

DNA

OBVIOUSLY.

OBCHODNA

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OBCHODNA

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Florence TIBERGHEN**

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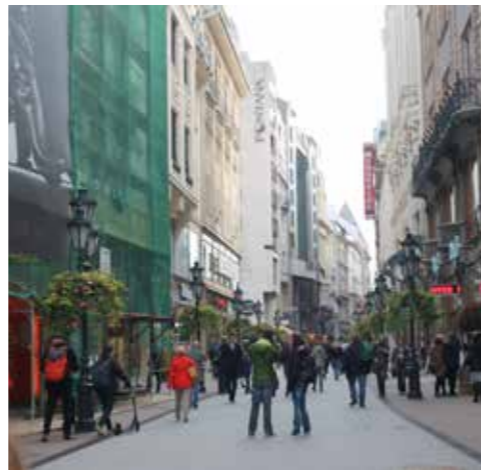
ROADS AND STREETS HIERARCHY



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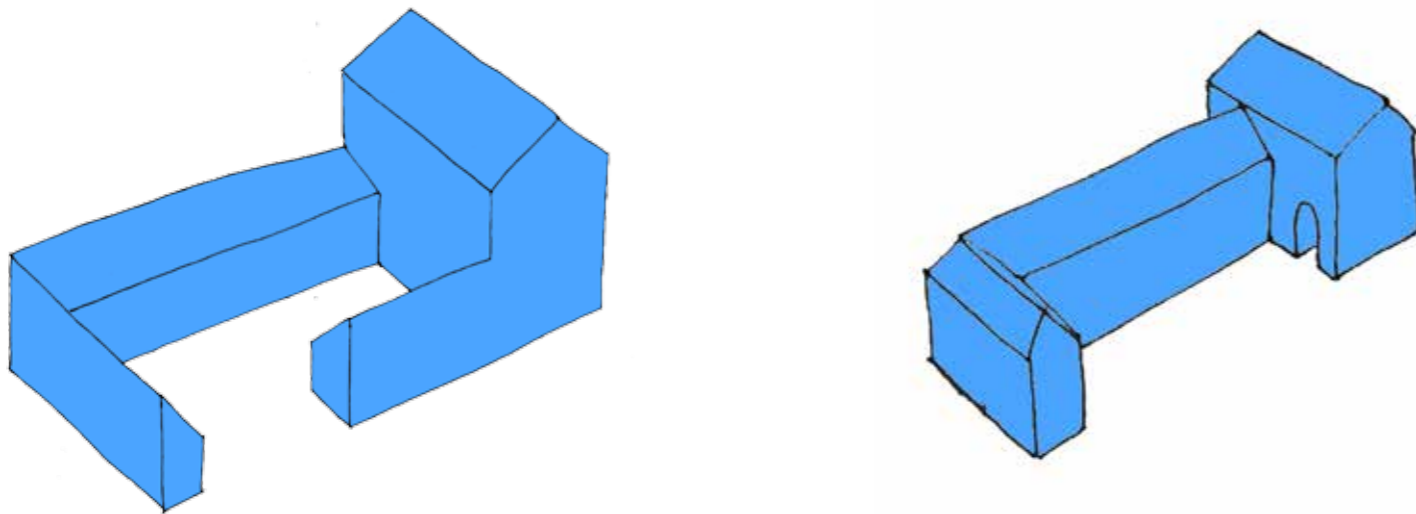


BUILDING TYPOLOGY

Obchodna Ulica is at the very center of the Bratislava city, between Stare Mesto and Nove Mesto.

Nonetheless, a vast majority of its buildings appear as «faubourg» constructions, adapted for a low density of population and activities.

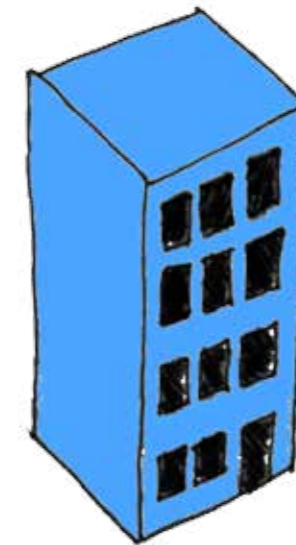
Former «Faubourg» houses



This buildings share specific aspects inherited from their ancient owners, who were mostly traders. They used to need many ground spaces for their businesses, which follow the long parcel of the building.

This form specificity is definitely a trace of the past, when this area used to be dedicated to agricultural and trade activities.

XXth century buildings



Obchodna counts a few XXth century buildings, which are taller than the rest of the constructions.

From fonctionalism to modernism, their facades are often in bad conditions and sometimes not aligned with their neighbours.

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AMBIANCES

COMMERCIAL STREET



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FROM PRESSBURG...



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...TO BRATISLAVA



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URBAN COMPOSITION (FAÇADES' STYLE)

