

Competition Brief

The Municipality of Mnichovice is looking for a design for a new health center that will offer high quality and dignified facilities for doctors and patients while sensitively continuing the story of the historical building of Čeřovka.

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Introduction

It is in the interest of the municipality of Mnichovice to build sufficient and high-quality public infrastructure for its residents and surrounding communities. One of the municipality's important privileges is the permanent presence of several doctors. At present, they are practicing in unsuitable conditions and insufficient space.

Through the construction of a new comprehensive healthcare facility, the town wants to significantly improve the working conditions of doctors, expand the portfolio of healthcare services, and thus ensure better quality care for patients.

To this end, a feasibility study was commissioned in the past for two locations owned by the town, with an emphasis on the best possible accessibility in its center. Based on an assessment of many factors, the future site for the construction of the new health center complex was selected – a plot of land that includes the existing "Čeřovka" building with an interesting history.

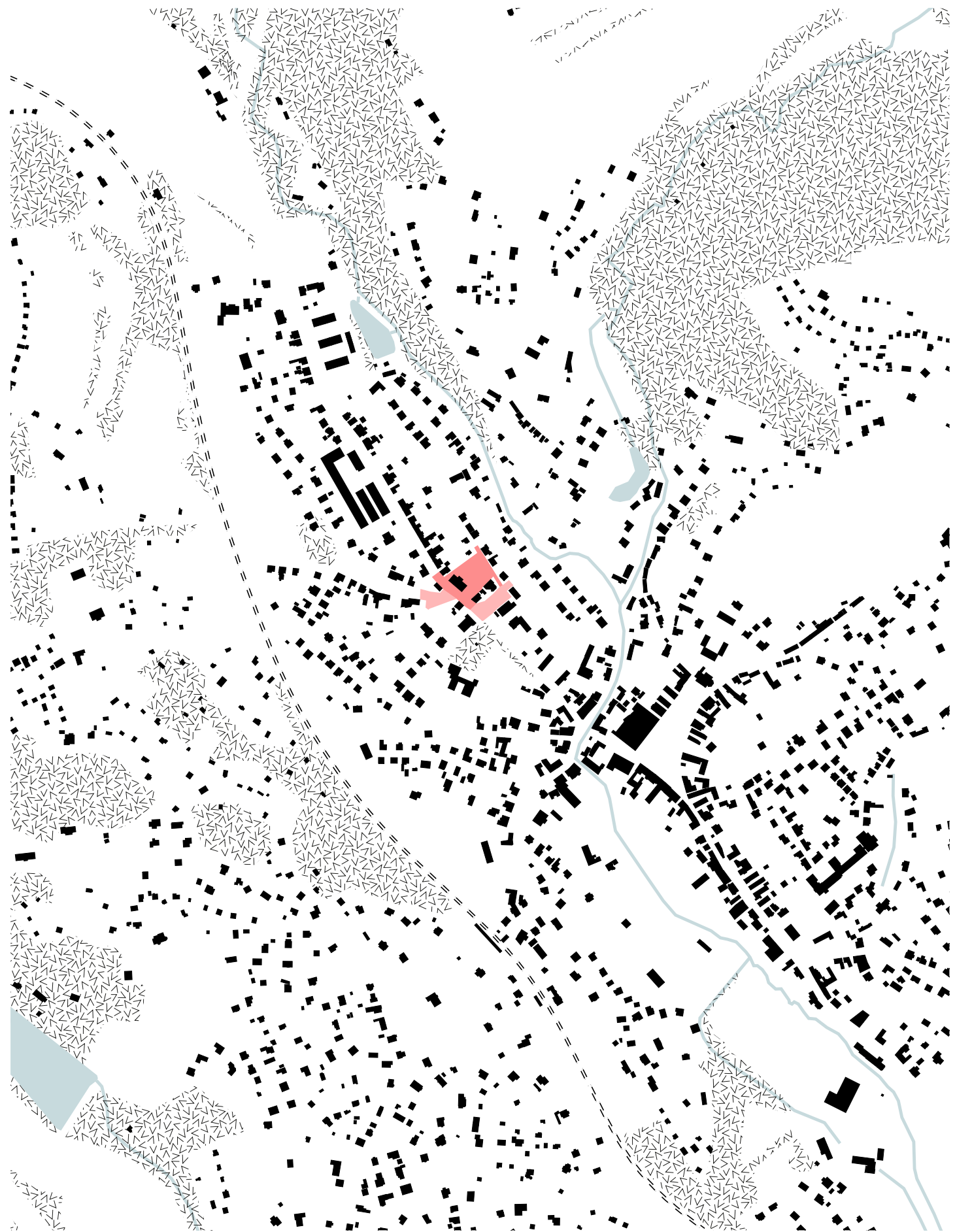
Opening remarks by the Mayor

The Municipality of Mnichovice is approaching the preparation of the construction of a new health center as one of the key investment projects of the coming years. The existing facility no longer meets current needs or modern healthcare standards. Our goal is to create a high-quality environment for doctors and patients – a space that is dignified, well-organized, functional, and open to the public.

We see the architectural competition as an opportunity to find a solution that combines expertise with respect for our town's environment and traditions. Mnichovice is a town with a rich history, a growing population, and a strong community spirit. The new health center should therefore be a natural part of the urban structure and at the same time a symbol of trust, care, and a modern approach to health.

I believe that the competition will bring proposals that offer not only architectural quality, but also a human dimension and longterm value for the residents of our town.

Bc. Margita Valentová



The Municipality of Mnichovice

Mnichovice is a small town in the Central Bohemian Region in the Prague-East District. It has a population of approximately 4,156 and covers an area of 8.32 km². The town is divided into three parts – Mnichovice itself (approximately 3,175 inhabitants), Božkov (673 inhabitants), and Myšlín (308 inhabitants).

Geographically, Mnichovice is located in the Benešov Hills, specifically in the Konopiště Hills and Mnichovice Highlands, with the northern part extending into the Strančice Hills with the Tehov sub-section. The central part of the town lies in the valley of the Mnichovka stream, which flows through the town and completes the landscape character of the area.

