

LTH SUDes 2016 MASTER THESIS

ŘÍČANY DISTILLERY

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- fill it up!

Ricany is a town with 15 000 inhabitants situated 25 minutes by train from Prague city centre. The closeness 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 a missing reasonable concept in urban planning, the town started sprawling to the agriculture landscape around. My project sets a new trend in Czechia – building a town from within.

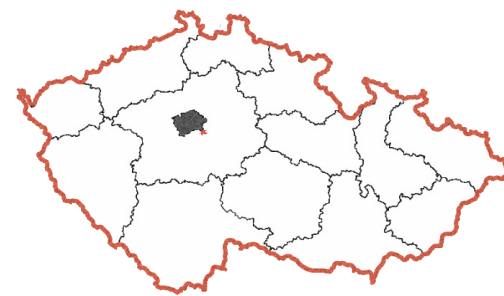
The 16 ha large site is adjacent to the train station, one of the most important meeting points in town. Even though the area is geographically in the centre of Ricany, due to big roads, heavy traffic and large scale buildings it is perceived as outskirts. My aim is to reconnect the site to the train station and surrounding 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 vivid mixed use area.



welcome to Říčany!

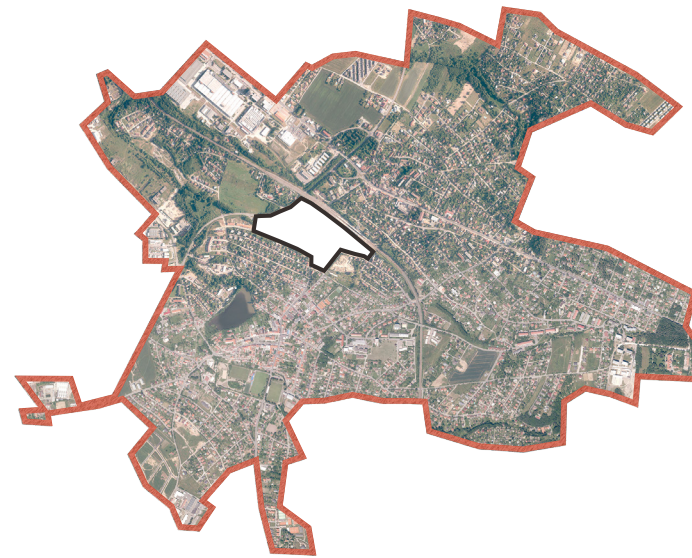


Czech Republic population 10.5 milion



Prague population 1.2 milion

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 Ricany

area 1,6 km² (16 ha)

today percieved as outskirts



car dependent area with a few large scale functions



orthophoto plan today



TODAY



create a cohesive vivid town



multifunctional area accesible on foot



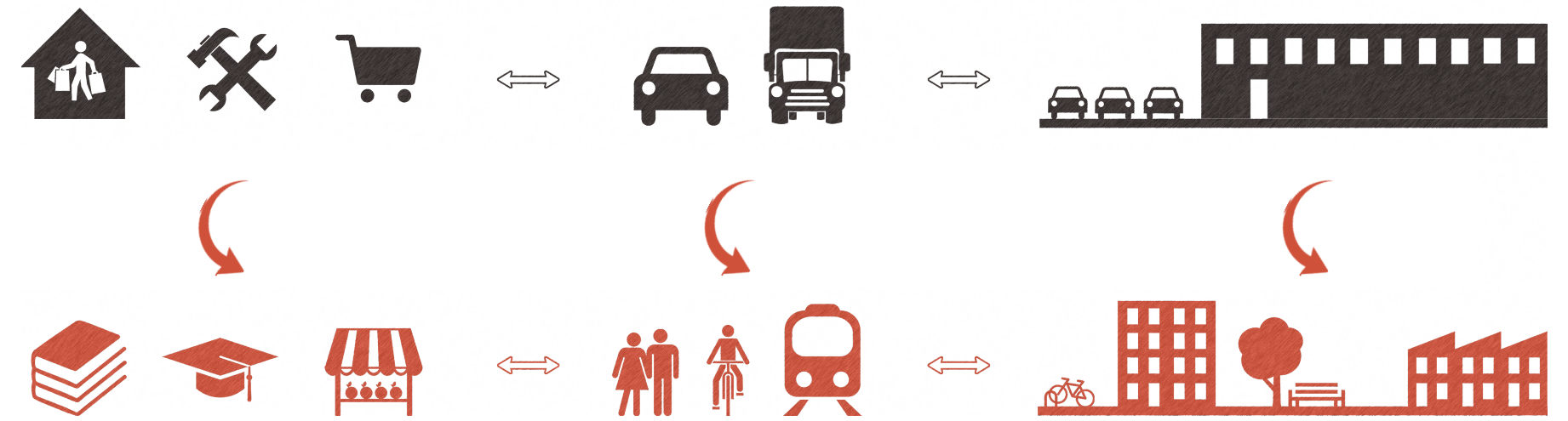
how a suitable plan should look like?

