



*It's the right time to voice the opinion...*

**P/RESIDENTIAL RESIDENCE**  
Presidential Villa on Slavin Hill in Bratislava

*..how the highest representative  
of the State may live in  
the 21<sup>st</sup> century.....*

**25<sup>th</sup> XELLA INTERNATIONAL STUDENT COMPETITION**  
ACADEMIC YEAR 2019/2020

*....President is a resident, too....*

[www.ytong.sk](http://www.ytong.sk), [www.ytong.cz](http://www.ytong.cz)

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**The Student competition is held under the auspices of the President of the SR  
Zuzana Čaputová**

**Competition Organizer:**

**Slovak Republika:**

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**Czech Republic :**

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**Competition Secretariat:**

**Slovak Republic :**

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**Competition Jury**

Juraj Benetin (SR)

Jakub Cigler (CR),

Juraj Hantabal (SR),

Miroslav Stach (CR)

Ľubomír Králik (SR),

Michal Krištof (CR),

Ivan Kubík (SR),

Peter Moravčík (SR),

Imrich Pleidel (SR),

Peter Richtárik (SR),

Lucia Štasselová (SR)

Jaromír Veselák (CR)

Honorary members of the final session of the competition jury will be experts from the Office of the President of the SR, Ministry of Foreign Affairs of the SR, and the Office of the Ministry of the Interior of the SR for the Protection of Constitutional Officials and Diplomatic Missions.

## Competition websites

[www.ytong.sk](http://www.ytong.sk); [www.ytong.cz](http://www.ytong.cz); Facebook

## Participants

Students (and/or students' working groups) of Architecture and Structural Engineering at technical colleges, art schools and universities who have not been granted diploma of the 2<sup>nd</sup> level of university studies in any of these fields of study.

## Registration

Timely registration: from the first week of October to the first week of December 2019

Later registration: from the first week of January 2020 to the last but one day prior to the submission deadline

Last registration date: the last but one day prior to the submission deadline

## Prizes – 3 winning projects:

1<sup>st</sup> prize.....4 000 EUR

2<sup>nd</sup> prize.....2 000 EUR

3<sup>rd</sup> prize.....1 000 EUR

## Submission Deadline

The competition designs shall be submitted by **24 February 2020, 16.00 hours, the latest,**

- in the Slovak Republic to the Competition secretariat to Mgr. Silvia Frimmelová, obchodno-poradenská kancelária, Bajkalská 25, 827 18 Bratislava.

-in the Czech Republic to the Competition secretary for the CR Ing. arch. Aleš Vaněk, M.Eng., katedra architektury FS v ČVUT Praha, Thákurova 7, Praha 6, místnost D – 1102 - ateliér D.

## COMPETITION TERMS OF REFERENCE

# **P/RESIDENTIAL RESIDENCE**

## **PRESIDENTIAL VILLA ON BRATISLAVA'S SLAVÍN HILL**

### **Motto :**

*"Realistic insight into the real world of architecture, realistic insight into the world of life of the Chief of State, her continual balancing between private and public, full of architectonic invention, understanding of presidential needs, duties as well as dreams.."*

## COMPETITION IDEA AND REASONING

### **Is it the right time for the theme of the PRESIDENTIAL RESIDENCE FOR SLOVAKIA just now: Why?**

\_Slovakia has a new Chief of State, to whom inhabitants of Slovakia as well as of other countries turn their sight with confidence and admiration,  
\_the theme of presidential residence has been topical and mediatised for several years,  
\_each president is also a resident and has the right to living which is unique from the architecture point of view, modern, ceremonial, safe, convenient, aesthetic, and spacious, interconnected with all other public offices it has to contain.

## TERMS OF REFERENCE

### **Objective**

To assist the new Slovak Ms President and the Office of the President of the SR in searching for an answer to the question how the presidential residence should look like, which her predecessors were not able to solve. To come to think in general of the question: "Is the presidential villa on the castle hill near Slavín in its current location a stately, prestigious and safe place for the Chief of State?"

### **Competition Task**

Competition designs shall examine possibilities that the land offers for the Chief of State's living and present potential solutions to the functioning and layout of the presidential residence. Since the competition is just theoretical, flexibility and combination possibilities of the layout as well as situation of the building or a set of buildings on the land at maintaining security and operational requirements of the ToR rest fully on each competition participant's invention. The design shall include checking on possible access to the land that the location offers, the way of development of the land, situation of the building or a set of buildings on the land, logical division thereof into the public and ceremonial part and private part, garden and landscape architecture, correct exposure towards cardinal points, and the design of quality presidential residence in the highest standard in compliance with the latest trends, security, barrier-free design principles and energy efficiency during the construction process as well as operation of the whole set of buildings.

## THE SITE LOCATION

### **Potential of the Land**

The land administered by the Office of the President of the SR on the Pažického Street at the foot of Slavín Hill is situated on one of the highest and distinctive points above the Bratislava centre. A large slant land with ideal orientation of the long side East – West and the area of almost 4300 sq.m consists of following plots with areas: 2894/1 -714 sq.m, 2900 – 545 sq.m, 2901/1 – 495 sq.m, 2901/2 – 457 sq.m, 2902 – 647 sq.m, 2903 – 155 sq.m, 2911 – 850 sq.m, and 2912/1 – 300 sq.m. There is enough greenery on the land that has to be cultivated. Together with other uncompleted smaller constructions in unsatisfactory condition there is the main property of the existing villa there.