The history of Mnichovice goes back a long way – the first written mention dates back to 1135, when the settlement was founded by monks from the Sázava Monastery, who built a Romanesque basilica here around 1140. Despite its suffering during the Hussite Wars and devastating fires in the 16th and 17th centuries, the town retained its importance and was restored to town status in 2000. The town is dominated by the Church of the Nativity of the Virgin Mary, originally Romanesque, rebuilt in the Gothic style, and then modified in the Baroque style in the mid-18th century.

Mnichovice has good transport connection to Prague. The train journey from Mnichovice to Prague takes approximately 37 minutes and is a good alternative to traveling by car on the D1 highway. In addition to the train connection, there is also a cycle path, which was created in 2020 and connects Mnichovice and Prague with a 14.3 km long cycle route.



Čeřovka

On Pražská Street stands a two-story house with an interesting history and a variety of uses that advance over time. It was built in 1912. In 1914, the then owner Hynek Čeřovský sold it to Father Ludvík Sayvalter for 17,000 crowns and a lifetime pension of 300 crowns for use as a future branch of the Shelter for Blind Girls in Kampa. The house was adapted for its future purpose, and a semi-public chapel was established on the second floor. The adaptation is essentially preserved to this day. On June 12, 1915, 17 blind girls and nuns from the Franciscan congregation moved into the adapted building.

When Hynek Čeřovský died in 1917, his brother, František Čeřovský, took over his work. He took care of the shelters for blind girls until his death in 1938. The house in Mnichovice is named Čeřovka after both brothers. The house served as a shelter until the 1930s, when it was bought by Jan Musil in 1929. He used the house as a hotel until 1938. At that time, the hotel was rented by Mr. Špringer, who turned it into a pleasant garden restaurant. The restaurant was very popular, with billiards and a dance floor where brass bands played. Everything ended with the arrival of World War II. Čeřovka was then used more as a sports clubhouse for young people who went to Mrs. Šprigerová's for tea. In 1938, the building was purchased by the First Prague Brewery in Prague. But even after the war ended, the restaurant never recovered. The brewery operated the house until 1950, when it was handed over free of charge to the Mnichovice Municipal National Committee. Today, it is used for social housing. There are 12 apartments, occupied by citizens in need, as decided by the city council. On the ground floor, in the former halls where people used to dance and amateur theater groups rehearsed, there is now a library and archive. The library has been located here since the late 1970s.