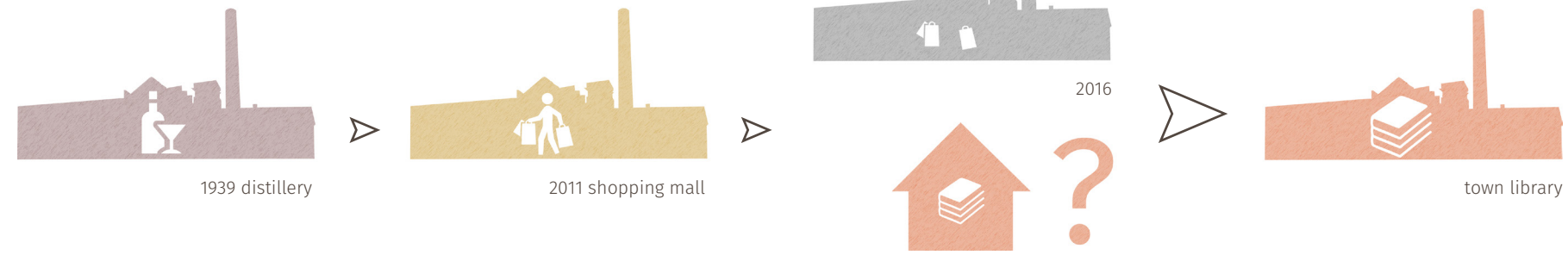
VISION

how?



different functions directly influence not only the use of space but also the means of transport and buildings' scale on the site





Ricany is looking for a place for a new public library and old distillery bulding needs a new functioning content





traffic situation in Ricany



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

current housing typologies in Ricany and their location

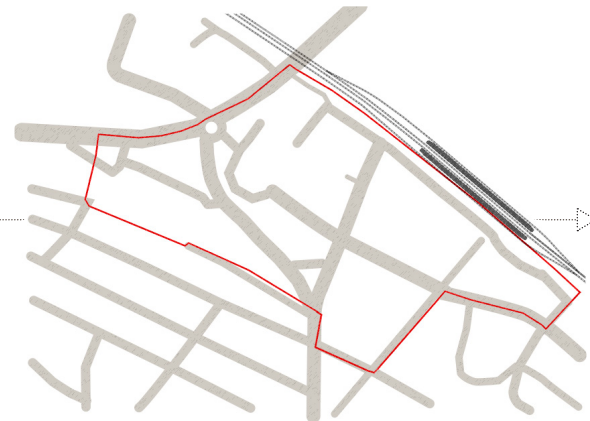


currently there are 5 100 housing units in Ricany, 3 323 units are in detached houses, my proposal provides Ricany with cohesive urban development, which creates approximately 400 new housing units in a rich variety of housing typologies with a main focus on apartment houses and row houses