ON OBCHODNA



B B D B B C

NEDBALOVA ULICA



ON MLYNSKE NIVY



A D A A

JESENSKEHO ULICA

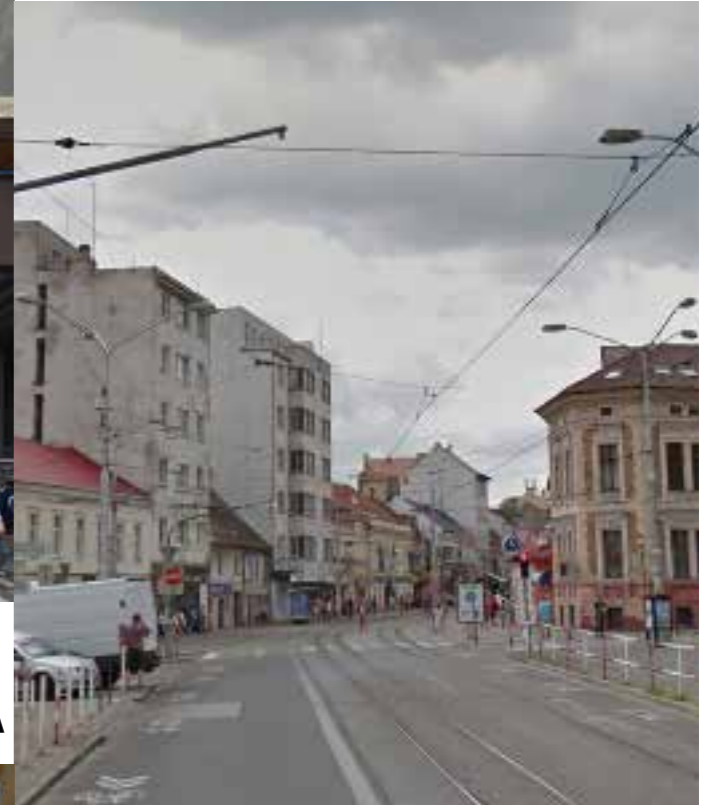


C D A A A

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NEIGHBORHOOD'S ENTRIES



OBCHODNA



NEEDS

Situated in downtown Bratislava, Obchodna Ulica neighborhood deserves, and needs, to be more adapted to the XXIth century.

-A more homogeneous urban profile. Higher buildings will be able to host more activities.

-An original urban operation reinforcing the city identity. Located in the center of the city, it is necessary to assume the fact that it will change, at least a bit, Bratislava's face.

-A more ludic, attractive and efficient urban public space, with gardens, new passages and street.

-A new strategy to make the Bratislava's nightlife and local residents coexist.

-This renovated area should continue to be easily reached by any transport mean: car, tram, bus, bike, foot...





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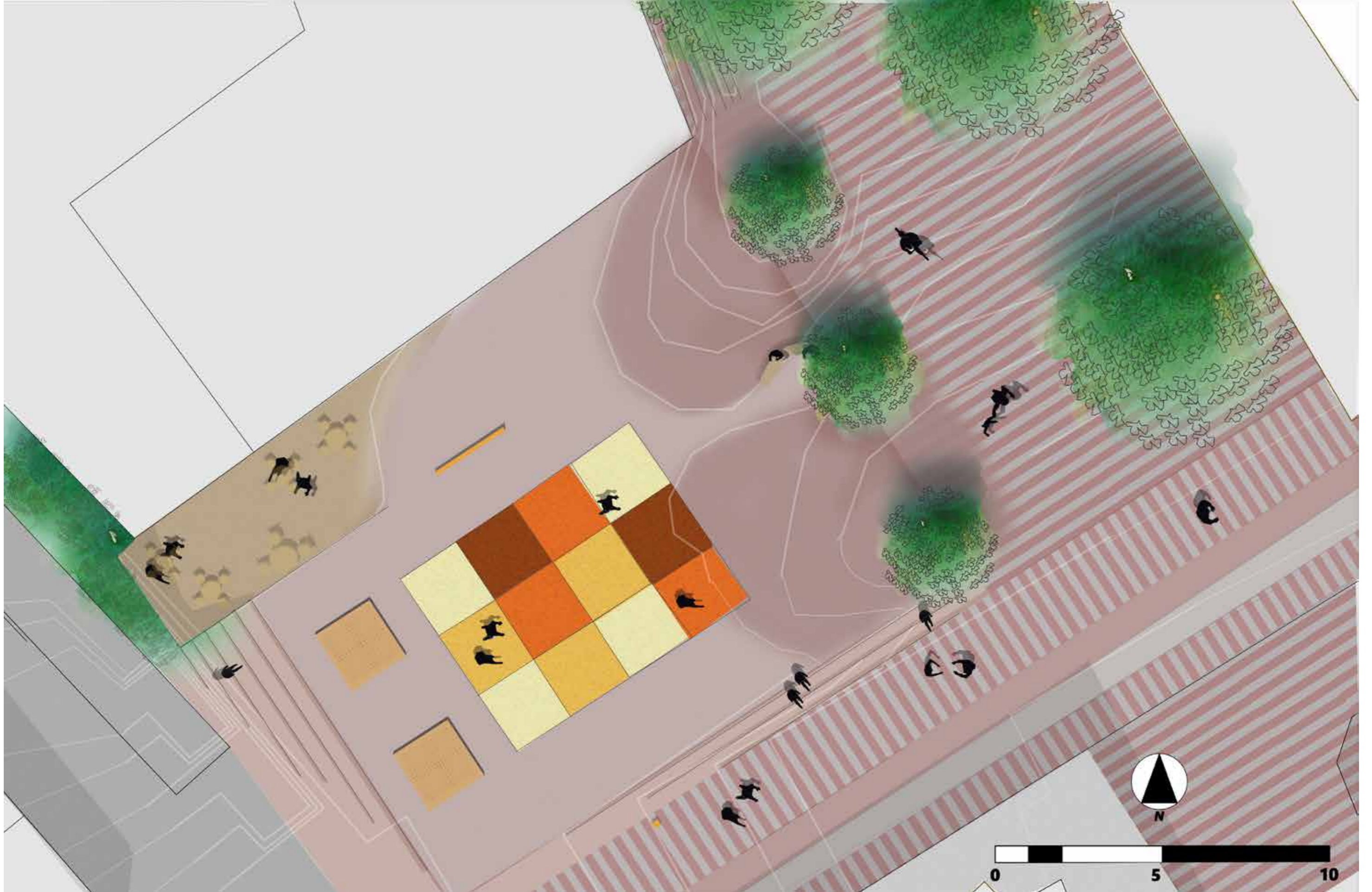
STREETS AND PUBLIC SPACE