Author: Veronika Veverková
(librarian, city archivist, and
city website editor) Based on
the book: Magdaléna Třebická:
Mnichovice as it was, is, and will
be, 2016



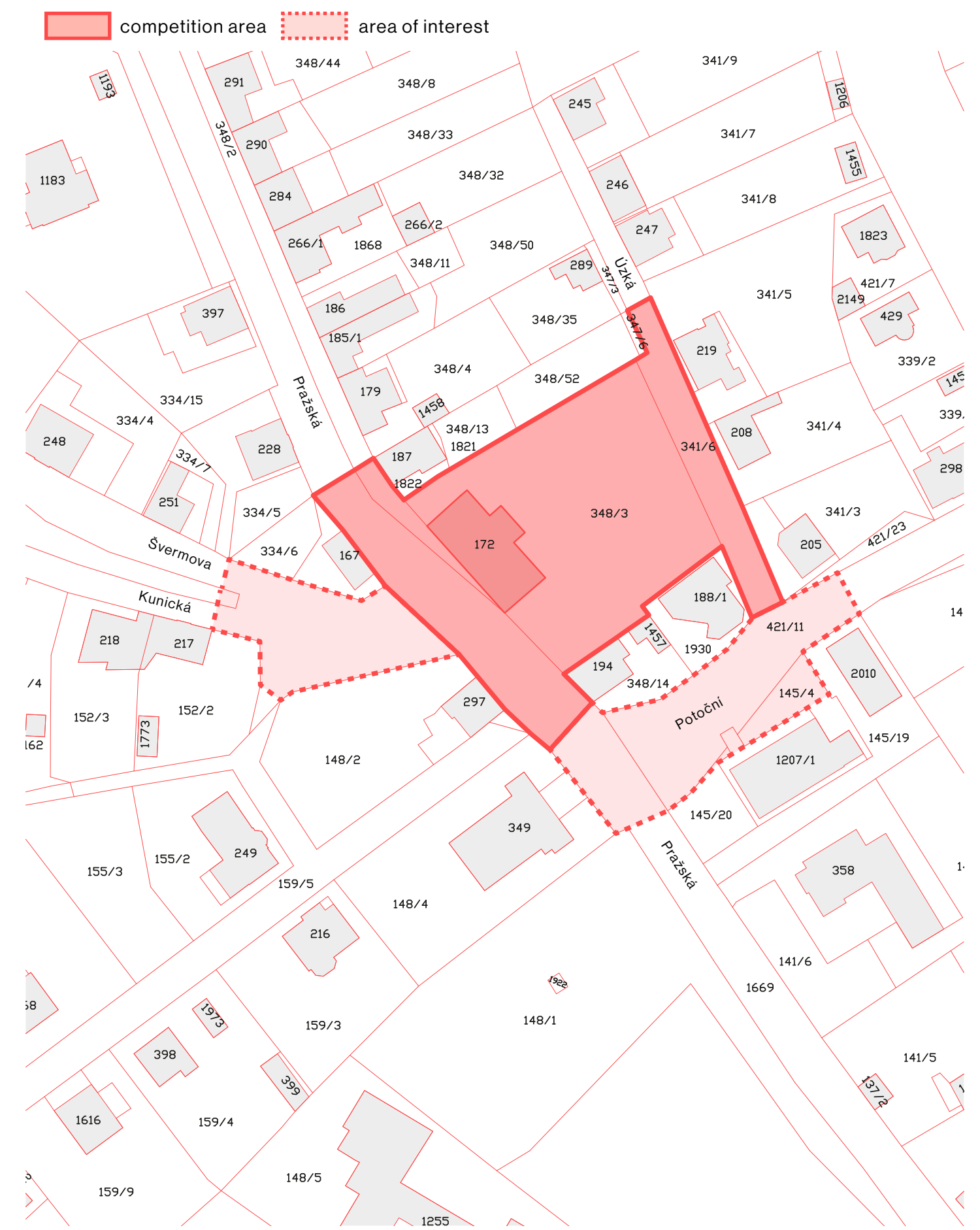
Competition area

Competition area is located in the center of the town on the main urban axis – Pražská Street. This street connects the three main squares of the Mnichovice district (J. Holík Park – Masaryk Square – Jánské Square). The area in question is located in the cadastral area of Mnichovice u Řičan [697541] and primarily consists of parcel 348/3, owned by the town of Mnichovice, on which stands the three-story “Čeřovka” building (parcel 172), also owned by the town. The building itself is part of this assignment, which is specified in more detail below. The area in question also includes parts of the adjacent streets Pražská on plot no. 1669 and Úzká on plot 341/6, mainly due to the need to address the transport connection of the future complex to the town structure. In the case of Pražská, this is also due to the design of a possible adequate forecourt for the future health centre. The land slopes slightly to the southeast and is surrounded by family houses and villas.

