## **Archip**

Prague, CZ

### **"Empty Houses"**

*Method description by Jakub Kopecky, Archip*

"A brief that combines several unknowns right at the beginning requires a proven methodological approach.

Firstly, it is necessary to define the program for the site, which is based on a detailed analysis of the surroundings and the potential of the existing building. This means not only its technical parameters, but above all its layout.

We will visit the site, make photos of the building, get documents from publicly available sources concerning its history and also property rights. Thanks to our cooperation with the prazdnedomy.cz platform, we have obtained the necessary documents for most of the buildings from their database.

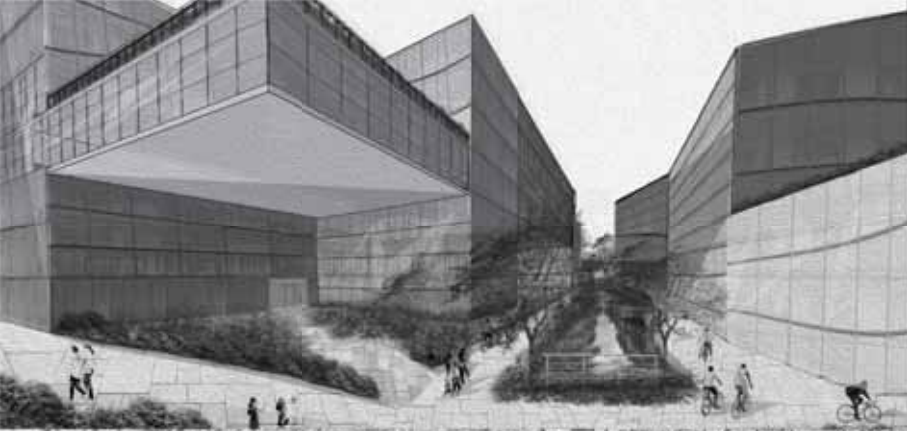
After defining the programme, including its space requirements and the capacity of the existing building, we obtain the basis for verifying whether the programme requires building expansion. If not, it is necessary to revise the selected program and possibly add to it so that it can fill the entire existing building.

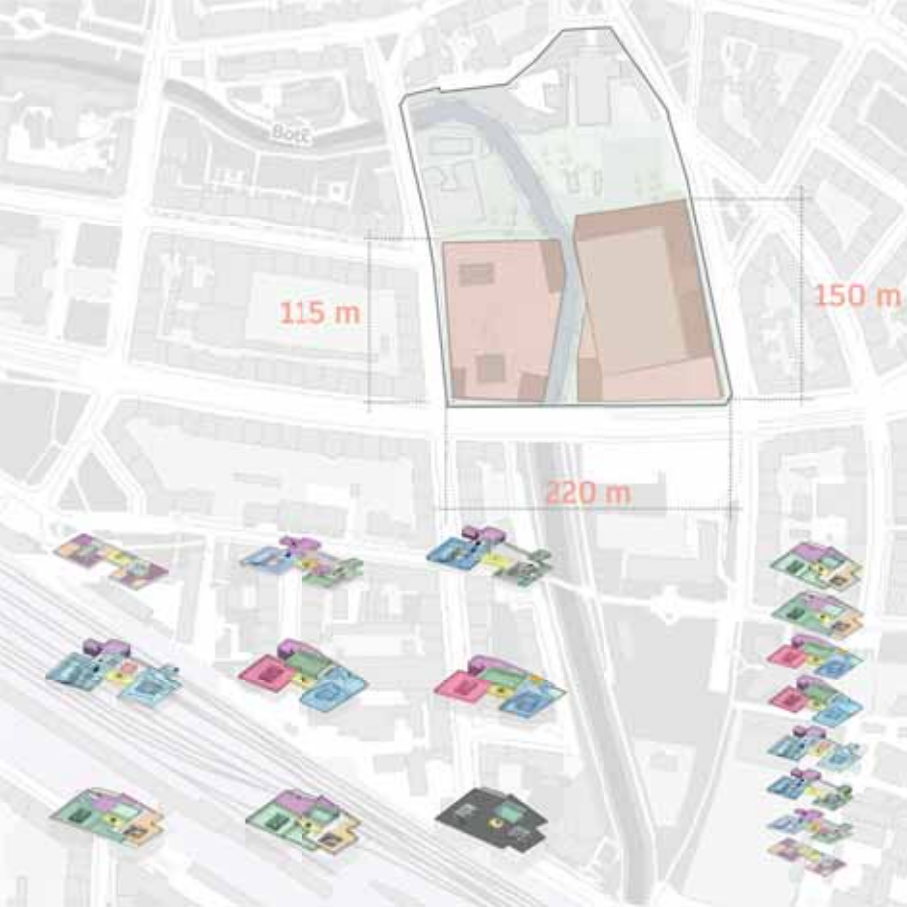
Because of the academic character of the task, we are mainly focused on the way of thinking, which makes it possible to avoid excessive adherence to exact parameters such as some technical solutions or financial limits.

In the context of the societal debate on sustainability, we believe that the reuse of existing buildings is one of the fundamental pillars of a sustainable approach to construction. Unfortunately, this still seems to be a rather exceptional approach."

*(edited for length by JW, SAVH)*

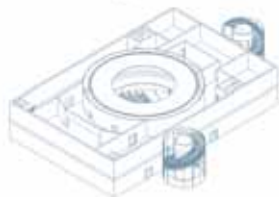
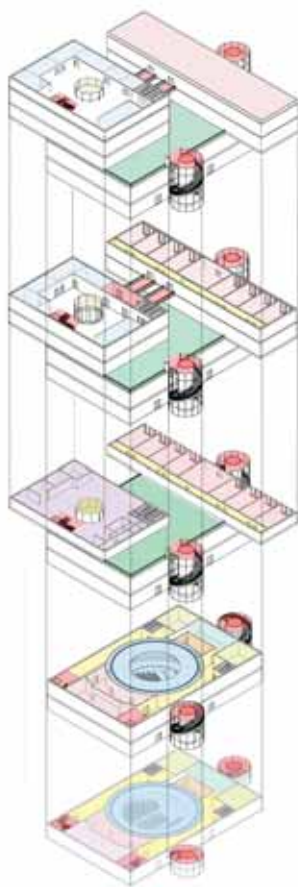














U Slavie

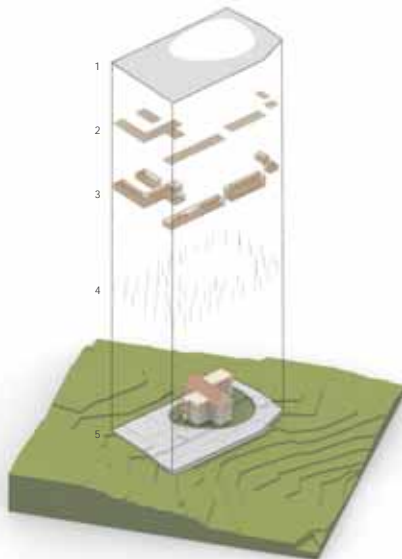
# Site Plan

1. Private clinic
2. Wellness
3. Retreat Center
4. Accommodation facilities
5. Restaurant
6. Meditation pavilion
7. Tea house



