



Karlin Halls, Praha 8 – Karlín – budoucí centrála vydavatelství Economia a novostavba s kanceláři a víceúčelovou halou ■ Zdroj: AED project

Economia získává kontury, blíží se stavba Karlin Hall 2

Investor: Zdeněk Bakala Group

Developer: Karlín Group

Architect: Ricardo Bofill

Projektant: AED project

Realizace projektu Karlin Halls v Praze 8 českého podnikatele Zdeňka Bakaly dostává konkrétní podobu. Hrubá stavba Karlin Hall 1, jejíž plochu 4 300 m² obsadí nakladatelství Economia, má být dokončena letos na podzim. O Vánocích, po třech měsících interiérových prací, se bude Economia stěhovat. Karlin Hall 2, osmipodlažní novostavba s kanceláři třídy A a třípodlažní víceúčelovou halou, získala letos územní rozhodnutí. Stavební povolení se čeká v srpnu 2012. Manažerem projektu, který staví firma Průmstav, je společnost Karlín Group. Za architektonickým řešením stojí španělský architekt Ricardo Bofill společně s pražským ateliérem AED project. Investice obou etap dosáhne cca 800 milionů korun.

Karlin Hall 1

Citlivá **rekonstrukce** původní karlínské haly Kotelárna, která odstartovala **loni v říjnu**, míří k dokončení. Hala, kde se vyráběly kdysi kotle, dochovaná v jedinečném industriálním stylu počátku 20. století, je kultovní stavbou čtvrti. Podle Tomáše Kadeřábka z Tress Real Estate, který zastupuje investora Zdeňka Bakalu, bude právě probíhající **hrubá stavba dokončena na podzim** letošního roku. Následovat mají zhruba tříměsíční práce v interiérech a s nastěhováním **Economie** se počítá během Vánoc 2012. Benefitem nové funkce je zachování stavby bez větších zásahů do konstrukce nebo interiéru. „Prostor Kotelárny zůstane přesně tak, jak byl kdysi, což těší zejména památkáře. Nebezpečí, že si vyžádá trh její rozdělení pro několik firem, je za námi. V současné době máme jednoho velkého nájemce a to je pro všechny asi největší vítězství,“ říká Tomáš Kadeřábek. „Před sto lety tu vyráběli kotle, teď se tu u počítačů budou vyrábět noviny.“ Pro účely bankov-

ního financování je nakladatelství Economia prvním z předpronájmů obou fází. S bankami se v současné době jedná.

Karlin Hall 2

Karlin Hall 2, osmipodlažní **kancelářská budova s multifunkční halou**, je druhou fází projektu v Praze 8. Novostavba o ploše **15 000 m²** zahrnuje šest nadzemních podlaží vyhrazených flexibilním administrativním prostorám třídy A. Spodní tři patra jsou určena společenským a kulturním akcím. Dvě úrovně suterénu pak zabírají **parkovací plochy** s kapacitou **200 míst**. Po dokončení demolice haly ČKD Dukla postavené v 60. letech za komunistické éry, se začalo s přípravou území pro zahájení nové stavby. „Máme **platné územní rozhodnutí** a do konce srpna očekáváme stavební povolení. **S výstavbou** chceme **začít** nejpozději v **září 2012**,“ říká Kadeřábek a dodává, že přesné datum **dokončení** závisí na řadě dalších faktorů. „Mimo jiné i na datu zahájení, což



Economia's new headquarters taking shape as Karlin Hall 2 moves a step closer

Investor: Zdeněk Bakala Group
Developer: Karlín Group
Architect: Ricardo Bofill
Project Designer: AED project

The reconstruction of Karlin Halls, owned by the famous Czech businessman Zdeněk Bakala, is steadily proceeding. Rough construction is expected to complete in the autumn on Karlin Hall 1, which will be the new 4,300 sqm headquarters of Economia. After a 2-3 month fitout it will be handed over to the publishing house over Christmas. Meanwhile Karlin Hall 2, an eight-storey building with A-Class offices and a three-level event hall is expected to receive a building permit in August. Karlín Group is overseeing the re-development, which is being carried out by Prumstav. Prague's AED project is supporting the world renowned Ricardo Bofill on the project's design. The investment value of both phases is CZK 800 m.