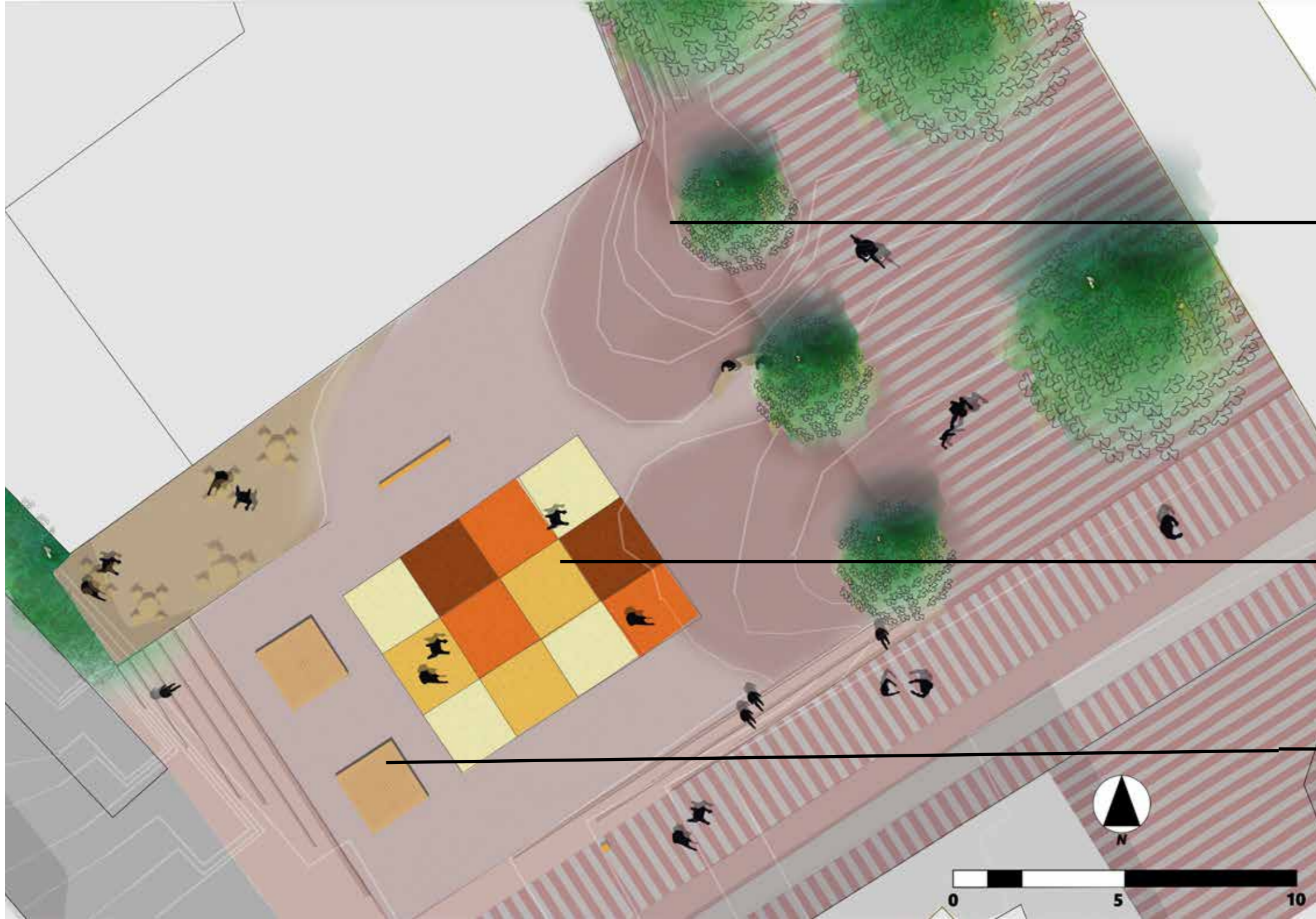


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TOPOGRAPHIC LINES

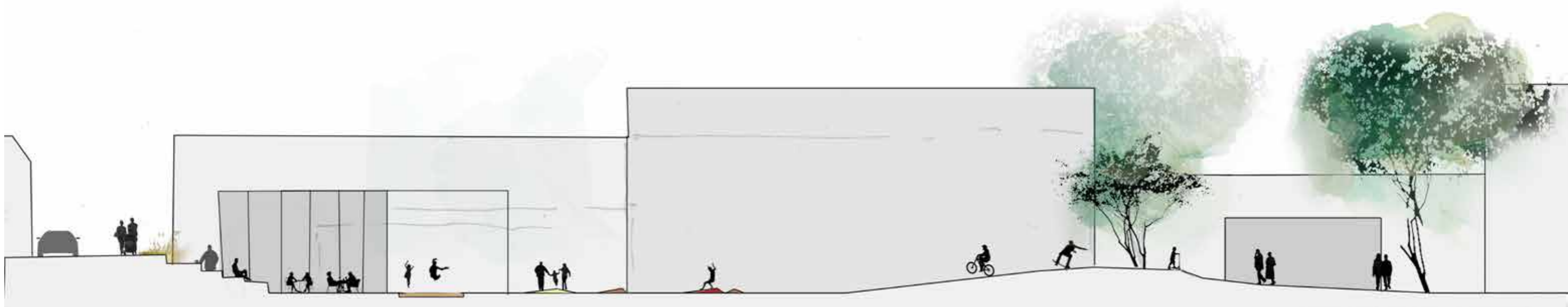
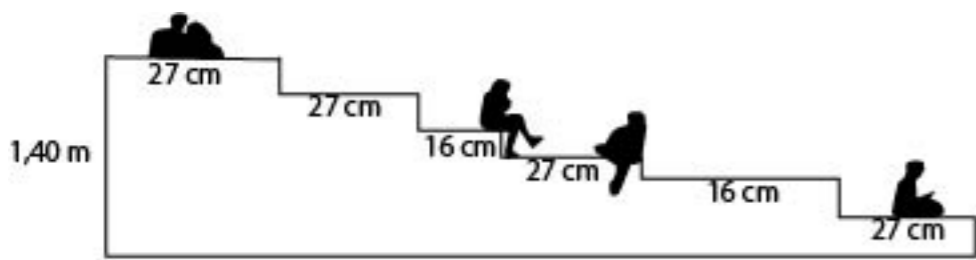
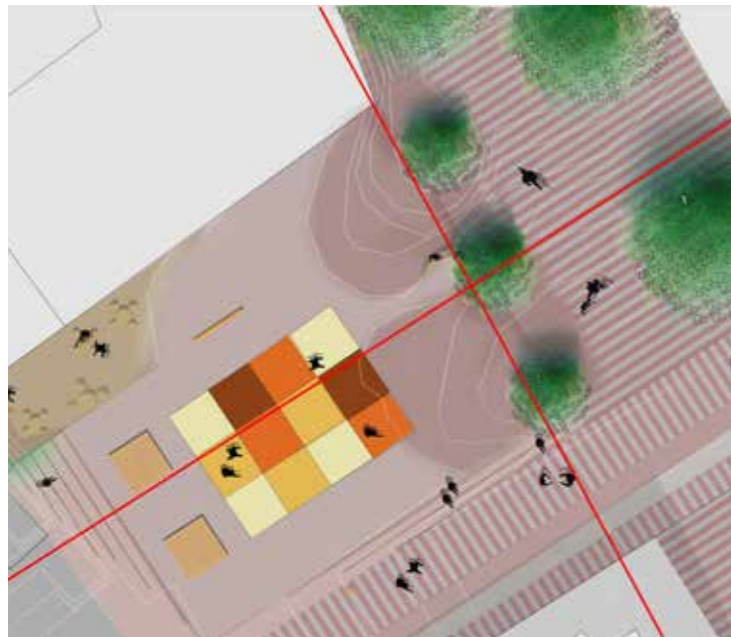