proposal evolution



situation today



street network today



removing illogical roads



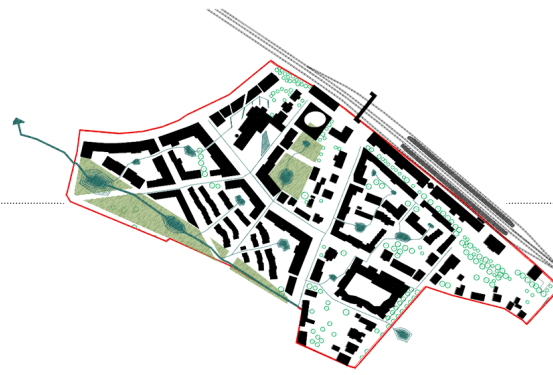
removing bad quality or not reuseable buildings



reconnecting current links



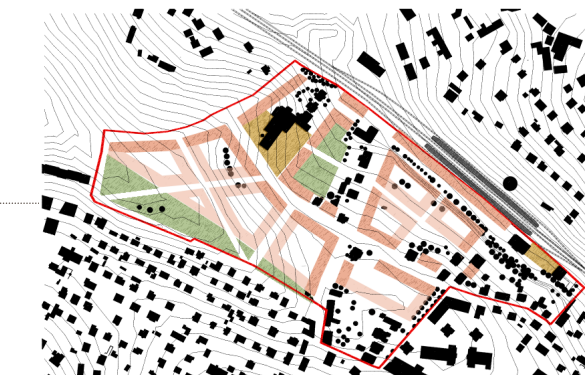
adding new links to create blocks according to the terrain



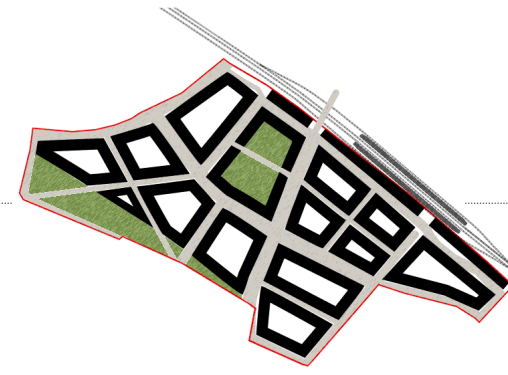
new development



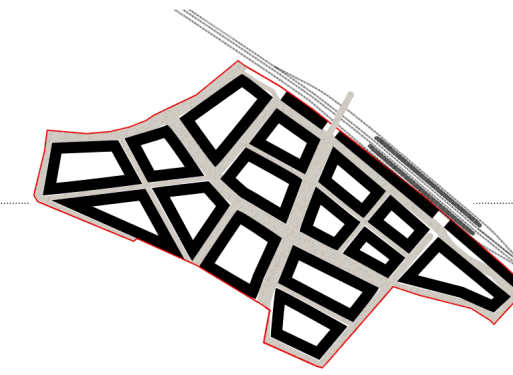
breaking the blocks to enable a natural water flow