# Exploded Axonometry

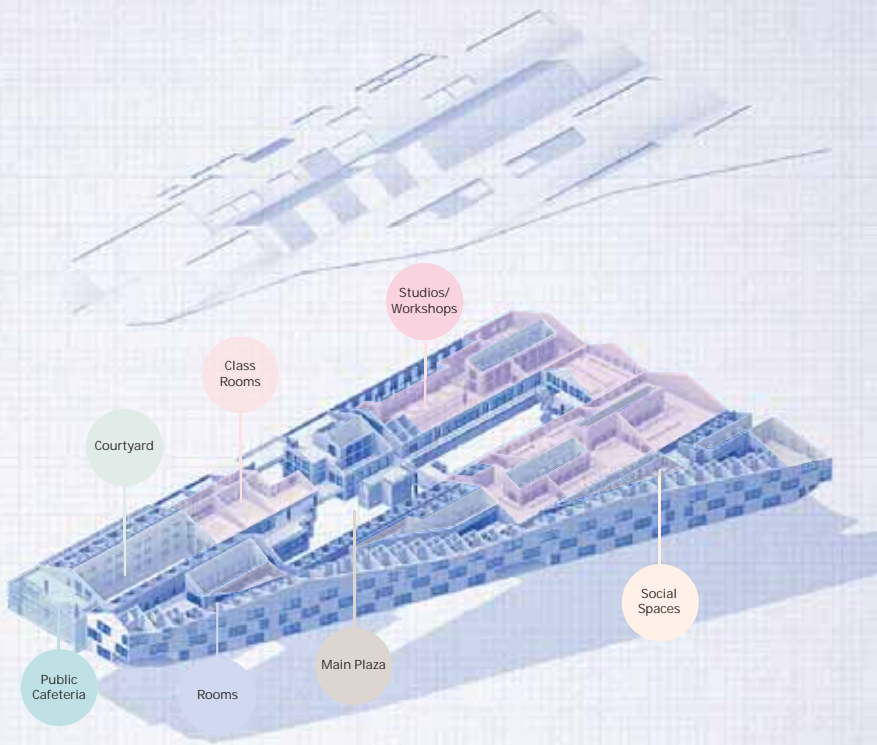
1. Concrete
2. Softwood | Fir
3. Softwood | Fir (Vertical Boarding)
4. Concrete Columns
5. Concrete



# Atmosphere



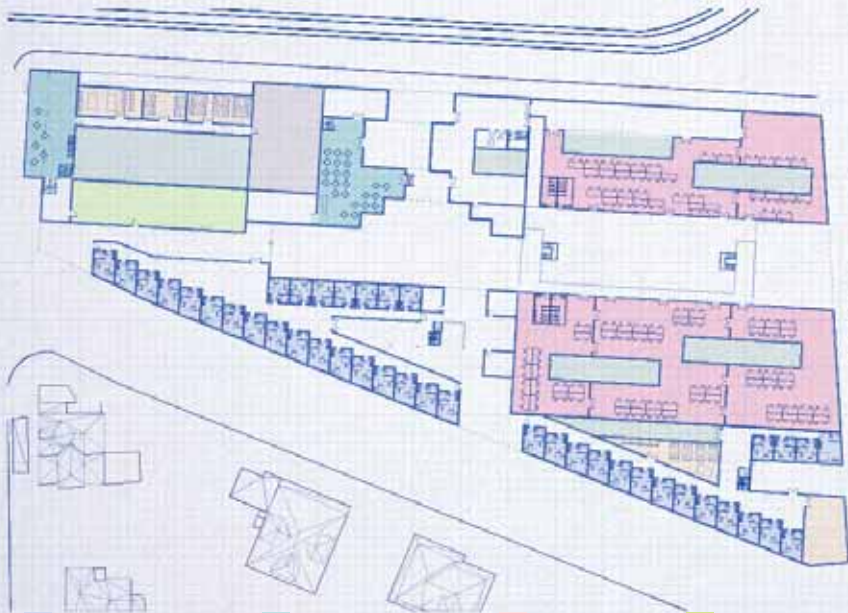




Area Diagram



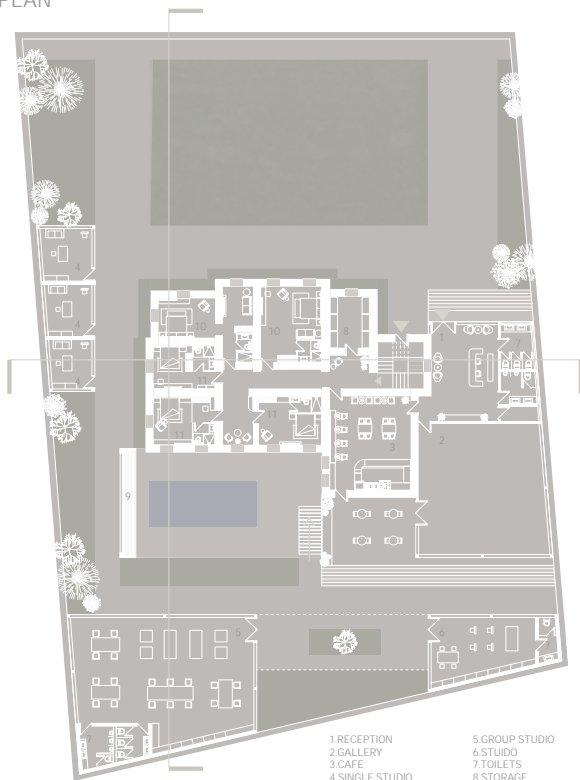
# Proposed Ground Floor



- |                   |                    |               |            |
|-------------------|--------------------|---------------|------------|
| Accommodation     | Restaurant         | Lecture Rooms | Fitness    |
| Communal Kitchens | Workshops/Ateliers | Social Spaces | Courtyards |