CHILD GAMES



TRAMPOLINES

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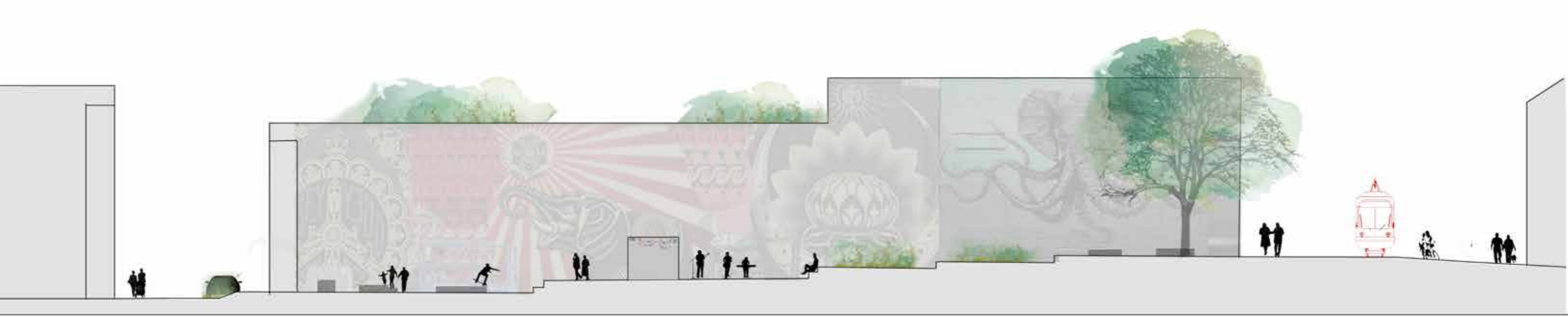


TREE MARK
Liquidambar styraciflua
Autumn colors



BARS

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DENSIFICATION



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COLLAGE URBAIN, Edouard FRANCOIS