Karlin Hall 1

The careful **reconstruction** which **began last October** on the original Karlin Hall Kotlářna is proceeding on schedule. A factory which in days of yore produced boilers, the structure has become iconic in the district thanks to its well preserved architecture exemplifying an industrial style of the early 20th century. **Rough construction**, now underway, should finish **this autumn** whereupon the fitout, roughly a three month process, will proceed, and **Economia** is expected to move in over Christmas, says Tomáš Kadeřábek, of Tress Real Estate, representing the investor Zdeněk Bakala. The unique thing about the new function of the old Karlin Hall is that it allowed the original space and structure to remain intact. “The space of the Kotlářna Hall is just as it was designed. This was something Heritage Protection liked. The biggest danger for this hall is that the situation in the market would force you to split it and put several different users into it. Now we have one



Karlin Halls, Prague 8 ■ Source: AED project

big user, and that is the biggest victory for all. 100 years ago they were putting together boilers and now there will be people sitting at computers producing news.” For the purposes of bank financing Economia is treated as the first release of the entire (two-phase) project, and negotiations are underway with a local bank, says Kadeřábek.

Karlin Hall 2

Karlin Hall 2 is the project's second phase, an eight storey **office building and event venue**. The **15,000 sqm** building has six upper levels of A-Class flexible office space above a three level Event Hall. There will be two additional levels with **parking** below for over **200 cars**. Following demolition of the ČKD Dukla building, which was built during Communism in the 1960s, the site is now being readied for construction. “We have a **valid planning permit**, are expecting a building permit by end of August, and the idea is to **start construction by Sept. 1**,” says Kadeřábek. “The precise **completion date** depends on a variety of factors including the start date, itself relying on the investor's willingness to start speculatively without prelease in this phase and financing, but my target is **Q1 2014**.”