# GROUND PLAN



- 1. RECEPTION
- 2. GALLERY
- 3. CAFE
- 4. SINGLE STUDIO

- 5. GROUP STUDIO
- 6. STUDIO
- 7. TOILETS
- 8. STORAGE

- 9. OPERABLE ROOF
- 10. MASTER SUITE
- 11. SUITE
- 12. DECK AREA

SCALE - 1:250



# LONG SECTION

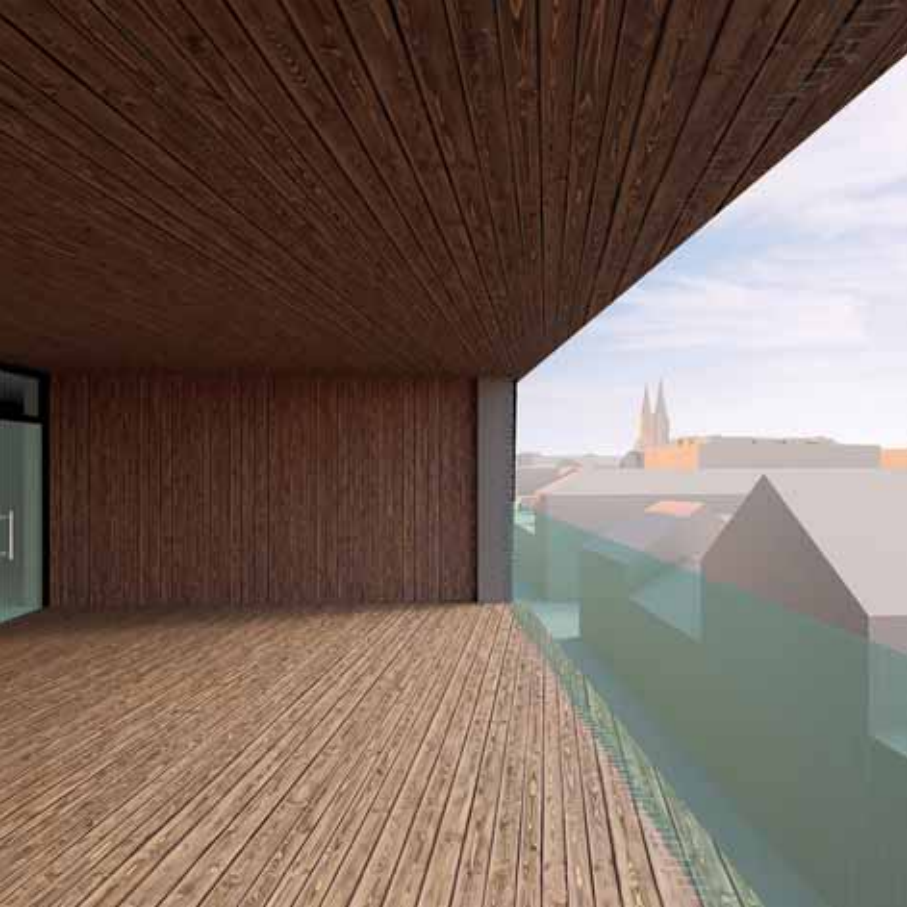


SCALE - 1:200

VISUALIZATION





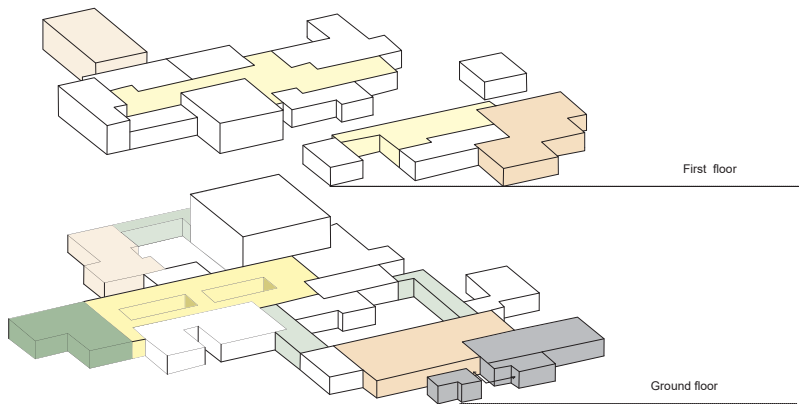






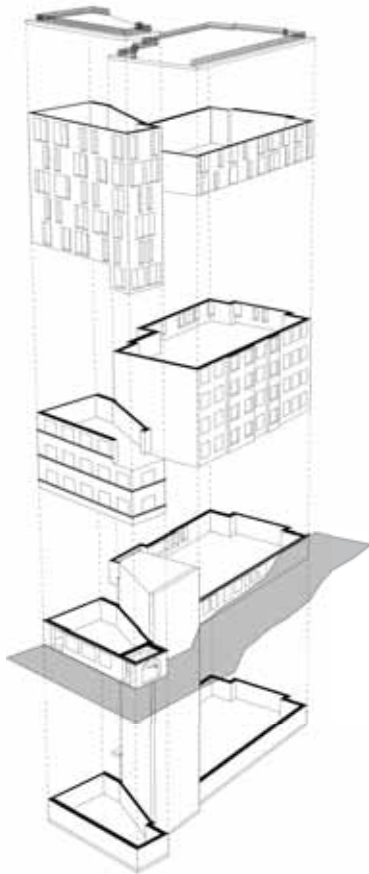
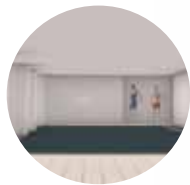
















# CONCEPT



SHIPPING CONTAINERS  
-AFFORDABLE AND MODULAR  
SOLUTION FOR UNITS  
(INSULATED)



PERFORATED CORTEN FLOORS  
-TO CREATE CORRIDORS  
AROUND ALL UNITS AND TO  
KEEP THE STRUCTURE LIGHTS

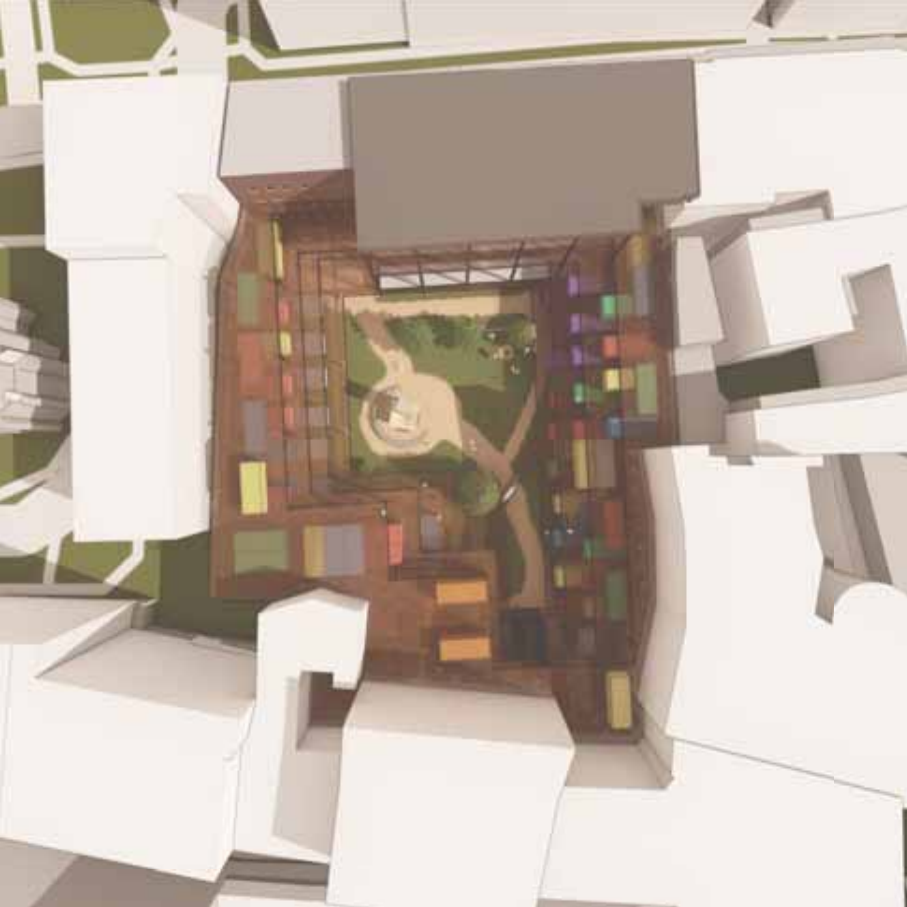


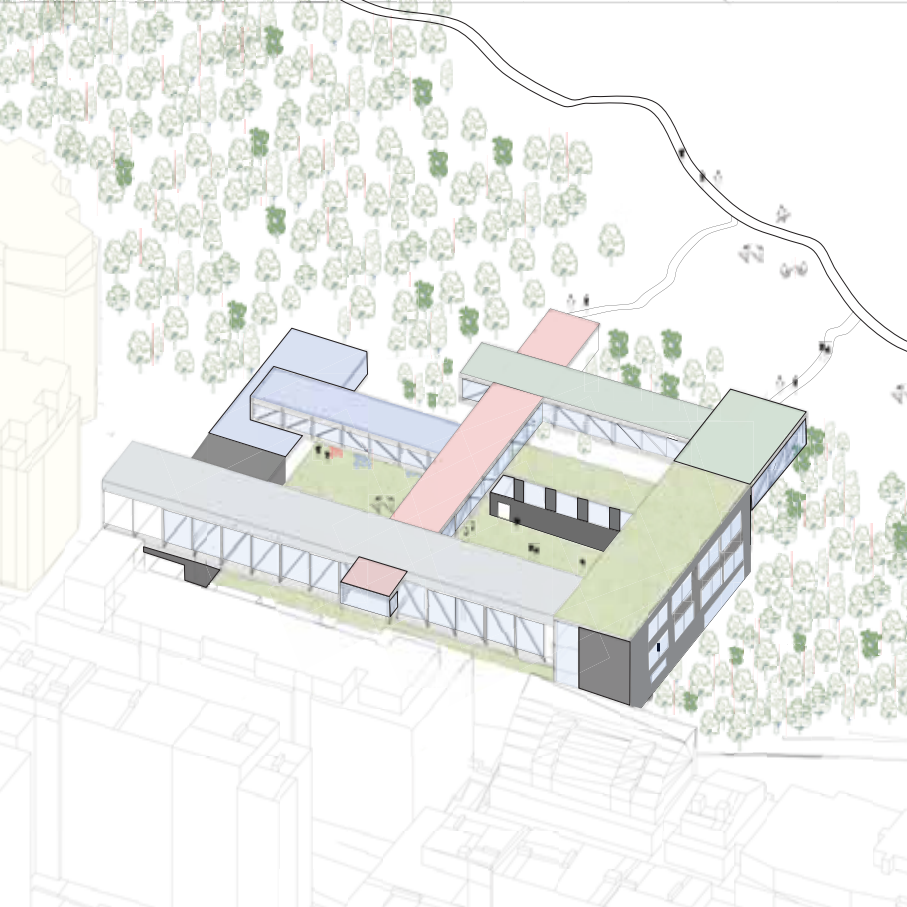
COLUMN SYSTEM  
-KEEPING ORDER IN NEW ONE  
THROUGHOUT FOLLOWING  
ALREADY FUNCTIONING SYSTEM