Battersea School, Studio WEBB



Au Bon Coin, RAMDAM Architectes



Urban House, FGM Arquitectos



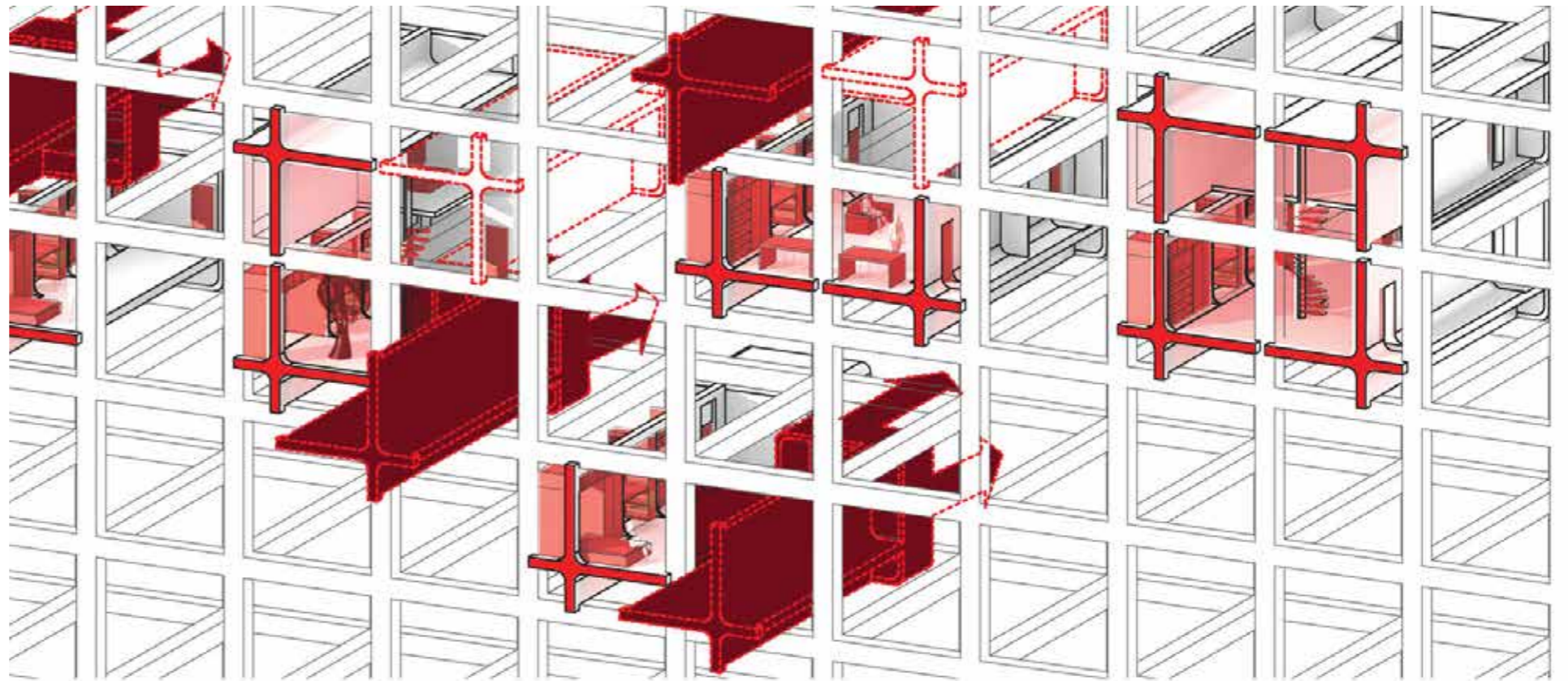
GM7-Mediator, Urban Office



London Shoreditch Office Block, DUGAN MORRIS



Antwerpen Port House, Zaha HADID Architects

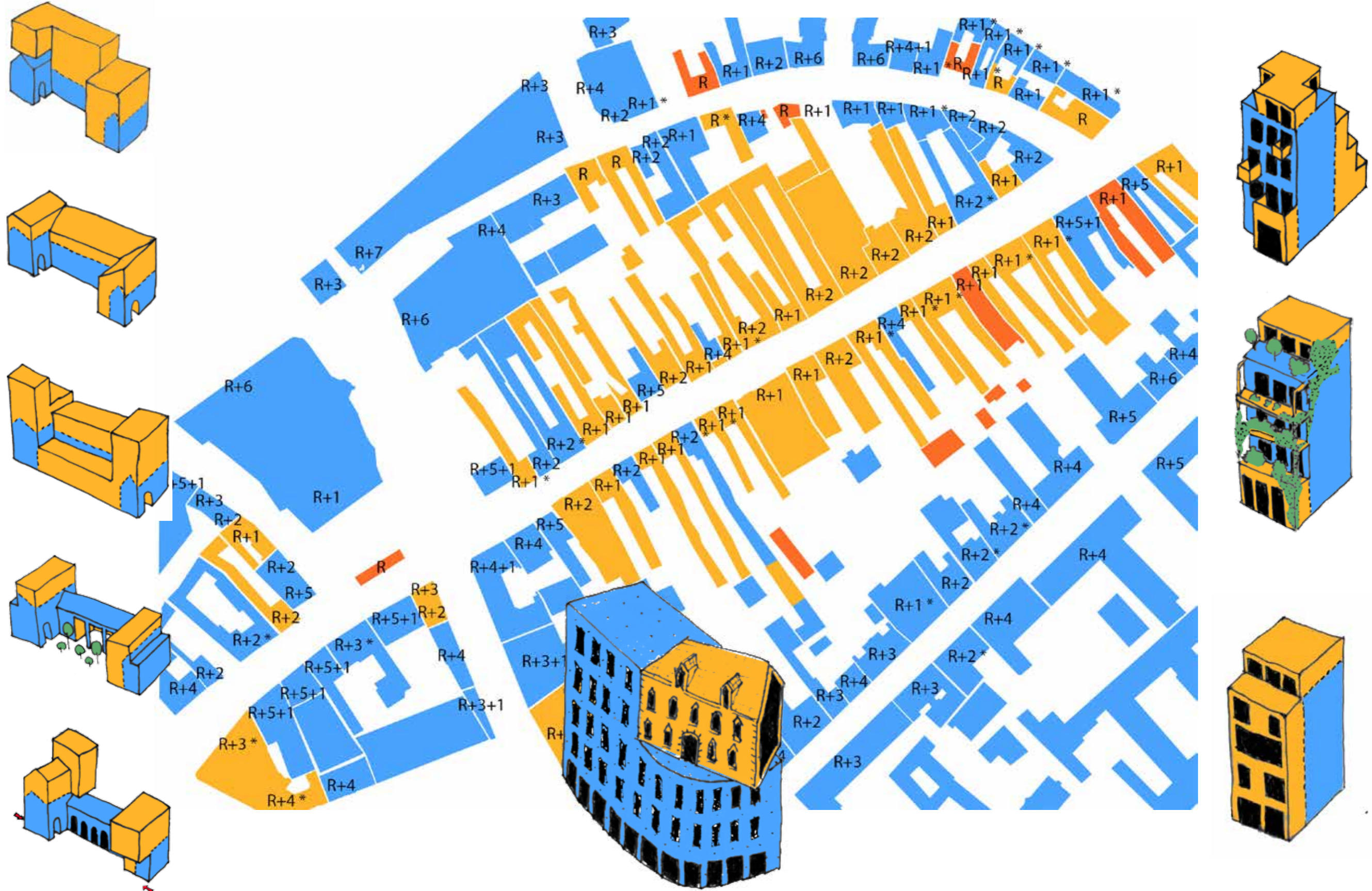


Redesigning Detroit, H Architecture

ELABORATING A NEW TYPOLOGY WITH THE FORMER ONES

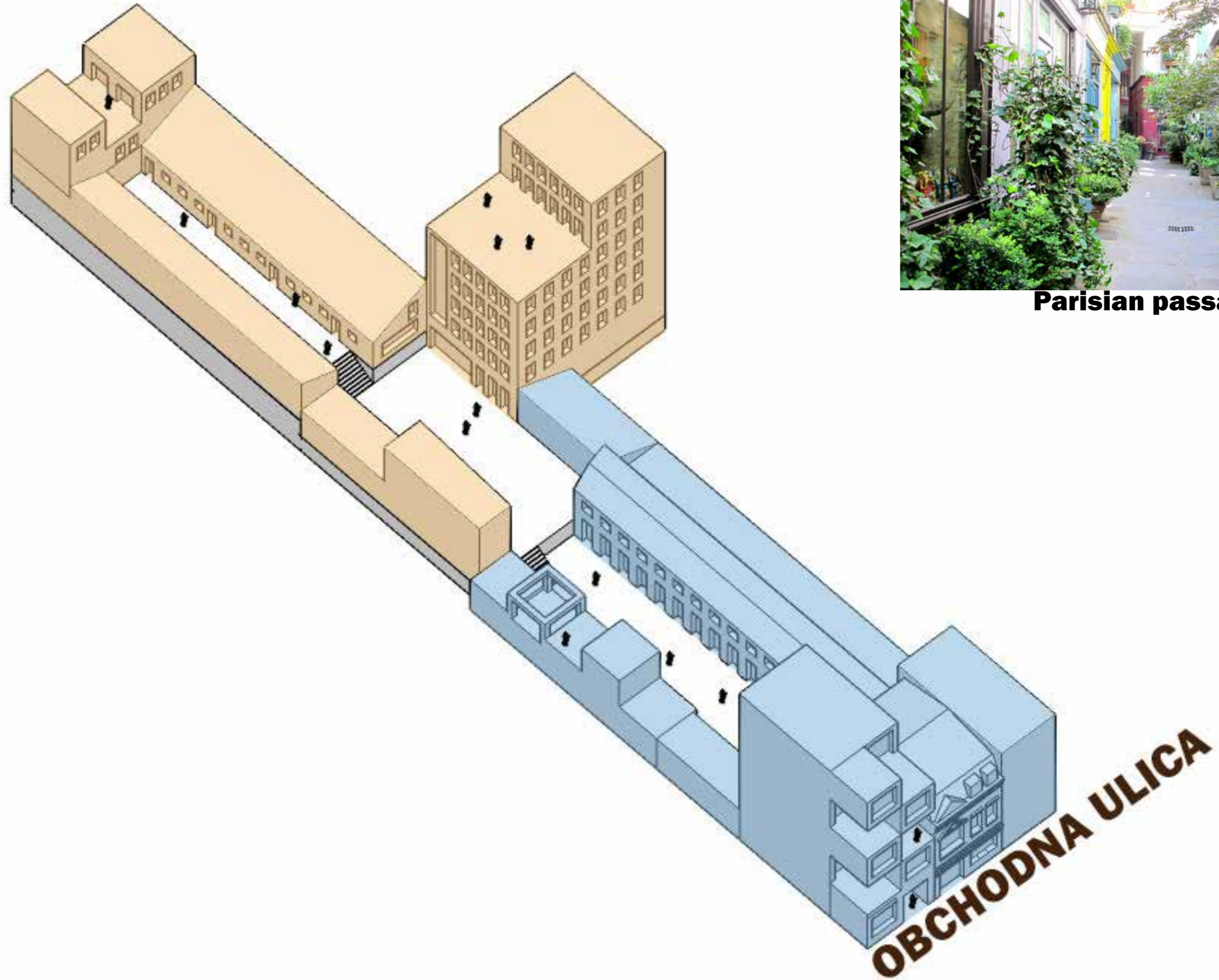
Former «Faubourg» houses

XXth century buildings



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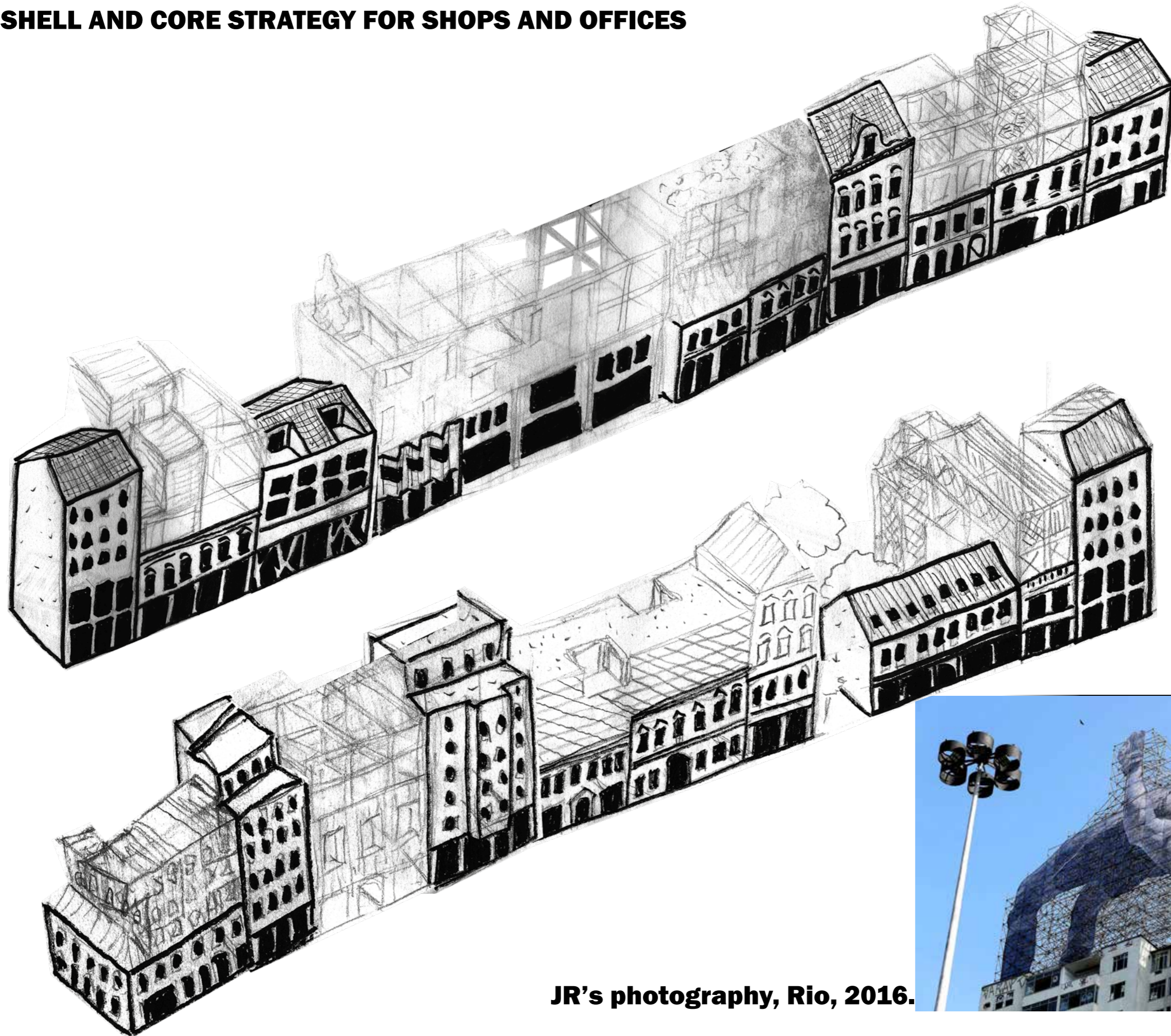
PASSAGES AND PRIVACY



Parisian passage.

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POSSIBLE SHELL AND CORE STRATEGY FOR SHOPS AND OFFICES



