



Questions and Answers – Stage 1

Q5 Waltrovka, Prague Architectural Competition

Scope

Q. 1 Please advise if all of the buildings on the site at the moment are required to be retained or is it just the listed (M6, M6A and M4), along with M5 (use already designated as offices)?

Ans: None of the buildings are listed. It is the preference of the promoters to retain the buildings to give the project more variety and texture.

Q. 2 Can you confirm that only Buildings, M3, M6 and M6A (& the curtain walling to M5) are the only buildings to be considered within the scope of this competition and presentation

Ans: M4 can also be considered in conjunction with M5

Q. 3 Is it possible to clarify the amount of development that is required on the designated site – number of dwellings, area of offices, other facilities?

Ans: We suggest using as a guideline the maximum allowable GBA, no specific number of units, or mix, the biggest constraint would be the provision of parking, one space for every 60 metres of office or one space per apartment up to 100m2 two for apartments over 100m2. The promoters will revert with any reduction on parking requirement for student housing, if applicable, at Stage 2

Q. 4 Are any of the existing buildings listed? Do the competitors have discretion as to which buildings are to be retained?

Ans: See Q. 1.

Q. 5 Are there any restrictions on permissible building heights in the Lofts zone in the context of the overall development?

Ans: None at Stage 1. At Stage 2 workshop, limits may be advised.

Q. 6 Are there any specific requirements regarding the number of apartments to be provided on the site?

Ans: See Q. 3

Green areas / Public space

Q. 7 Please advise what is envisaged as green areas?

Ans: Green Roofs, trees in hard surface areas etc. qualify as green areas, and green areas over the envisaged area for parking.

Q. 8 What is the brief for these green areas? Do they need to be provided at ground level?

Ans: See Q. 7

Q. 9 Is the brief for the green areas in any way linked to the mention of a “square or focal point”?

Ans: No. Please see Q. 7

- Q. 10 Does the statement in the brief (“The nature of the space will be non-competitive to other sections of Q5 and will form a Portal to the development at both the north and south access points.”) suggest that certain uses (café etc.) may not be permissible in the “public square or focal point”, for example?

Ans: All uses are permissible, but consideration must be made of proximity to Metro and footfall if adding commercial functions to the above

Car Parking

- Q. 11 Could the required number of parking spaces to be accommodated on the site be clarified?

Ans: See Q. 3 re parking

- Q. 12 Please advise if underground parking is required or can this be dealt with on the surface?

Ans The promoters envisage a need for underground parking but do have 100 spaces on an offsite location available

- Q. 13 Is there an identified number of car spaces to be provided based on the GBA of 35,800m²?

Ans: See Q. 3 re parking

- Q. 14 Does ancillary parking to each separate building need to be considered, or is there a parking site designated in the masterplan?

Ans: We suggest that the area between M3, M4 and M6 can provide the majority of the required parking spaces in addition to the 100 spaces on “Na Hranicka” offsite as Q. 12

Technical

- Q. 15 Do the GBA 35,800 m² & GLA 30,000m² figures include the area of building M5 that is already designated as offices?

Ans: Yes

- Q. 16 The plans for Building M6a do not appear to be complete – there seems to be a section missing. Can complete plans for this building be provided?

Ans: The promoters can confirm that they do not have DWG drawings of M6 and M6a. The images in the competition pack are scans of old drawings of M6 and M6a. This will be rectified at Stage 2

Submission requirements

- Q. 17 Article 15 of the competition regulations dealing with Stage 1 submissions states:

“Competitors are required to submit one A1 size sheet of information in a horizontal format.

There is no specified format for submissions but competitors are required to provide the following minimum information:

- (a) Plans, sections and elevations at 1:200.
- (b) Site plan at 1:500
- (c) Image(s) showing the building(s) in context.”

The above information will not fit on one A1 sheet and would require several A1 sheets to contain it.

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In the light of this, can we submit plans, sections and elevations at 1:500 and a Site plan at 1:1000, on one A1 sheet in the first stage of the competition?

Ans: This scale is acceptable

Q. 18 The Plan Sections Elevations drawings of these 3 buildings at a scale of 1:200 do not fit on an A1 Board. May Scale of drawings be at competitor's discretion?

Ans: See Q. 17