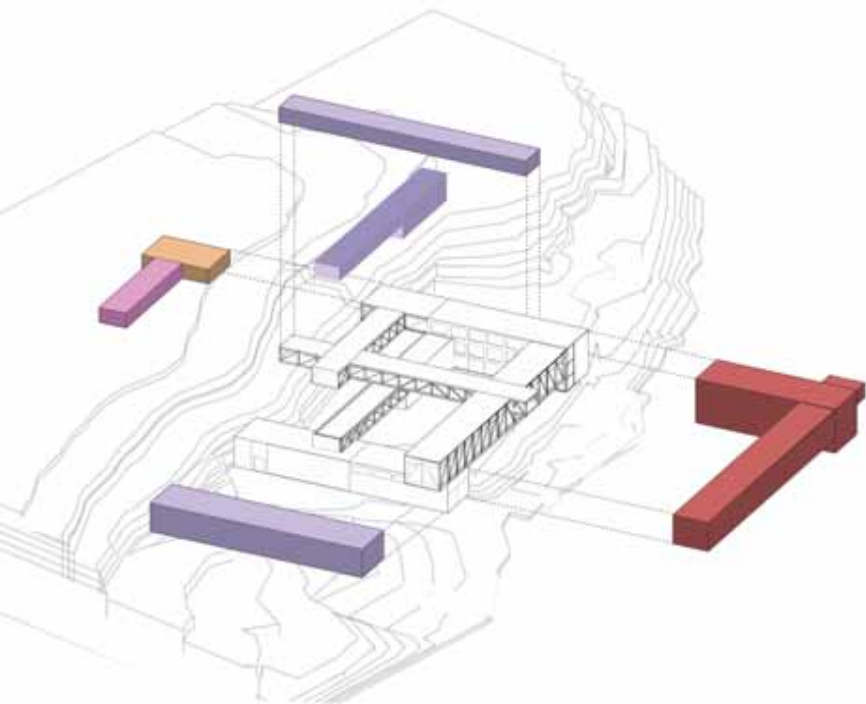
COURTYARD  
-CURRENTLY USED AS PARKING,  
WHICH COULD BE  
MOVED TO TWO UNDER-  
GROUND FLOORS

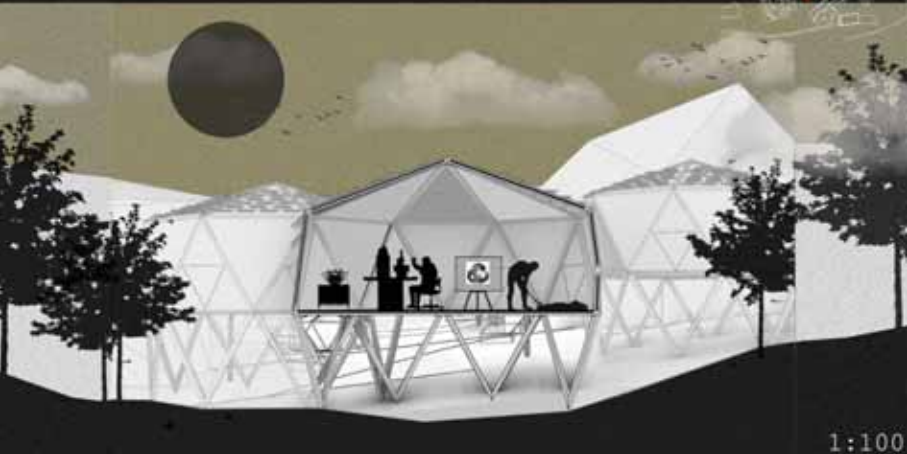
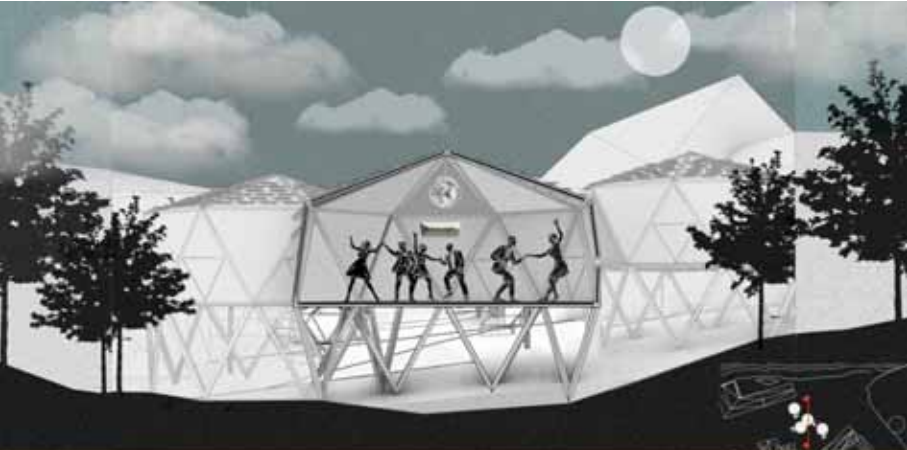


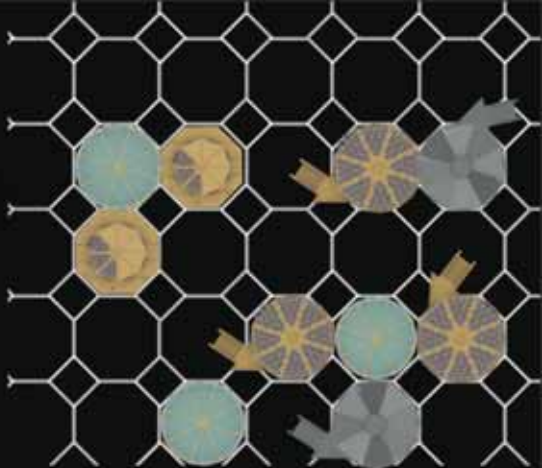
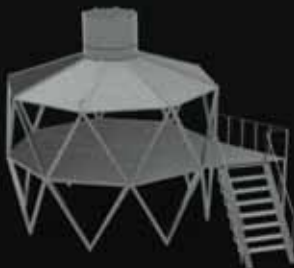
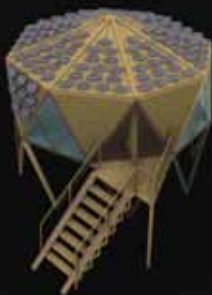
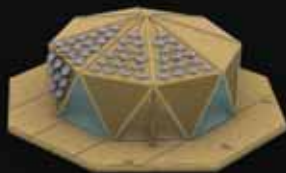
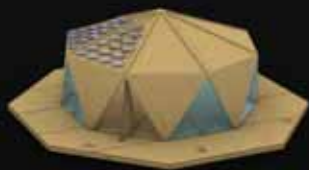










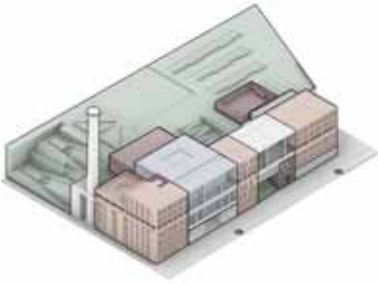








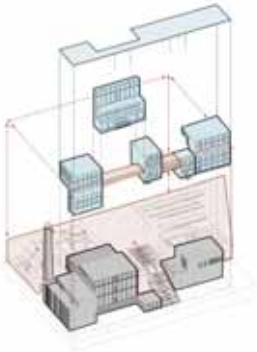
Functional zoning



- Residential Part
- Study Area
- Public Space | Commercial Area
- Technical Area
- Sport Area
- Connection + Green Space

11

Concept



- Keep the existing walls and redesign structure for new functions
- Add new structures, taking into account the height restrictions and the street line
- Accessible connection of the street to the upper part of the plot