JR's photography, Rio, 2016.

EXAMPLES OF A NEW REGLEMENTATION ACCORDING TO THE PRESENT PLAN

The architects are invited to consider the typology of the existing buildings before to extend them.

The architects are invited to design core and shell projects on Obchodna Ulica, able to host a large panel of activities.

The new parking space on Spitalska Ulica should be easily convertible into gardens or other public activities dedicated area the day the use of cars in downtown will decrease.

The project of social housing estate on the new street needs municipal or state support to guarantee affordable prices.

The augmented buildings are supposed to present a more homogeneous urban continuity. The ones on Obchodna Ulica should finally reach 4 or 5 floors (including ground floor).The ones on the other streets or on the passages can however be smaller.

The existing residential buildings on Obchodna U. should be progressively reconverted into commerces, offices, galleries... The other streets and the passages are more adapted to host inhabitants.

The new passages, and former courtyards, can be considered as public or semi-public space during daytime. Some sections of these passages could however be closed during the night to guarantee privacy.

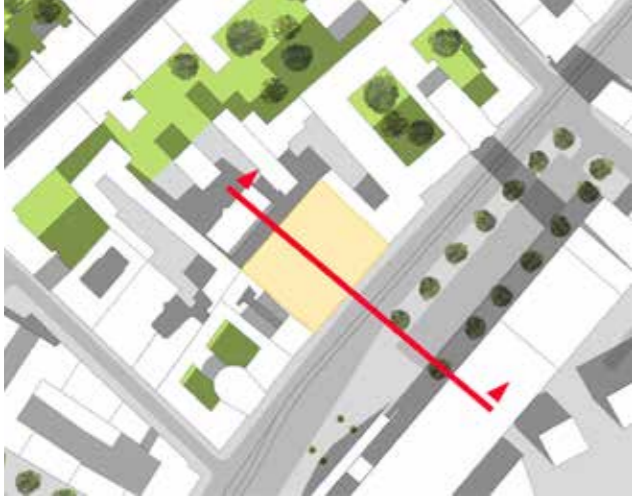
NEW INFRASTRUCTURES



NEW STREET:

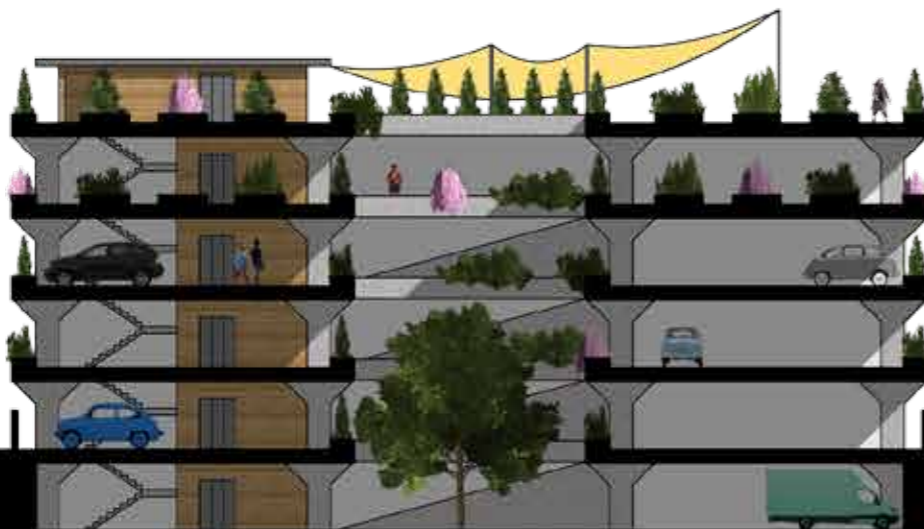
- Social housing estate.
- Shops' loadings facilitated.