diverting the block structure to confirm the streets



adding public parks lacking in Ricayñy



new block structure

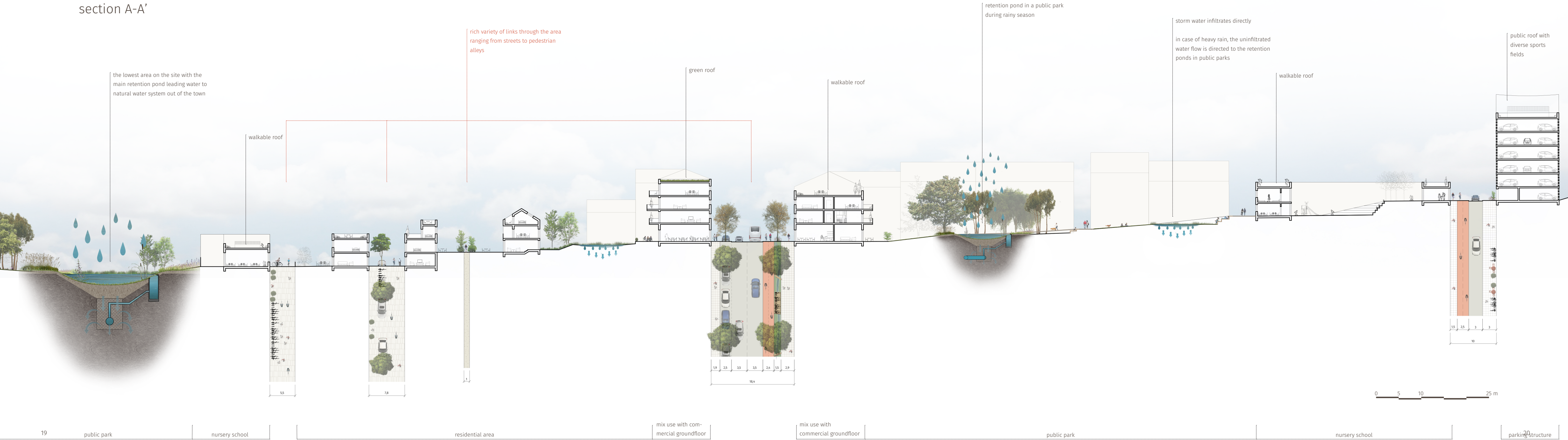


new street network

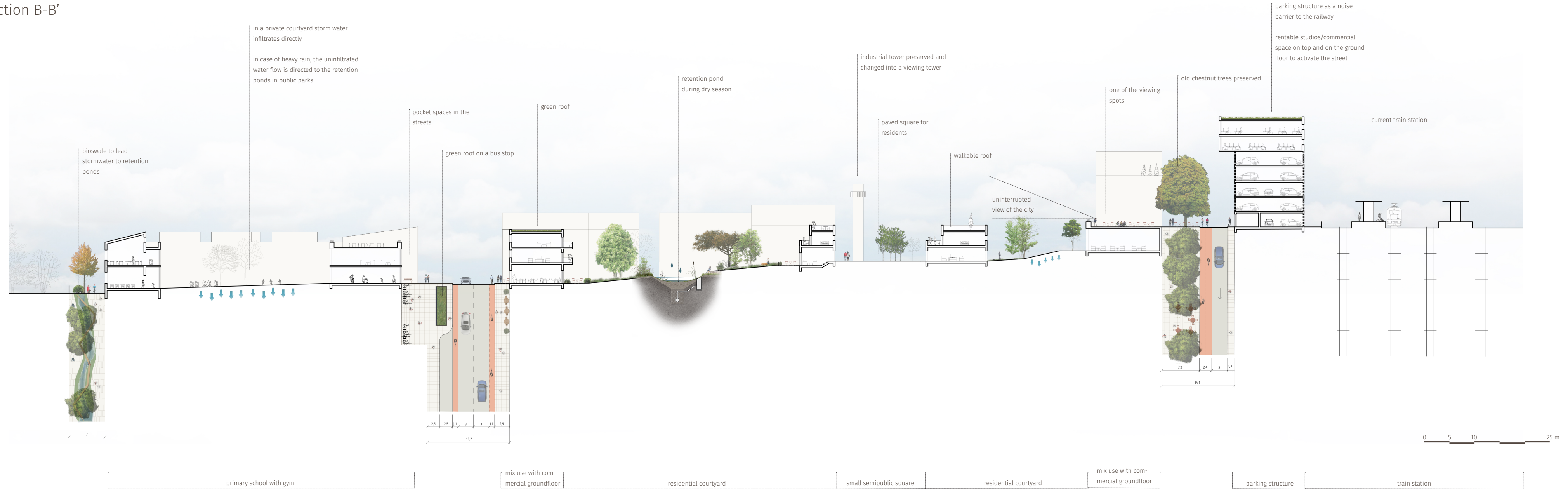
overall plan



section A-A'



section B-B'