Master plan Scale 1:500



## Nádražní Oasis: A Multi-Functional Complex

*"Live, Connect, Create. Your urban oasis awaits."*

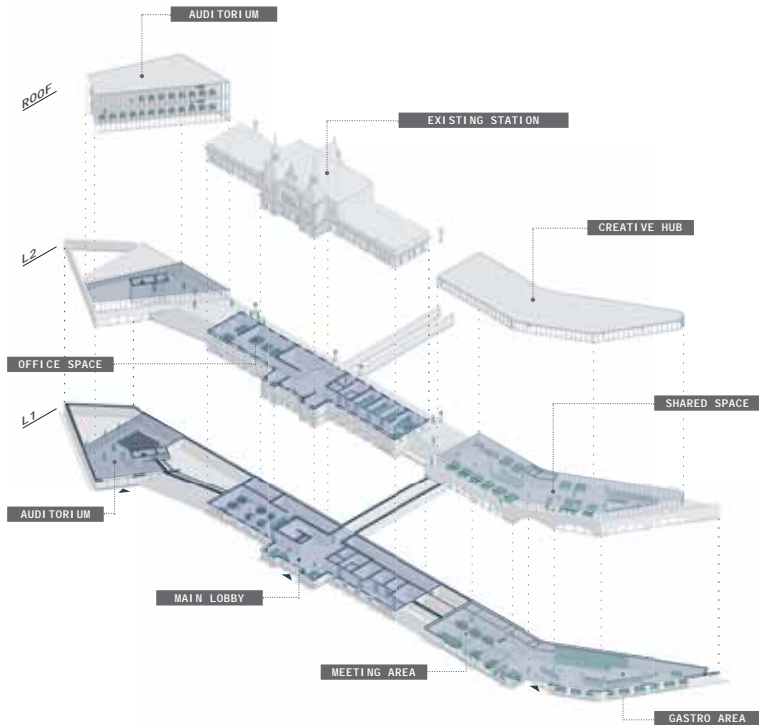


SITE  
PLAN  
1/1000

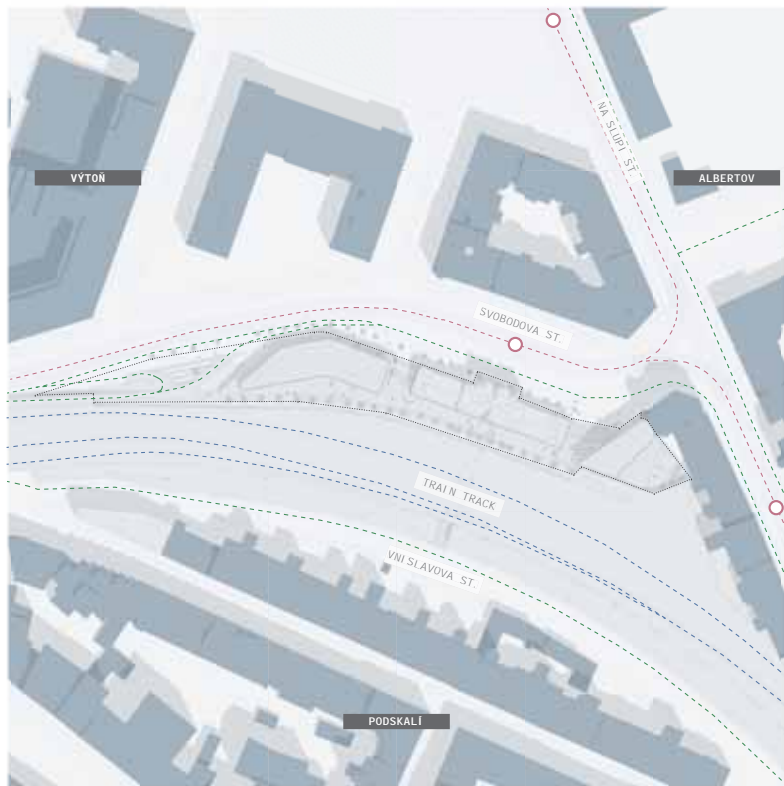








## BUILDING PROGRAM

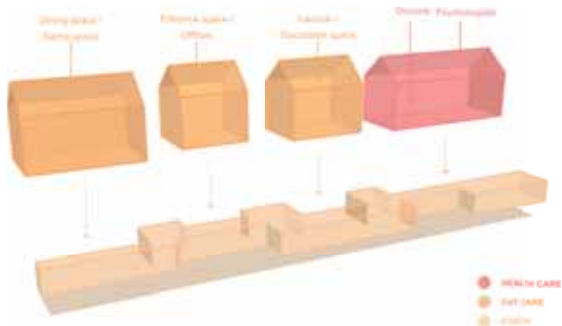


SITE PLAN 1:1000



# Care for seniors.

*In Prague*



INTERIOR



TERRACE



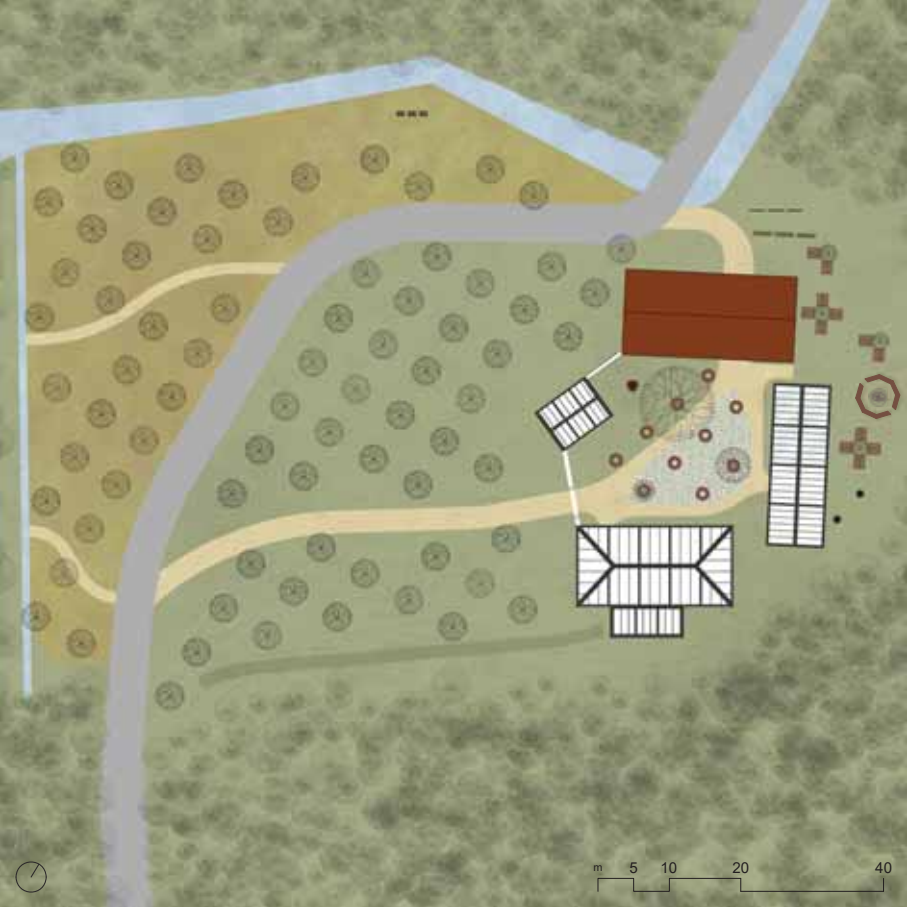
ENTRANCE





















1 Contextualizing job



2 Mining



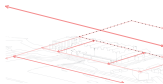
3 Mining



4 Building construction



5 Segregation of tasks



6 Accessibility



7 Building materials and methods



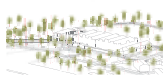
8 Road observation



9 Path and bridge



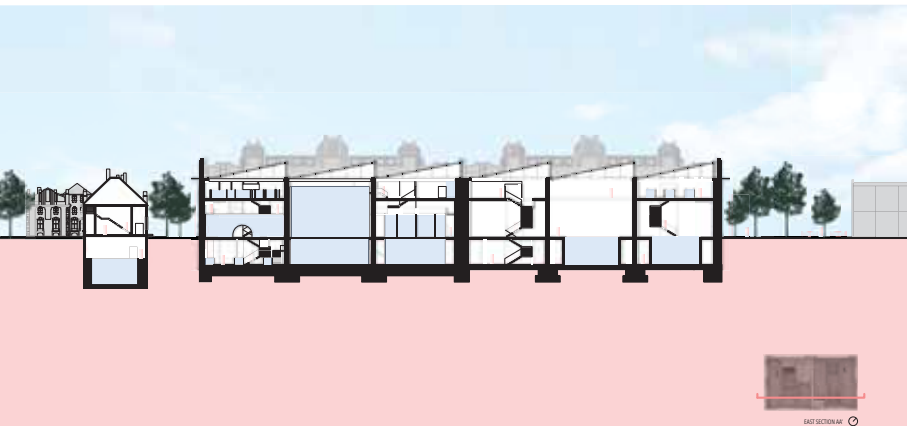
10 Urban edge



11 Landscaping



12 Landscaping and urban edge



EAST SECTION AX



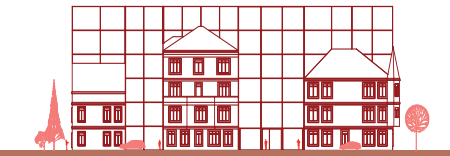






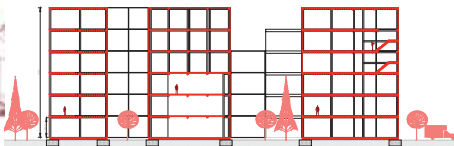
Elevation - South 1/200

A



Section South View 1/200

A



# U Zeleně lofts



Maria Paula Frias  
Architectural Design &  
Wetlig / Kopecky Studio  
2024





U Šolomonov / Šolomonov  
SP 4 14.1°, 14°28' 45.1"

Local Context

The site is situated in the center of the settlement of Šolomonov. It is located on the edge of the settlement, which is a small village. The site is located on the edge of the settlement, which is a small village. The site is located on the edge of the settlement, which is a small village.

Location

SP 4 14.1°, 14°28' 45.1"

The site is situated in the center of the settlement of Šolomonov. It is located on the edge of the settlement, which is a small village. The site is located on the edge of the settlement, which is a small village.

Topography

The topography of the site is such that it is situated in the center of the settlement. The site is located on the edge of the settlement, which is a small village. The site is located on the edge of the settlement, which is a small village.

The site is situated in the center of the settlement of Šolomonov. It is located on the edge of the settlement, which is a small village. The site is located on the edge of the settlement, which is a small village.

Accessibility

The site is situated in the center of the settlement of Šolomonov. It is located on the edge of the settlement, which is a small village. The site is located on the edge of the settlement, which is a small village.



1

Šolomonov

#### Historical Context

The site is located in the city of Berlin, Germany, and is part of the city's historical and cultural heritage. The site is located in the city of Berlin, Germany, and is part of the city's historical and cultural heritage.

Throughout its history, the building has been used for various purposes, including as a school, a church, and a residence. The building is a prime example of the city's architectural heritage and is a valuable asset to the city's cultural and historical landscape.