Area of interest

- connecting public space at the intersection of Kunická and Švermova streets;
- front area of the market / Potoční street – part of parcel 421/11 (owned by the city);
- part of parcel no. 145/4 on Potoční street (owned by a private owner).

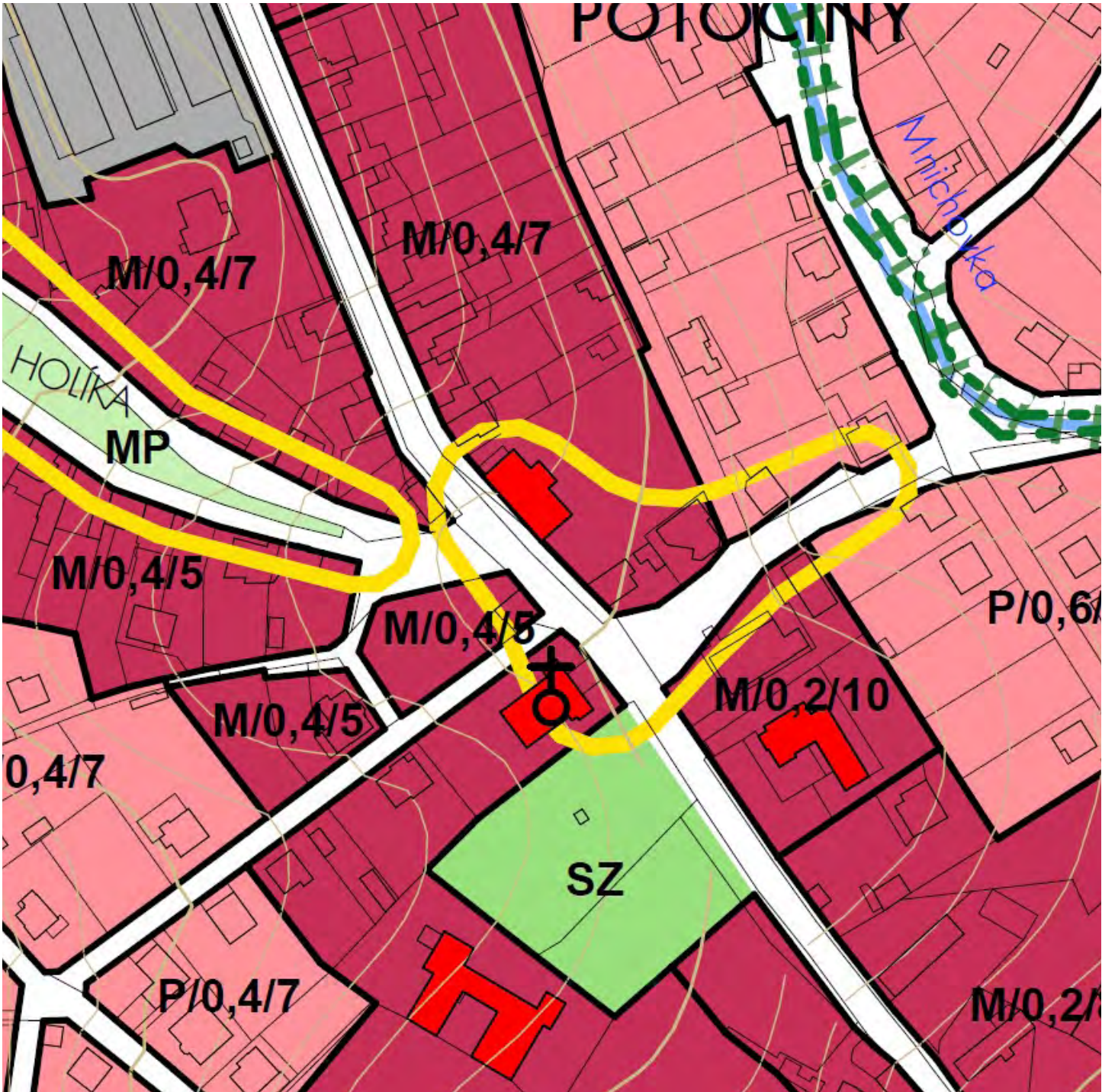
The contracting authority is aware that the area of interest also includes private land. The aim is to organize parking and the temporary form of public space in an appropriate manner. At the latest during the project phases, the contracting authority will negotiate with the landowner on an appropriate solution to property relations based on the form of the selected competition design.



