- fill it up!
Ričany is a town with 15,000 inhabitants situated 25 minutes by train from Prague city centre. The close-
ness to the capital makes Ricany dependent in many spheres, mainly culture and public services, but
also one of the most popular places for living in the whole Czech Republic. During the past ten years,
the population has grown by 27% and due to missing reasonable concept in urban planning, the town
started spreading to the agriculture landscape around. My project sets a new trend in Czechia – building
a town from within.

The 16 ha large site is adjacent to the train station, one of the most important meeting points in town.
Even though the area is geographically in the centre of Ricany, due to large roads, heavy traffic and large
scale buildings, it is perceived as outskirts. My aim is to reconnect the site to the train station and sur-
rounding neighborhoods and by enhancing its existing values (e.g. train station, terrain, reconstructed
old distillery building) and adding new needed urban features such as public park, library and diverse
housing typologies change it into a dense mixed use area.

VISION
welcome to Říčany!

Czech Republic: population 15.5 million
Prague: population 1.2 million
Říčany: population 15,000
population growth 27% in past 10 years
built-up area 857 ha (total 2,580 ha)
25 min by train to the centre of Prague

site is located in the geographical centre of Říčany
area 1.6 km² (16 ha)

TODAY

today, perceived as outskirts
car dependent area with a few large scale functions
orthophoto plan today

VISION

how a suitable plan should look like?
create a cohesive urban tissue
multifunctional area accesible on foot

welcome to Říčany!
how?
different functions directly influence not only the use of space but also the means of transport and buildings' scale on the site.
Enhancing existing values of the site – adding functions – connecting them.
a new road south to Ricany decreases traffic in the town centre and enables to exchange the large roundabout on the site for a more pedestrian friendly crossroad
Currently there are 5,100 housing units in Ricany. 3,323 of these are in detached houses. My proposal provides Ricany with cohesive urban development, which creates approximately 400 new housing units in a rich variety of housing typologies with a main focus on apartment houses and row houses.
propose evolution
In case of heavy rain, the untreated water flow is channeled to the retention pond in a public park during rainy season.

The lowest area on the site with the main retention pond leading water to the natural water system out of the town.

The walkable roof.

The green roof.

The mixture of links through the area ranging from streets to pedestrian alleys.

Public roof with diverse sports fields.

The nursery school.

The parking structure.

Mix use with commercial groundfloor.
section B-B'

- Green roof on a bus stop
- Pocket spaces in the streets
- Primary school with gym
- Small semipublic square
- Residential courtyard
- Parking structure
- Train station
- Mix use with commercial groundfloor
- Retention pond during dry season
- Industrial tower preserved and changed into a viewing tower
- Old chestnut trees preserved
- Uninterrupted view of the city
- Parking structure as a noise barrier for the railway
- Old chestnut trees in and on the ground floor to extend the street
- Walkable roof in a private courtyard
- Industrial tower preserved in a private courtyard
- Stormwater to retention ponds
- Infiltrates directly in case of heavy rain
- Paved square for residents
- One of the viewing spots
- Mix use with commercial groundfloor
- Residential courtyard
- Residential courtyard
- Industrial tower preserved
- Industrial tower preserved
- Industrial tower preserved
- Industrial tower preserved
- Industrial tower preserved
detailed plan of a distillery square and surrounding areas
vision of a new distillery square
Passability through the site

Possibility to walk through the site was the key issue to deal with. I redesigned the street network in the most effective way to connect the site to its surroundings. All new residential courtyards are physically visible but designed to perceive the different levels of privacy. Within the semipublic shared courtyards are small private gardens.

Permeable vs. impermeable surfaces

Large percentage of impermeable surfaces causes problems with stormwater runoff: natural infiltration is possible only in the green area around the newly reconstructed ditch and in private gardens. Municipal sewage system is permanently overloaded and in need of a townscale solution. New stormwater management in my proposal can act as a model for other places in Ricany. In the proposal both squares and shared or pedestrian links are paved thus counted as permeable surfaces.

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functions in Ricany

relocation of industry to the suitable vacant spots in the outskirts to create space for urban-making functions on the site
functions on the site

currently there are mostly large scale functions on the site (e.g. a shopping mall, supermarkets, a gas station, car shop, workshops and small industrial) predetermining its unpleasant urban environment, by relocating industry to the outskirts of Ricany, the site has space for new urban-making functions such as a library, schools, parks, commercial spaces, etc.
flows of pedestrians

Distributing public functions as a library or schools more evenly within the site not only enhances existing flows but creates a lot of new ones.
view of the town centre from a viewing spot in a new commercial street along the parking structure adjacent to the train station