According to the city's historical records, the building was constructed in the 18th century and has since been used for various purposes, including as a school, a church, and a residence.



© Landeshauptstadt Berlin, 1946



© Bobczarski / Scholten, 2004



Evolution of the site over the years



Site Plan



Metropolitan map



Transportation

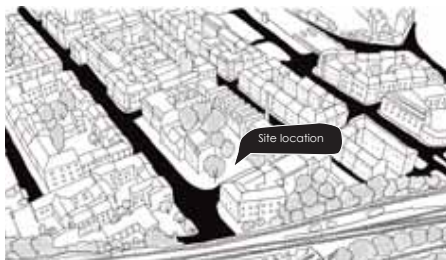


What Why and How Diagram



Concept Development





Site location

BEFORE

#### Concept Development

Current residential blocks with existing primary



The current plan shows the existing primary school on the left and the existing residential blocks on the right. The site is located on the right side of the plan, adjacent to the existing residential blocks.

Developing residential plot



To address the existing site, the plan shows the existing residential blocks on the left and the existing residential blocks on the right. The site is located on the right side of the plan, adjacent to the existing residential blocks.



Top view of proposed development

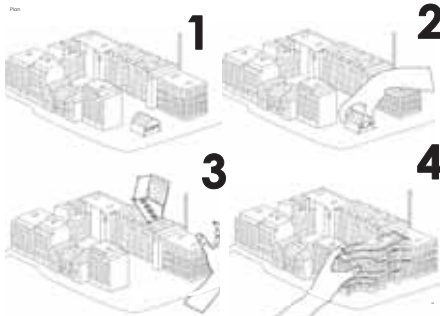
Right view: Street can still exist even in the city. The pedestrian bridge project is an ADA facility that can be used to collect the money in the future. It is a publicly owned asset to the benefit of everyone.

The plan is actually still becoming empty.

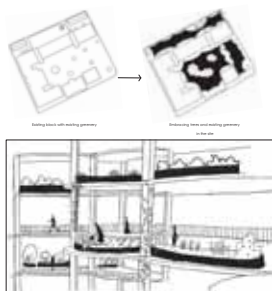
And part of the solution for moving the space and up to the community and the neighborhood will be to build new housing, including the space of the neighborhood.

The new facility will be a permanent building with the central space designed to not just be a parking lot, but a public space for the community. It will be a public space for the community to build the new and better future.

Plan



Concept Development



Section 1: 1. Existing block with existing galleries  
2. Refining form and existing galleries to the site  
3. Refining form and existing galleries to the site  
4. Refining form and existing galleries to the site  
5. Refining form and existing galleries to the site  
6. Refining form and existing galleries to the site

Acoustic View



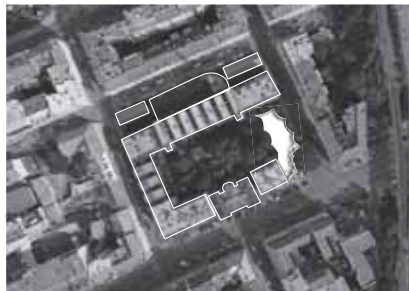
Acoustic view of building galleries / section 1



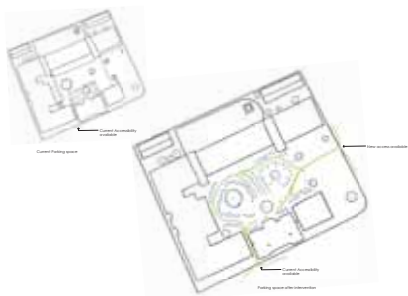
Site Plan



Site Plan

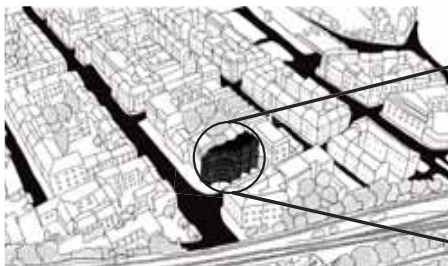


Parking Diagram



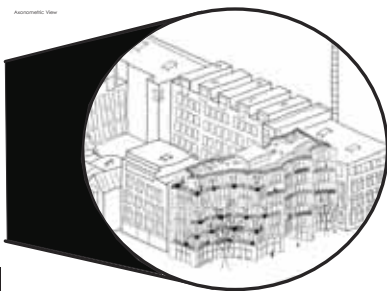
Visualization of concept





**AFTER**

Isometric View



Axonometric View



Program



Commercial Space (Ground)

The plan shows the layout of the ground floor, which is the commercial space. It includes the entrance, the main hall, and the various rooms and corridors.



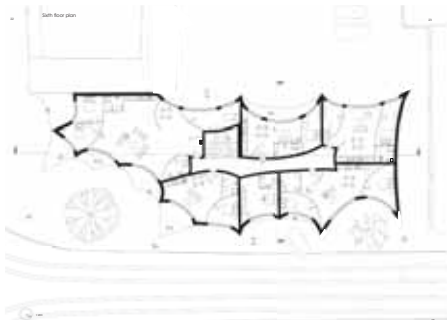
Residential Space (Top)

The plan shows the layout of the top floor, which is the residential space. It includes the bedrooms, the living room, and the various rooms and corridors.

Roof plan



6th floor plan



Visionen



Architectural sketch

Visionen



Architectural sketch

10th floor plan



Fourth floor plan



Visualisation



Architectural rendering of a modern building interior.