Zoning plan

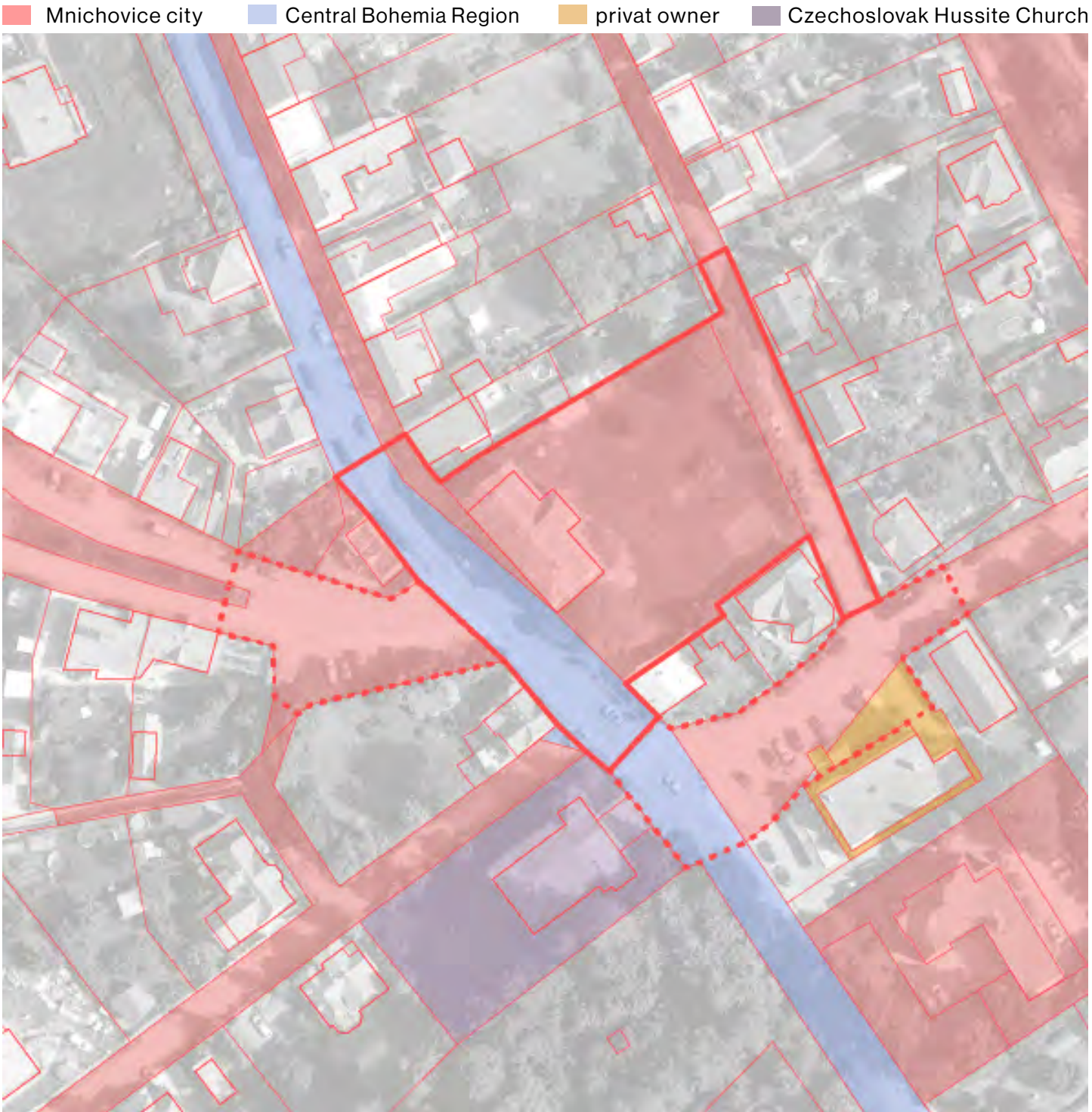
According to the valid zoning plan, the area in question is located in zone M0.4/7 (City) with a coefficient of unpaved areas of 0.4 and a maximum building height of 7 m from the modified terrain + recessed floor within the terrain. The zoning plan allows for an exception to be granted for the height of public facilities, so it is possible to increase the height of the extension, provided that it is appropriately designed with regard to the surroundings.