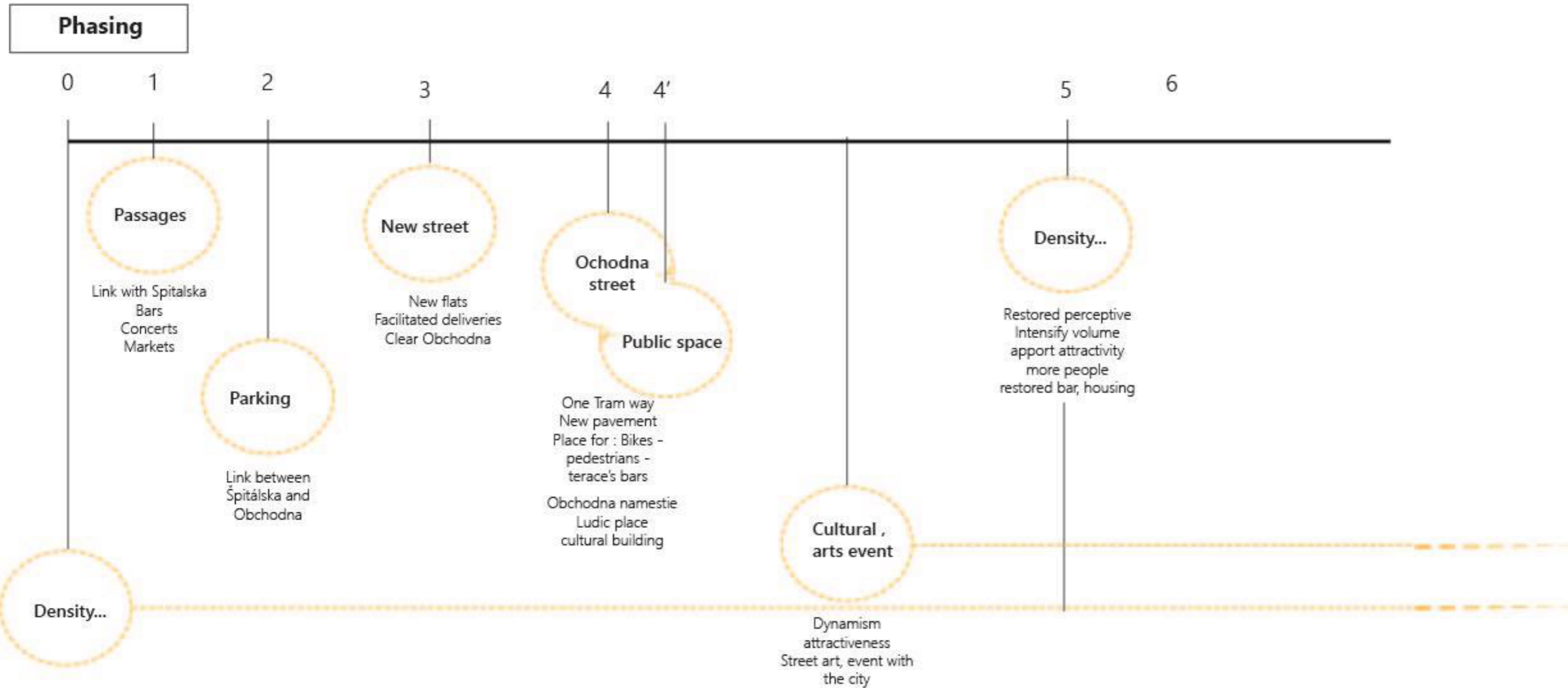


NEW PARKING:

- Enough rooms for both residents and visitors.
- It can be easily converted in a (semi-)public garden.



PHASING



PHASING



2018 - Passages



2019 - Parking



2020 - new street



2025 - Obchodna street



2027 - Obchodna place



2020/... - Density

CONCLUSION

URBAN FORM

> OBCHODNA ULICA IS MARKED BY A DIFFERENT FACADE STYLES' PATCHWORK. IT BECAME PART OF THE IDENTITY OF THE STREET SO WE TRIED TO ENHANCE THIS INSTEAD OF PROPOSING AN UNIFORM PROJECT.

> WE ALSO TRIED TO EQUILIBRATE THE URBAN FORM, FROM THE OLD TOWN TO KOLAROVO NAMESTIE.

> OBCHODNA ULICA ALSO NEEDED A TRAFFIC SOLUTION TO IMPROVE THE COHABITATION OF DIFFERENT USERS.

GENTRIFICATION ISSUE

> WE EXPECT OUR PROJECT TO ATTRACT NEW POPULATION, YOUNG AND CREATIVE, IN THIS NEIGHBORHOOD, TO LIVE WITH THEIR PRESENT INHABITANTS.

> WE INVITE THE MUNICIPALITY TO CAP THE RENTS OF A CERTAIN AMOUNT OF FLATS, TO KEEP SOCIAL MIXITY IN THE NEIGHBORHOOD.

> SOME ACTIVITIES SHOULD DEFINITELY NOT BE SEEN ONLY AS «BOBO» ACTIVITIES, LIKE URBAN GARDENING, BUT SHOULD INTEGRATE A LARGE AS POSSIBLE PART OF POPULATION.

THE FUTURE OF THE PROJECT

> WE DO NOT SEE THIS PROJECT AS A FIXED THING, BUT A FIRST STEP TOWARDS A FLEXIBLE AND DYNAMIC NEW NEIGHBORHOOD.

> THE CORE AND SHELL STRATEGY WILL PERMIT THE NEIGHBORHOOD TO ADAPT MORE EASILY TO AN UNCERTAIN FUTURE.

> WE DO NOT SEE THIS PROJECT AS A FIXED THING, BUT A FIRST STEP TOWARDS A FLEXIBLE AND DYNAMIC NEW NEIGHBORHOOD.