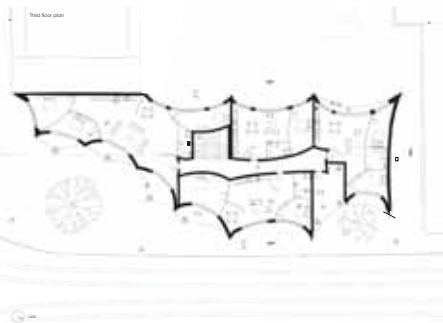
Visualisation



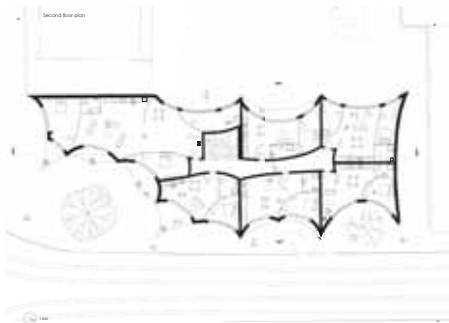
Architectural rendering of a modern office interior.



Third floor plan



Second floor plan



visualisation



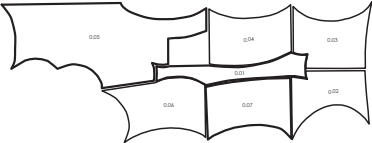
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visualisation

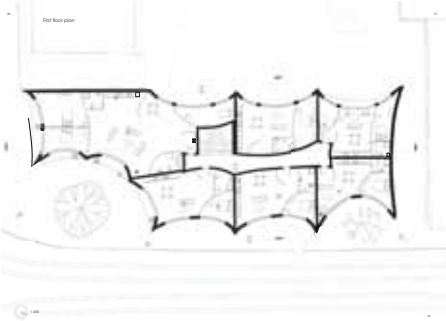


Quelle: https://www.pinterest.de/pin/1000000000000000000/

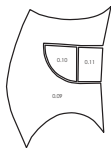
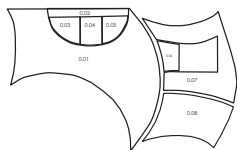
First floor plan - Size



First floor apartments		
0.01	1 apt	36.91 m²
0.02	1 Bedroom apartment	49.02 m²
0.03	2 Bedroom apartment	63.53 m²
0.04	2 Bedroom apartment	63.53 m²
0.05	2 Bedroom apartment	63.53 m²
0.06	2 Bedroom apartment	71.10 m²
0.07	Bedroom apartment	49.02 m²

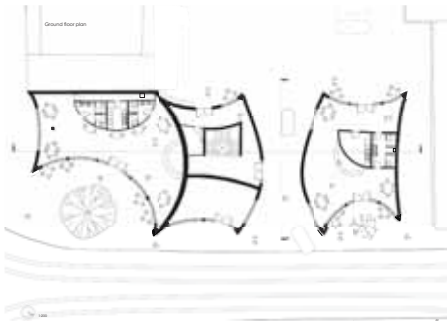


Ground floor plan - Size



- |      |                  |
|------|------------------|
| 0.01 | Restaurant space |
| 0.02 | Hall             |
| 0.03 | Toilet           |
| 0.04 | Kitchen          |
| 0.05 | Toilet           |
| 0.06 | Technical room   |
| 0.07 | Hall             |
| 0.08 | Store            |
| 0.09 | Restaurant space |
| 0.10 | Kitchen          |
| 0.11 | Toilet           |

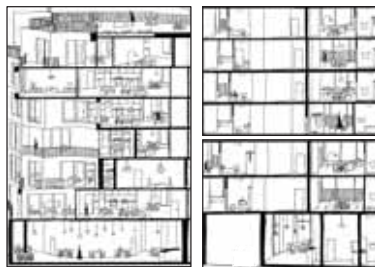
Ground floor plan



Section 01a



Section 01a



Section b-b



Section b-b



Northeast Elevation



Southeast Elevation



Table of rooms



1 Bedroom apartment

1.01	Entrance	0.20 x 0.20
1.02	Living room	1.20 x 1.20
1.03	Kitchen	1.20 x 1.20
1.04	Bathroom	1.20 x 1.20
1.05	Bedroom	1.20 x 1.20



2 Bedroom apartment

2.01	Entrance	0.20 x 0.20
2.02	Living room	1.20 x 1.20
2.03	Kitchen	1.20 x 1.20
2.04	Bathroom	1.20 x 1.20
2.05	Bedroom	1.20 x 1.20
2.06	Bedroom	1.20 x 1.20

Table of rooms



3 Bedroom apartment

3.01	Entrance	0.20 x 0.20
3.02	Living room	1.20 x 1.20
3.03	Kitchen	1.20 x 1.20
3.04	Bathroom	1.20 x 1.20
3.05	Bedroom	1.20 x 1.20
3.06	Bedroom	1.20 x 1.20
3.07	Bedroom	1.20 x 1.20

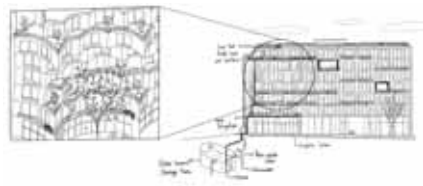


4 Bedroom apartment

4.01	Entrance	0.20 x 0.20
4.02	Living room	1.20 x 1.20
4.03	Kitchen	1.20 x 1.20
4.04	Bathroom	1.20 x 1.20
4.05	Bedroom	1.20 x 1.20
4.06	Bedroom	1.20 x 1.20
4.07	Bedroom	1.20 x 1.20
4.08	Bedroom	1.20 x 1.20



Integration system Diagram



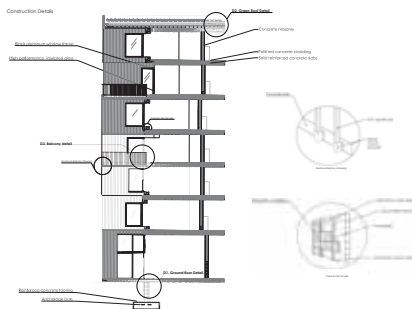
Visualisation



Visualization - ArchiCAD



Construction Details



Construction Details

11. Ground floor detail

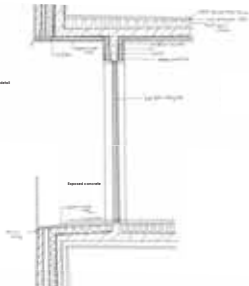


12. Down floor detail



Construction Details

13. Down floor detail





### Project description

*"A long-term empty-house is a problem for its locality. It affects negative social phenomena, deteriorates the quality of living of the neighbors, and also reduces the value of the surrounding properties. New and new ones are being built up, and it is not only in the city center that empty properties are waiting to be used. Its one known has many dilapidated properties, those are in cities, because no distance of vacant properties has existed until now," says Empty House platform.*

The project is thus divided into two parts. For the first 2-3 weeks, students analyse the phenomenon of empty houses in Prague (they classify the buildings into categories, estimate the approximate area occupied by each category, where each empty house is located, etc.). They then compare the data with examples from other cities in the Czech Republic or abroad. This information will be used in the design phase.

The project also is related more broadly to the subject and impact of the empty-house phenomenon. It should sometimes identify a threshold where it is no longer worth renovating a dilapidated house and it is better to build a completely new house, including a substitution of its location.

The site is shaped to the point of plant, specifically to the structure of *S. baobab* and *Leucaena* stems. It is usually a mid-level area situated between the road and the main road. The site is usually a border to the main road, and is usually a border to the main road.

The site is located in Prague's Ústevná neighbourhood in this specific block which has a rich history, dating back to the late 19th century. Originally established in 1892, the area was a place for industrial activities. It was a building of a branch of a Viennese factory called P. Loschitzer & Söhne, which focused mainly in hat production. The owner was Mathias Veisler.

Throughout its history, the factory underwent several transformations and expansions, notably in 1922 with the addition of modern reinforced concrete mansuetic extensions. Further expansions were done in the 1950s, with the aim of accommodating diverse functions, such as the linen and handloom machine room.