The Čerovka building and its surroundings are designated as an area of significant spaces and buildings. The zoning plan limits are described in more detail in the text section of the zoning plan, which is part of the competition documents.



Majetková mapa

The building plots in question, including the buildings, are owned by the town of Mnichovice. Pražská Street is partly owned by the town of Mnichovice, but it is primarily a road owned by the Central Bohemian Region. The adjacent streets Úzká, Potoční, Kunická, and Švermova, including plots No. 334/6 and 167, which are part of the area of interest, are also owned by the town. The contracting authority is aware that plot No. 145/4 in the area of interest belongs to a private owner. At the latest during the project phases, it will negotiate with the landowner on an appropriate solution to the property rights based on the selected competition design.



Brief

The complex will include a new building (the "main building") containing the main facilities of the healthcare facility, as well as the existing Čeřovka building, which will be used to house a commercial pharmacy, potentially expand the capacity of the medical offices, and provide apartments for doctors and other public service employees (the "Čeřovka building"). The complex will also include a parking area for patients and doctors and other landscaped recreational areas.

The main entrance to the complex should face Pražská Street, as should the entire front façade, which is intended to represent the importance of the institution and form its natural identity within the urban space. The design should separate the entrance for visitors to the center from the entrance for doctors so that the layout is clear and comfortable for all users.

The layout of the individual facilities should be arranged according to the nature of their use. For example, general practitioners and pediatricians should be located near the main entrance to ensure easy orientation and accessibility for patients.

The mass design of the main building does not have to strictly follow the street line of Pražská Street. However, it is important that its shape and height respect the character of the surrounding buildings. In the direction of the garden/courtyard and Úzká Street, the mass of the building should not create a dominant feature, but rather naturally complement the scale and atmosphere of the environment.

Phasing

Construction is planned in two phases: 1) construction of a new building, including surrounding areas, while maintaining the functioning of the existing Čeřovka building, and 2) reconstruction of the historic Čeřovka building. The project should be designed for both phases, but construction will certainly be carried out in these phases.

It is essential for the contracting authority that the investment costs are not exceeded. If the investment costs are exceeded, it expects the participant to be able to variably reduce the construction program as part of the design work.

Competition area – public space, forecourt of the complex, and parking

The aim is to design the layout of the complex so that the main forecourt and representative "front" facing Pražská Street reflect the importance of the institution and naturally emphasize its status. The dominant feature of this space is the historic Čeřovka building, whose character should be appropriately accentuated, and the street front should be designed so that it is perceived as a clear landmark and symbol of prestige. The forecourt could include a spillway or recreational area for visitors to meet and wait, which would contribute to the open and welcoming impression of the entire complex.

The main entrance to the complex is planned from Pražská Street. There are two existing entrances: in the southern part of the plot, where it is possible to work with the location of the entrance, and from a traffic point of view, it seems advantageous to locate it as far as possible from the opposite Konrádova Street; and in the southwestern part of the plot, where the entrance could be used if the single-story extension of the Čeřovka building were to be removed. The preferred option is for the entrance and exit from the complex to be in one place.



Úzká Street, a dead end with a cozy character and narrow profile, is currently used mainly for access to family homes. From the point of view of everyday traffic, it seems unsuitable for patient drop-offs, but it can be considered as access for doctors or supplies to the main building. The character of this quiet street should be supported by a sensitive solution for the adjacent part of the complex and the appropriate placement of the main building.

For the Čeřovka building, or rather for the users of the apartments located therein, a common garden could be designated within the complex, which would be adequately separated from the center's operations and provide a quiet retreat.

The organization of undeveloped areas should prevent the creation of dead and confusing spaces with insufficient social control. All spaces should be designed with an emphasis on landscape quality and functionality, whether for recreation, filtration, or separation of individual operations within the complex. The choice of materials should be based on the character of the individual spaces and should favor high-quality surfaces such as stone, high-quality concrete paving, or gravel. Where appropriate, for example in parking spaces, surfaces that allow rainwater to seep through, such as grass paving, should be used.