Karlin Hall 1 – under construction ■ Investor: Zdeněk Bakala Group

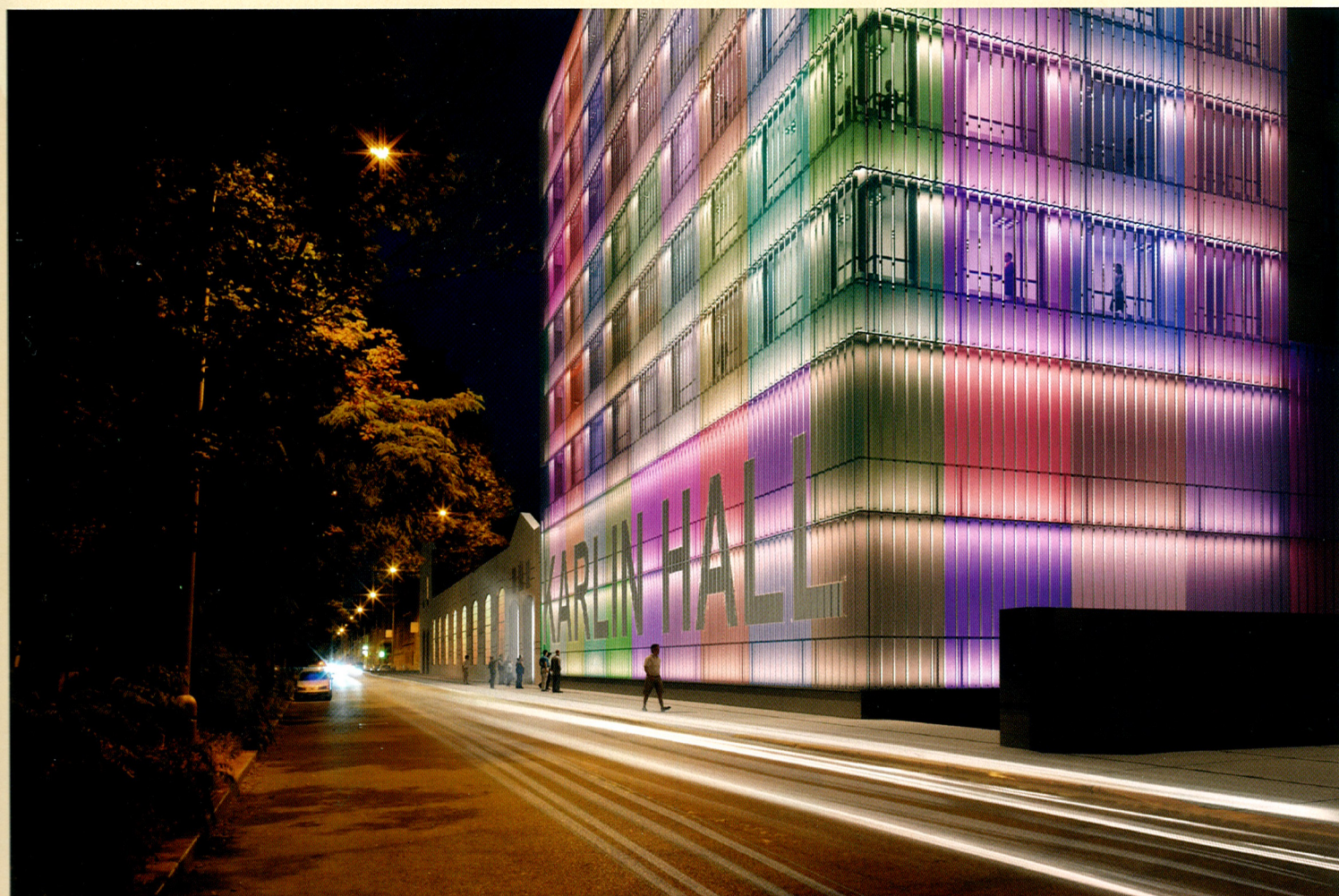


Form and colour

“The first aim of the project was to lose the scale of the building,” says AED project’s Aleš Marek, “while the second was to be able show that something special was taking place inside”. The scale aspect was, in terms of form, achieved through different shaping and modelling of parts of the building. The south facade facing Pernerova and west facade looking over the old hall will rise to the full eight storeys while the rest of the building will have a cascaded roofline, receding to the north

and east. This both eases the building’s form into the main body of neighbouring residential buildings in Karlin and also allows for the possibility of **terraces for occupier’s use**. Supplemented with greenery, including grass, shrubs and small trees, there will be three terraces in all, the uppermost on the seventh and sixth levels. A big step below, the largest terrace will be above the second storey, effectively the roof of the event hall; it can be kept whole or divided according to the number of occupiers.

“We are balancing two points of view on how to design the building, the maximization of its space and use and blending its scale into the surroundings,” says Marek. A second way to meet the first aim in the design was by the use of a **special type of glass facade**. “In all storeys the windows are placed so that you cannot count how many stories, as in a typical facade with horizontal delineations between them. It’s something like a double skin, with the normal facade on the interior, a small space for LED lights, and then U-glass panels forming the



Karlin Hall 2, Prague 8 – planned office project ■ Source: AED project

glass curtain wall of the outer facade,” explains Marek. That arrangement simultaneously achieves the second aim, as the LED lights will be able to change the colours of the facade according to the operator’s needs. “It’s something similar, for example, to the Allianz Arena in Munich. When off during the day, it will appear as white glass, but when an event is on, it should be highlighting it and inviting people to come in.” Regarding environmental aspects Marek says: “Energy consumption and inside environment will be monitored. We are not seeking a green certificate but are still concerned about this and endeavoured to optimize it with clever design and a BMS which work together. For example, the U-glass shades the building, reducing the requirement for cooling it, but the BMS also senses the differences that are necessary for the sunlit and non-sunlit sides of the building.”

A plaza under glass

The main entrance to both halls will be from Pernerova St. Upon entering, the visitor will emerge into a plaza, effectively a covered courtyard between the two Karlin Halls. Economia offices will be to the left and the new event hall entrance to the right. It will be a public space, which visitors can walk through to, ultimately leading to Křižíkova Street. “We proposed to connect this space to Pernerova and Křižíkova Street to invite and have a flow of people,” says Marek. While the plaza’s roof is actually part of Karlin Hall 1, the space will be continuous with the outside. “It will be sheltered by the same glass roof of Economia but not insulated.” On the north end of the plaza there is also a piece of land in the corner behind the two Karlin halls: bounded by neighbouring buildings including Šaldova Lofts and Kotelna, it will be fully landscaped forming a kind of **semi-private park**, with benches, trees, and a small children’s playground, for use by the neighbours living there.

Entrance to Karlin Hall 2 is from the plaza. “It will be an entrance hall to collect people, plus some elevators and a nice staircase, an entrance lobby where they can buy tickets to the event hall,” says Marek. Proceeding into the Event Hall itself leads to the first level mezzanine with the hall’s main floor and stage below, the second gallery above. “It’s virtually similar in proportions and dimensions to Lucerna,” says Marek. Design is contemporary: flooring is wooden and walls are white plaster. “The goal was to make a very **flexible space** to be able to accommodate **balls, concerts** and the **Miss CR pageant**. So we prepared for it in the technical design. The base equipment is there, ensuring the running of normal events, but the flexibility is there to supplement it for each promotion’s requirements,” says Marek.