There is one straight shaft cut in each floor with two landings, made out of aluminum stainless steel rising from the ground floor located in the common area for residents right next to the elevator shaft that connects the building only to residents from around floor to the rooftop.

The roof is a flat roof. The structure is reinforced concrete slab. The roof is partly sloping and also has green grass with drainage located right next to it that gathers rainwater from the rooftop and channels it to the water tank for irrigation purposes and allows excess water to drain.

For the walls, I will use nearly reinforced concrete with internal ties to the exterior and steel studs for the interior. Insulation for temperature control and sound absorption, along with layers for moisture control and waterproofing. The foundation will be gypsum plaster or polished concrete. For the floors, I'll use reinforced concrete with insulation underneath. Windows will be triple glazed glass with aluminum frames.

ventilation system is located on the bottom floor in the technical rooms of each building. The structure uses cooling through the ventilation system. Heating is provided through a geothermal heating system, with underfloor heating and radiators in the classrooms.



The site is situated in the global village, specifically at the intersection of U.S. history and technology.

The topography of the site is mostly flat terrain with a small slope starting from the southern end and descending towards the northeast corner of the residential block where the proposed building will be situated.

The site can be accessed by the south-west located in the latitude area, whereas the block shown in a schematic for use and pedestrian area for a courtyard of the residential block. Access from the site is possible through the proposed building. South-west located in the latitude area, whereas the block shown in a schematic for use and pedestrian area for a courtyard of the residential block. Access from the site is possible through the proposed building. South-west located in the latitude area, whereas the block shown in a schematic for use and pedestrian area for a courtyard of the residential block. Access from the site is possible through the proposed building.

The site is located in the space between non-residential building and non-residential and commercial. The residential building is called "Jolly Palmaria" located in the north side of the site facing Hovhannaysh and Vachnava streets, and the commercial/residential building located in the south facing south-right in the plot facing Sebidzinsk street. Which means the proposed building will face G. Babakanyan street right in between these two buildings.

The site measures approximately 32 meters from southeast to southwest and 178 meters from southwest to northeast which is a total of 290 square meters.

The landscape on the site is the courtyard of the block where the new addition will be placed (has some existing trees around 40 years). These trees are surrounded by the existing buildings. The range has different styles such as New Classical and modern architecture.

*Notes: (a) Any parking will be provided in the existing asphalted off the block since the space occupied by the sidewalk of the block is garden will be removed and replaced by a vertical garden that have self-sustainable shading cover. Residents to have an accessible garden from their houses and the ground space can be used for more parking. The parking area can be accessible by the sidewalk located on the Subdivided side walk of the block since there is an access suitable for cars. It can also be accessed by car through the northeast entrance of the assumed building. An example of a new space since the car will be located behind the assumed building. .*

#### Building Parameters

**Footprint**

The total area of the site is 350 square metres. There are two separate volumes in the ground floor mostly dedicated for commercial use. This two volumes add up to a total of 362 square metres in total dedicated to the public and 146 square metres dedicated to residents to come into their homes. In between the two volumes of the ground floor there is a space gap of 4.7 metres by 20 metres long for pedestrians access and one access to the parking space on the southeast of the building as by the municipal exit of the building on top. Taking in consideration the concrete and part of the two structures given up a built area of 285.5 square metres if you subtract the gap between the two volumes.

The utilization of this space is divided into two parts with commercial functions in the ground space for the public, and residential use in the top levels only for residents. The rooftop is open to all residents of the building. The structure has no floors and is fully accessible to all.

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The programme is mainly focused on mixed housing. In the ground level there will be two spaces completely dedicated to the public, one restaurant, and a cafeteria but could also be used as a shop. Also a space only dedicated to residents as a common space to hang-out close to the entrance and stairs that lead to the residential part of the building.

Essential functions are located from the 1st floor up to the 5th floor. The apartments range from 1 to 2, 3, and 4 bedrooms; family apartments, 42 residents have access to shared amenities located in the 1st and 8th floor level of access to the common rooftop. There is one staircase that leads to the rooftop that starts from the ground floor and one staircase that connects the ground floor to the rooftop. Most of the apartments have triple-glazed sliding doors and some have large accessible windows facing the south, east and west. Most apartments have access to a small balcony. Some apartments have large balconies than others.

The residential apartments can be accessed by a staircase and an elevator, they are located in the ground floor of the building. Next to the common space for residents where the staircase and stairs are located which is accessed by walking in between the two apartment courtyards of the ground floor that is located in the National facade. The stairs go all the way to the top of the building in the rooftop in the elevation.

**Keywords:** *depression, mood, anxiety, self-esteem, self-efficacy, self-esteem, self-efficacy, self-esteem, self-efficacy*

The interior wall consists of two layers of mineral glassboard with a steel frame separating them. The steel frame is filled with thick mineral wool insulation for soundproofing and thermal insulation. For a more insulated sandwich a layer of polished concrete can be applied directly to both sides of the interior wall.

The doors between the apartments are made of polished black aluminum located in the corridor. The balcony on each floor are also built glazed glass also framed with black aluminum and operable from the inside. Despite the curved

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**Plumbing**

The plumbing uses variable speed pumps and pressure-reducing valves to adjust water usage and pressure based on real-time basically the more water is demanded the more the pumps accelerate on speed.

**Irigation system**

The residential building has a green roof and balconies with greenery. The green roof has an irrigation system that uses drip irrigation. This system waters both the green roof and the balcony plants.

The underground storage tank gathers rainwater from the rooftop. It's placed under the building to collect rainwater efficiently. When it rains, water will flow from the rooftop through the green roof planter drain and go into the underground tank.

**Water**

Water supply is provided from the local water network. The water is pumped using a pipe system that is connected all the way in the technical room where the cylinder of the heat pump is located. To minimize energy consumption, the heat Pump System is utilized also to heat the water.

**Fire protection**

Fire escape route is provided through the main circulation shaft accessible from all floors that leads to the ground floor exit.

Fire trucks can access the building from the street, from Northeast to South.

**Conclusion**

The project offers a functional and well-designed solution for the underutilized space. The main goal is to respect existing greenery and integrate it into the shape of the design, creating a unique and sustainable addition to the neighborhood that offers a contemporary take on urban living that would also honor the blocks industrial heritage.









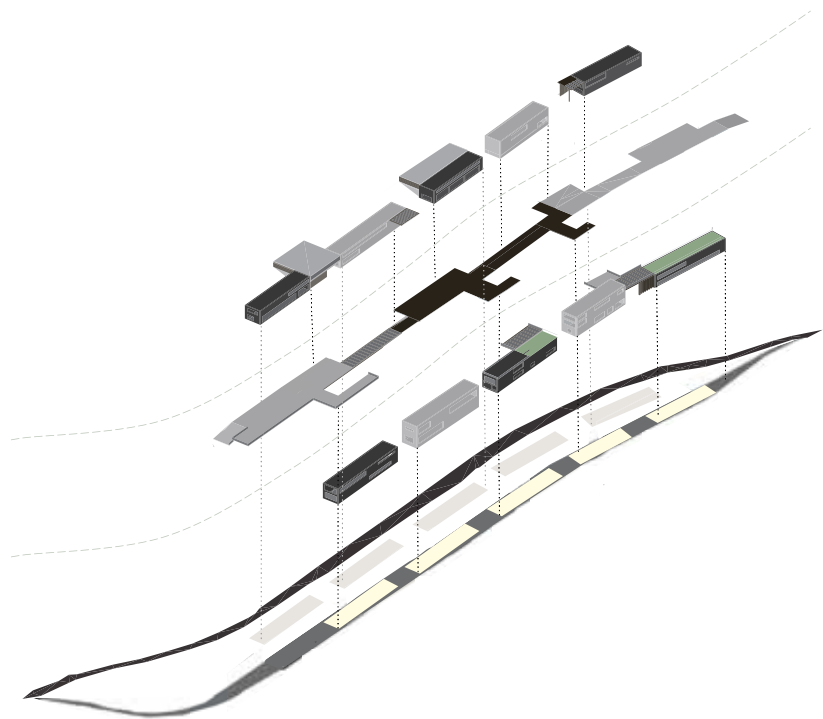




Some sensitive green roof

Arlington Museum

Arlington museum







SITE PLAN