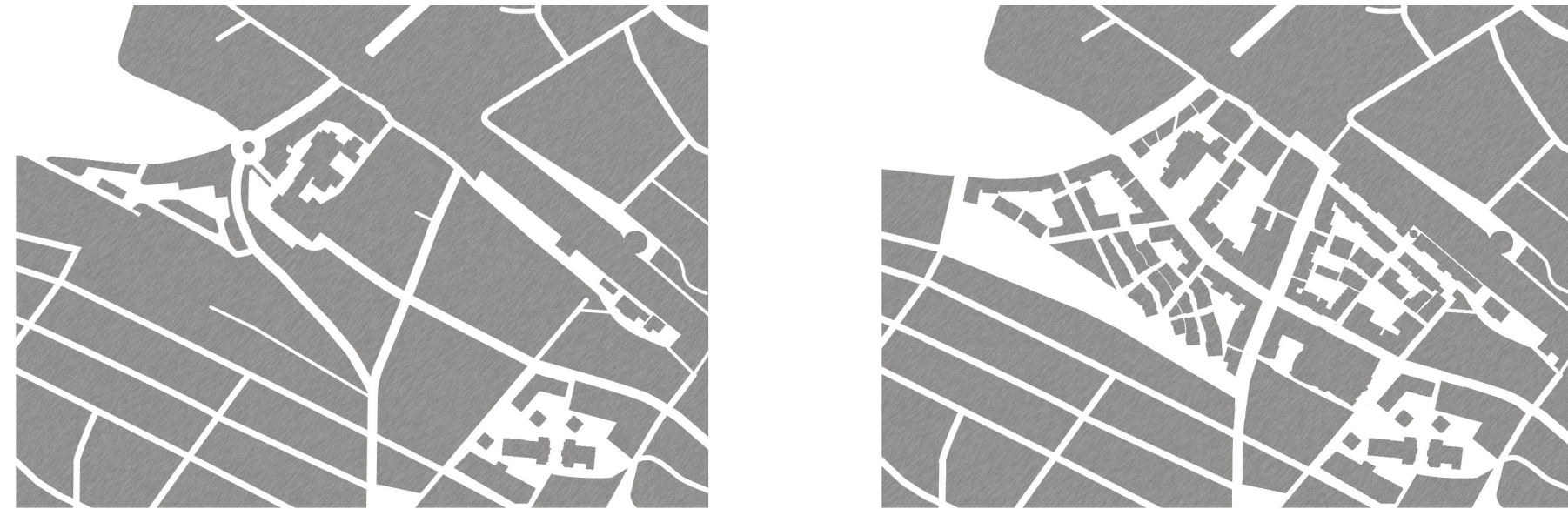
detailed plan of a distillery square and surrounding areas



