Urban planning

The approach to the planning in this location started with axial composition referring to existing urban fabric in surrounding neighbourhood. Badel Block quarter is different from others in its size and fact that it doesn’t have well defined borders, instead its northern side is made of several free standing units and southern part is haphazardly developed and partly empty, except for a few historical industrial buildings.

Because of the considerable size of the Block two lanes are proposed, dividing it into three rows of buildings, northernmost existing and two newly designed. The lane which lays south of the distillery is the main public space of the competition territory and backbone of the spatial layout. Second lane, on the other side of that building, is the main internal access road.

Three inviting ‘entrance points’ are proposed on Subiceva (opposite the marketplace), Martinceva (opposite the office building) and Derencinova (opposite the school) streets. These green, public areas (each furnished with fountains, sculptures, high greenery) should attract passers-by and provide insight into Badel Block interior.
Description of space allocation, functional and spatial relationships within the defined competition zone, valuation and use of protected buildings

Of the three ‘rows’ of buildings middle one is divided into four solids, which refers to its northern neighbours. Two residential buildings at both ends are linked to already present multi-family houses. Western, four storey building houses 42 flats accessed from gallery balconies and four townhouses. Eastern includes 50 flats on five levels. Both have ground floors prepared to be filled with commercial and service functions.

Central space in the row, and whole Block as well, is taken by Museum of Industry and Design (proposed cultural function) divided into refurbished distillery building with main exhibition spaces and new additional structure which houses administrative, educational and other service functions. These functions were moved to the new part to avoid interventions in built historic material as much as possible. Exhibition spaces are placed on first and second floor of the distillery, entrance is provided by a tower added to the side. On the ground floor space for large shop and a cafeteria is secured. Front facades of new buildings in the row are receded around 1.5 metre to provide better exposition of the distillery building from the pedestrian alley.

Southern row partly borrows its solid form from neighbouring across the Marticeva street office building. It is cut through according to sighting directions and equipped with open plaza though, to avoid overwhelming appearance of said office block. One of the above mentioned ‘entrance corners’ is located on Marticeva street to invite pedestrians.

The divisions provide good vistas of existing (distillery tower, yeast factory roof) and proposed (hotel) objects. The row consists of a 4 star hotel (with 113 rooms and 19 apartments, restaurant and cafeteria with terraces, conference centre, spa, etc.) which constitutes a new vertical dominant in the Block and counterbalances the impact of the existing highrise residential block on the northern side. Its tallest part stands exactly in the south-western corner of the competition area, on the Subiceva and Derencinova streets crossing, which makes it a well visible construction and a sign of the place.

On the eastern side of the hotel, behind yeast factory’s preserved wall, new complex of office and commercial buildings is located. It is partly hidden behind the wall and only one floor of open office space and of shops (on the other side of the maintained roof) rise above.

In the preserved building of the northern factory gate with stylised facade a gastronomy (music club) function is proposed. Other historic structures on that side (parts of the former dairy, not scheduled for preservation by competition brief but having interesting features as well) are to be restored, expanded and are intended for small office and commercial functions.
Traffic and road network

Overground parking places are located along main new access road, which is linked to one-way Derencinova street and placed north of yeast factory building. This road provides entry to underground parking of residential estates and gives administrative access to the museum. Parking on sidewalks along streets bordering with Badel block is discouraged, consise with Zagreb Master Plan.

Proposed buildings (with exception of the museum) have underground car-parks, mostly single level, only southern complex has two levels.

Hotel’s underground parking entrance is located on Derencinova street.

Shopping and office complex has its two-direction parking driveway on Marticeva street. Hotel clients also use this driveway to exit, since the two garages are connected below ground level.

Eastern housing building has a restricted access entrance from Subiceva street to its courtyard and underground car-park, its inhabitants can also use newly designed northern lane.

Pedestrian routes network

Urban structure of Badel Block is open and gives pedestrian wide access, possibility to ingress. Its northern border is not linear, spaces between building allow entrance, this structural solution is followed in new design.

The spine of the structure is the alleyway starting at Subiceva street, opposite the marketplace, the opening invites pedestrians from both the bazaar and Kvaternikov Trg square to explore the insides of the Block. Main entrances to new public buildings (museum, shopping centre, office block) open to this alley. Other, perpendicular routes are also open to pedestrian traffic, Badel Block in its structure allows several shortcuts in urban structure of the city.
Sustainability

Social sustainability of the new development is addressed by providing mixed housing typology, which should ensure inhabitancy by different social groups and prevent ‘ghettoisation’ of the area. In the apartment house on the western side access to flats is provided by gallery balconies and floor surface of the flats is lower; the eastern one is more typical with bigger units. There are also several two-level townhouses with private garages incorporated into the eastern block for more well-off residents.

Function mix with residential, cultural, commercial and office spaces should ensure almost 24h activity in the area. Comparatively large proportion of the floor surface is designated for commercial purposes, not enclosed in one space but scattered around, most buildings have their ground floors intended for various commercial and social premises. This should make an attractive area for spending time and provide an alternative to the city centre area.

Due to high density of the development and ubiquity of underground car-parks including dense greenery is difficult, but existing trees in north-eastern corner of Badel Block were preserved and expanded. In several other places small green additions are proposed. Location of the buildings themselves and functions within were designed with consideration of geographical directions and sun exposure so that they preserve as much energy as possible.
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BLOCK