



Main idea

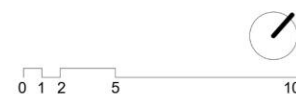
The Na Neklance apartment buildings are located at the wooded foot of the Brabenec hill slope and Na Neklance Street, which is parallel to Radlická Street. This place is very diverse in terms of urban planning, with various urban structures meeting here. From the north and east, the plot is bordered by block development. From the south and west, there is villa development on a steep slope. This transition between free and block development became decisive for the urban concept of the project. The proposal consists of three apartment buildings connected by a common underground floor. A loose structure of buildings was chosen, in principle following the western side of the site. Building B is therefore a free-standing building, maintaining approximately the same spacing distances in the street front. Building A is set up so as to complement and complete the block development. Building C is then a solitary house corresponding to the villa development in the vicinity. The development area is divided into public, private and semi-private parts.

Apartment building Na Neklance II Smíchov, Prague 5 2023

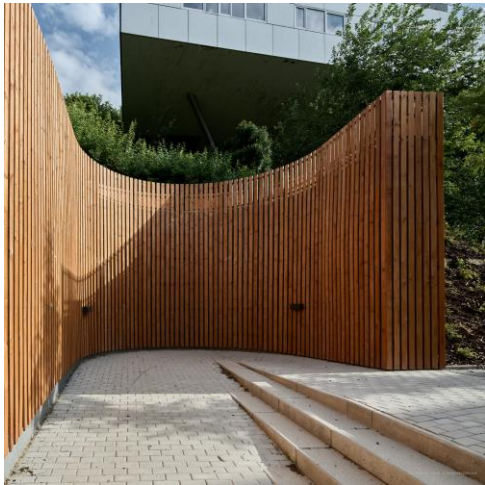
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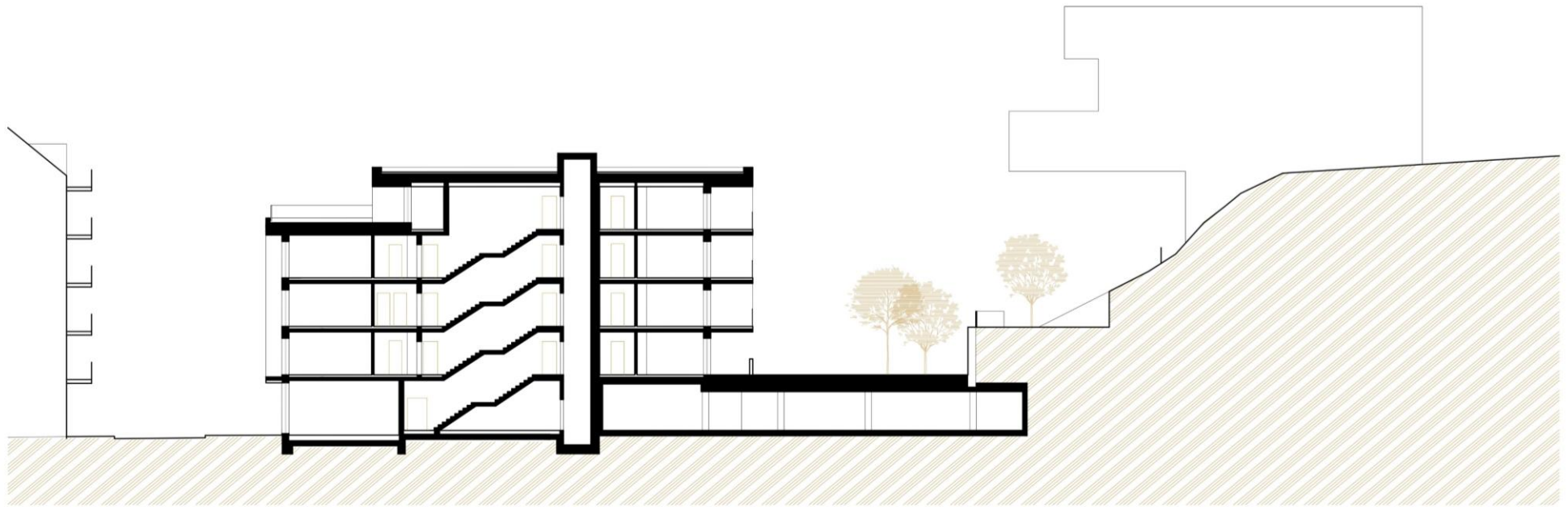
The entrances to buildings A, B and commercial premises are located on the ground floor. The entrances lead to the first underground floor (the buildings are located on sloping terrain), which also houses underground parking, cellars and the technological facilities of the building. The first floor above ground contains residential premises with front gardens and a public park connecting Na Neklaně and Nad Kolkou streets. On the first floor above ground, in the western part of the area, there is a semi-public garden for residents of apartment buildings. The other floors above ground only contain residential units. There are a total of 29 apartments in the project, building A is three-storey, B and C are four-storey. Technical information The apartment buildings have a common technical floor 1PP, heating is provided by a central gas boiler room. Rainwater is collected in a retention tank and used to water the public park area and front gardens of the apartments. Thanks to the thorough insulation of the building envelope and high-quality triple-glazed windows, the project achieves a low-energy standard with a certificate of energy performance of the building B - very economical.



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Apartment building Na Neklaně II Smíchov, Prague 5 2023