Within the complex, or in its forecourt, furniture should be placed to support the recreational character of the place, such as benches, trash cans, or bicycle racks. In suitable locations, the design could also consider a water feature or drinking fountain to enhance the attractiveness and user comfort of the public space.

Parking in the area in question

In terms of parking, it is advisable to consider above-ground capacity or partially underground parking, taking advantage of the slightly sloping terrain of the site. A smaller number of parking spaces, for example for doctors, could be located in the underground car park. An underground parking garage is not desirable. The design should aim for an economically balanced solution that respects the parameters of the zoning plan, especially the coefficient of greenery and unpaved areas, while minimizing the extent of underground structures in view of the low groundwater level and higher construction costs.

For the specified construction programme and use, we assume 50 parking places in accordance with applicable standards – 7 employees, 4 commercial areas, 5 apartments, 34 visitors. To alleviate parking demands within the health center complex, 18 parking places will be designated within the area of interest. Within the health center complex, it will therefore be necessary to provide 25 parking places (including 2 barrier-free) + 7 parking places for employees.

The main motivation is to distribute some of the parking places for the needs of the center outside the Čeřovka building plot so that the center's grounds can also be used for recreational areas and greenery, while not increasing the cost of construction with underground parking. The client will address the surrounding area of the center in a separate proposal, with the proposed number of temporary parking places being retained. Within the complex, an area for stopping vehicles of the integrated rescue system should also be designed in logical connection with the operation of the main building; this area may be part of the recreational areas.

Areas designated for parking should be divided by planting trees, shrubs, and flower beds so that large open paved areas are avoided and the heat island effect is mitigated. Local, durable, and hardy tree species that can withstand variable climatic conditions and the urban environment should be selected for planting, and their placement should reflect current landscaping trends, such as the use of rootable substrate or retention flower beds.

Area of interest – public spaces and parking

The aim is not to create a comprehensive design for the public spaces surrounding the new health center, but rather to propose a temporary parking solution. These parking places will be designated (within a specific time frame) for the needs of the health center and will be temporarily marked out in the space until a future design for the public spaces is created, which is not part of this competition. The parking design will also include the necessary organization of traffic so that parking functions within the street space.

Parking in the area of interest

The brief assumes that, within the area of interest, at least 8 parking places will be located on Kunická Street (preferably on the south side of the street along plot no. 148/2) for the needs of the new health center, and at least 10 parking places will be located on Potoční Street for the needs of the center. At least 3 parking places for the needs of the shop on plot 1207/1 will also be located on Potoční Street within the area of interest.

The total proposed number of parking places will be reviewed based on the final usable areas and applicable legislation. The numbers of parking places specified in the assignment are approximate. The contracting authority does not consider any other parking capacity in the area of interest outside of those specified.

Technological solutions and working with rainwater

The design should examine the most suitable energy solution for the operation of the main building and the Čeřovka building. Given the construction program for both buildings, two independent systems are expected to be considered. Emphasis will be placed on economical operation, low maintenance, and the possibility of easy adaptation over time. Given the low groundwater level, it is also important to consider the option of using a ground-water heat pump. The design should also consider the possibility of installing photovoltaic panels, primarily on the roofs of the buildings. In the case of the Čeřovka building, however, it is necessary to find a solution that is sensitive to its dominant position and prominent visibility within the city, its surroundings, and the landscape.

The design should also include a comprehensive solution for the management of rainwater from roofs and paved surfaces. It is important that this water be retained directly on the property in the form of water areas, infiltration devices, or retention reservoirs for further use, such as irrigation or flushing. Rainwater will be collected through blue-green infrastructure elements, such as detention beds. The specific solution must be based on hydrogeological conditions and respect the possibilities for surface water infiltration at the given location.