vision of a new distillery square

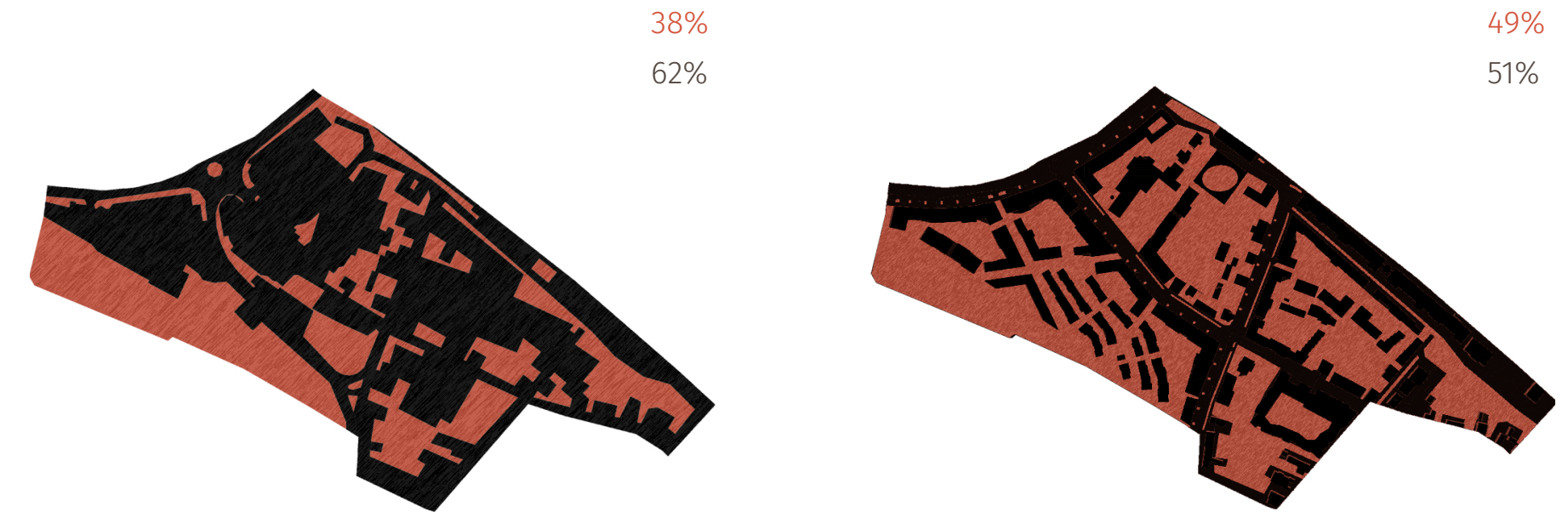


passability through the site



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 accessible, 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



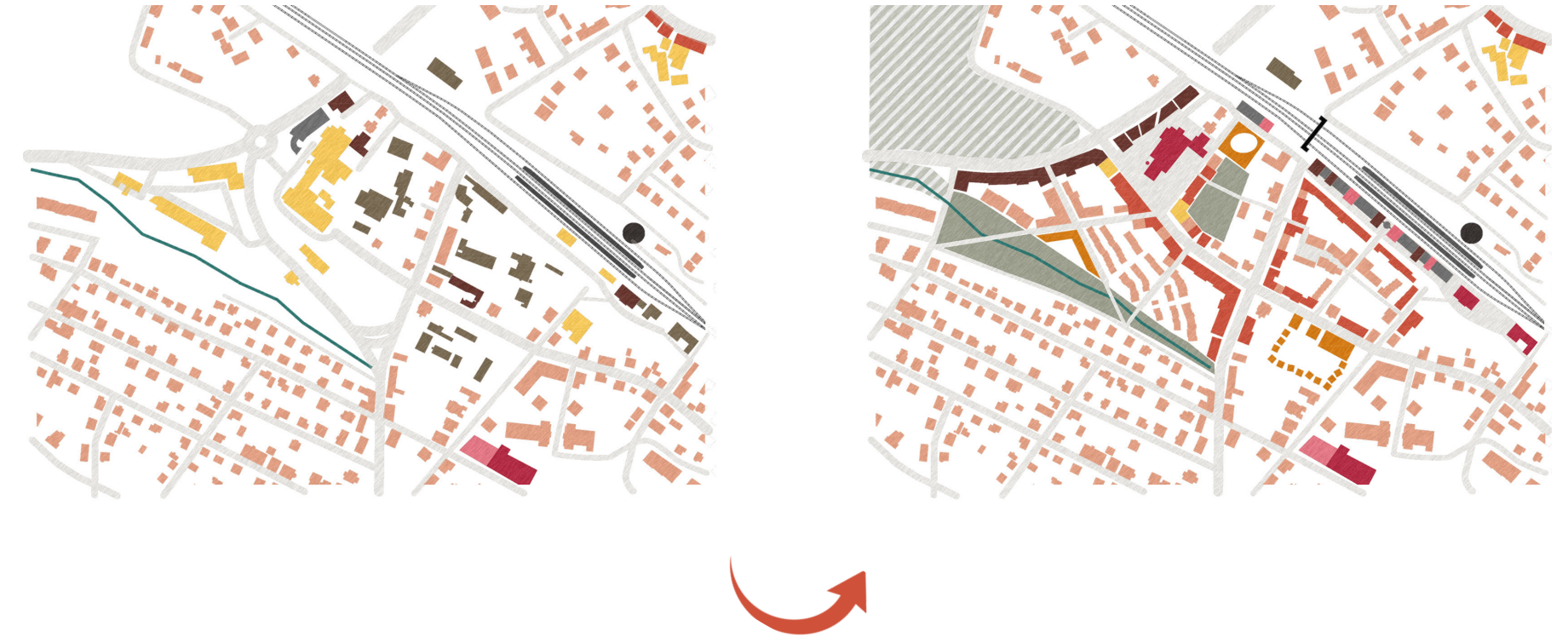
functions in Ricany



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, a car shop, workshops and small industries) 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, flats 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