The original building from the thirties of the 20<sup>th</sup> century was reconstructed to the existing shape. Its appearance bears features of post-modern architecture. The building has not any more significant construction, historical, architectural or layout values. Beside ceremonial spaces and the presidential office there is also a dining room, kitchen and four rooms in the three-storey villa.

The existing layout and architectural solution is not an up-to-date above-standard residence reflecting current trends in prestigious official buildings design.

In the architectural and urban-planning study examination of the whole spectrum of possible ways of **disposal of the existing property** is admissible:

- \_reconstruction with internal transformation of spaces at maintaining the character of the building,
- \_more extensive reconstruction of the existing building with extension thereof,
- \_combination of more extensive reconstruction of the existing building and a newly built detached building,
- \_preservation of a certain fragment of the existing building and its integration into the new building design,
- \_new building and/or a set of buildings of the residence meeting the highest standard applicable to this type of buildings after demolition of the existing building



## REGULATION CONDITIONS

### The land – basic regulation conditions

- \_security and accessibility requirements, set-backs
- \_area zoning requirements from operation and security point of view – 2 entries to the land, safety zone – entrance monitoring, reception desk, occasional surface parking , (entrance to an underground parking) , garden architecture dividing the garden into a semi-public space for visitors and private space for relaxation.
- \_requirements applicable to the situation of the building and/or the set of buildings concerning the site slope in one building, feasible from aesthetic point of view, operation and security of the designed villa
- \_current possibility of the entrance to the land from the Pažického Street leading along the Slavín area

### Regulation condition for intensity of function areas use

Obligatory part of the Urban Plan of the Capital of the SR Bratislava specifies the regulations applicable to the intensity of function areas use for the Centre – Old Town (Centrum - Staré mesto) city district for family houses situated on lands over 1000 sq.m as follows: IPP – floor areas index = 0,2, IZP – built-up areas index = 0,25, KZ – green areas coefficient = 0,6. It is inevitable to comply with maximum preservation of the built-up area character with adequate function modification, to respect the characteristic structure of the area and the existing height of the urban villas and family houses.

### Space and layout requirements, operation implications

The residence for the highest constitutional official of the Slovak Republic should be for his/her *term of office home for him-/herself and next of kin, where they will feel safe in comfortable and cosy environment*, without any need to look for other places of residence.

The presidential residence is also a status symbol, the place for informal and official meetings from which the **recommended construction programme** for the area and buildings results - **the space and layout solution**:

a/ ceremonial spaces – public sector – connection to the garden terrace (entrance spaces, entrance hall, cloak-room, sanitary facilities for visitors, ceremonial lounge ( variable space ), ceremonial dining room for about 20 visitors, kitchen ( meal preparation, stores, staff entrance, supply)

b/ residence – private sector – above-standard flat\_ ( entrance hall, dressing room, bathroom and toilet, social part of the flat : living room, dining room, kitchen and store (connected to preparation of meals in the public sector), 3-4 bedrooms, presidential cabinet

c/ visitors´ wing – at least 2 rooms fitted with all conveniences

d/ circulation spaces ( staircase, lift ) – to ensure direct dry-shot connection of the public and residential sector as well as direct connection of the residential sector and the visitors´ wing

e/ spaces for security service

f/ garage for 2-4 cars

g/ technical facilities

### Basic operation and user requirements:

- \_ barrier-free access to all floors
- \_ safe separation of respective sectors
- \_ size of glassed-in facades to public spaces (safety and privacy)
- \_ situation of the ceremonial spaces onto the garden
- \_ adherence to security requirements

### IDEAS AT THE CONCLUSION

#### Presidential villa vs. presidential palace

Villa in general is a residential building, often made-to-measure. It is a synonym of quality living of a higher space, material and technological standard. As we may read in the book by T. Berka and J.M. Bahna “Villas above Bratislava”, it is usually a brownstone, more-storey permanent or seasonal residence generally situated in the garden, serving for living, ceremonial occasions and/or social events.”

Even though in a number of countries the chiefs of state live in historical buildings - palaces or castles, a villa is also able to meet the presidential residence demands. In case of Slovak presidents the official ceremonial and working seat is the Grassalkovich Palace; the designed residence will be the private seat with residential as well as informal official function.

Despite the fact that the President´s everyday agenda and to a large extent his/her private life, too, are arranged and organized by professionals, he/she is a human being with human needs, too. He/she needs human, pleasant and safe residence where they can draw new vigour after a demanding day.

The presidential residence should represent a “co-operating” architecture, i.e. flexible in time and at the same time identifying itself with the times and its residents.

The aforementioned ideas indicate that a characteristic feature of the Terms of Reference for the Presidential Residence is considerable **bipolarity in the deliberation on the draft:**

- \_ moderate over-standard vs. luxury (characteristic for living in a villa),
- \_ privacy vs. prestige,
- \_ practicality vs. aesthetics,
- \_ universality vs. individuality,
- \_ global character vs. national identity
- \_ traditionalism vs. modernity or timelessness

### ACKNOWLEDGEMENTS

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The ToR were prepared by doc. Ing. arch. Ľubica Selcová, PhD. (Competition expert advisor)