Construction program for the main building

<u>Logopedics</u>	
1x practice	15 m²
Does not require its own waiting room (can be assigned to more residential areas of the building) – located close to rehabilitation	
<u>Stomatology</u>	
3x dental practices	20 m² x 3
(one of the practices can be temporarily used for another specialty)	
1x orthodontics practice	13 m²
1x dental hygiene practice	13 m²
shared X-ray room	10 m²
shared material storage room	10 m²
waiting room for 20-25 patients	15 m² cca
reception	3 m²
(can be part of the waiting room)	
toilets for patients	5 m²
day room and facilities for doctors:	
kitchenette	6–9 m²
changing room + toilets + shower	15 m²
It is also possible to combine the kitchenette and changing room into one day room (approx. 20 m²).	
The facilities will ideally be connected to the practices without any connection to the waiting rooms.	
<u>Practical doctors</u>	
3x practical doctors' practices	20 m² x 3
3x nurses' rooms	15 m² x 3
1x shared examination room	20 m²
waiting room for 25-30 patients	20 m² cca
reception	3 m²
(may be part of the waiting room)	
toilets for patients	5 m²
day room and facilities for doctors:	
kitchenette	6–9 m²
changing room + toilets + shower	15 m²
It is also possible to combine the kitchenette and changing room into one day room (approx. 20 m²)	
The facilities will ideally be connected to the examination rooms without any connection to the waiting rooms.	
<u>Pediatrics</u>	
2x pediatricians' practices	20 m² x 2
(ideally with a separate entrance for infectious children – chickenpox, scarlet fever, etc. – to avoid the waiting room)	

shared waiting room + reception (capacity 20 children – 10 per pediatrician)	20 m²
toilets for patients	5 m²
day room and facilities for doctors:	
kitchenette	6–9 m²
changing room + toilets + shower	15 m²
It is also possible to combine the kitchenette and changing into one day room (approx. 20 m²)	
The facilities will ideally be connected to the practices without any connection to the waiting rooms.	
<u>Rehabilitace</u>	
2x místnosti na fyzioterapii	15–20 m² x 2
1x místnost na fyzikální terapii	20 m²
1x pracovna lékaře	12 m²
waiting room for 10–15 patients	15 m² cca
reception	3 m²
(may be part of the waiting room)	
toilets for patients	5 m²
day room and facilities for doctors:	
kitchenette	6–9 m²
changing room + toilets + shower	15 m²
It is also possible to consider combining the kitchenette and changing room into one day room (approx. 20 m²).	
The facilities will be ideally connected to the practices without any connection to the waiting rooms.	
<u>Technical facilities</u>	
Technical room	40 m² (depending on the selected technologies)
Cleaning room	3 m² (on each floor)
Medical records storage room	30 m²
<u>Circulation areas</u>	
Common circulation areas (corridors/staircases, etc.) will represent a maximum of 35% of the total usable area of the new building. Circulation areas should appear airy and light, with connections to the exterior and natural light. These spaces should contribute to the high-quality residential character of the building. Individual waiting rooms can be suitably integrated into the communication space depending on the specific type of surgery. Always with regard to the safe use of escape areas.	
total area including circulation = approx. 1,000 m²	

Construction program for the Čeřovka building

Over time, the existing building has undergone significant changes that have degraded its original appearance, which reflected its importance. The aim of the design is to restore the building's original representative character. However, a faithful copy of the historical appearance is not expected, but rather a contemporary interpretation of this important city building with an emphasis on enhancing the visual appearance and typology of the individual facades of the building. As part of the facade renovation, new elements can be considered, such as emphasizing the openings on the ground floor or accentuating the main entrance.

The main entrance to the building will be located on Pražská Street, ideally at the site of the existing entrance. At the same time, a separate entrance for the residential units is also planned. Due to the phased construction of the complex, no significant structural connection between the main building and the Čeřovka building is expected.

An important part of the project will also be considerations regarding the use of the attic space, which is currently unused. At the same time, it is necessary to respect the zoning plan regulations, which stipulate that the existing height of the building is the maximum possible and cannot be exceeded.

All floors, including the attic, will be barrier-free so that the building meets current requirements for accessibility and comfort of use.

Ground floor

- location of 2 commercial units with a focus on the nature of the premises (pharmacy/medical supplies store, etc.);
- ground floor of the building can be opened up more to the Health Center;
- entrance to the residential units in the attic from Pražská Street, independent of the operation of commercial units and surgeries on the 1st and 2nd floors;
- main entrance to the commercial units will be from Pražská Street.

1st floor

- location of 2-3 offices, including waiting rooms and facilities (client toilets, staff toilets, cleaning);
- layout should take into account possible future transformation, e.g., into residential units.

2nd floor

- location of 2–3 medical offices, including waiting rooms and facilities (client toilets, staff toilets, cleaning);
- layout should take into account possible future transformation, e.g., into residential units.

Attic

- location of 2–3 residential units as apartments for center employees or as an extension of the city's housing stock;
- residential units will be independent of other operations in the building (main vertical communication).