

**PERSPECTIVE DRAWING OF THE
COMPETITION DESIGN FROM
1993–1994
2ND INCREASED PRIZE FOR ING.
ARCH. BRONISLAV KŘEN AND ING.
ARCH. PAVEL PULKRT**

PERSPEKTIVA SOUTĚŽNÍHO
NÁVRHU 1993–1994
2. ZVÝŠENÁ CENA ING. ARCH.
BRONISLAV KŘEN A ING. ARCH.
PAVEL PULKRT

Source Zdroj: archive of the Division
of Urban Planning and the Construction
Board of the Karviná Municipal Authority

From Housing Estate to City? Karviná and the Plans for a New Centre in the Karviná–Hranice Housing Estate Post-1989

Ze sídliště město?

Karviná a plány na nové centrum
sídlíště Karviná–Hranice po roce 1989

Eva Špačková

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Město Karviná hrálo v budovatelských plánech po roce 1948 roli jednoho ze satelitních hornických měst na Ostravsku v blízkosti plánované a částečně postavené Nové Ostravy. Nová Karviná jako jedno z naplánovaných socialistických měst prožila svoje období růstu, kdy se vize rozvoje těžby uhlí a ocelářství v regionu jevila jako nekonečný úspěšný příběh stejně jako budování socialismu. Optimistická vize budoucnosti ale už v 80. letech 20. století začala ztrácet na akceleraci, aby pak v relativně krátkém období po roce 1989 došlo v celé oblasti k útlumu těžby a redukci na ni navázaného těžkého průmyslu.

V počátku 90. let 20. století stálo město Karviná před otázkou, jak se nový hospodářský systém promítne do prostředí města a ovlivní jeho rozvoj. Příkladem těchto úvah a jejich odrazu v praktickém plánování a rozhodování je záměr řešení centra v sídlišti Karviná–Hranice, který je zároveň ilustrací proměn v přemýšlení urbanistů a architektů i v praktickém plánování města. Dobovou představu o rozvoji soukromého podnikání a podobě prostředí, které by pro ně mělo být vytvořeno, ilustruje vývoj záměru zástavby pro neobsazenou plochu určenou pro občanskou vybavenost v bezprostřední blízkosti sídliště Hranice. Na řešení obchodního centra Karviná–Hranice byly v první polovině 90. let 20. století vypsány dvě urbanisticko-architektonické soutěže. Architekti jako autoři soutěžních návrhů i navazující urbanistické studie vycházeli z dobového kritického vztahu k sídlištím, jejich urbanismu, veřejnému prostoru, a nakonec i k podobě panelových obytných domů, sdíleného mezi architekty i veřejností. Diskuze se na přelomu 80. a 90. let vedla o potřebě vrátit do prostředí sídliště prvky tradičního města, obnovit hierarchii prostorů, klasické ulice a náměstí. Zároveň

architekti debatovali o komunikační čitelnosti staveb a prostředí a potřebě větší pestrosti výrazových prostředků architektury ovlivněných nepochybně postmodernismem. Místo na okraji sídliště Hranice mělo být přetvořeno na nové centrum sídliště, kde byly v návrzích uplatněny dobové představy o městskosti a městotvornosti. Přestože soutěžní návrh vybraný k dalšímu rozpracování dokládal možnost etapizace při výstavbě, nenašel se žádný investor, který by se do takto koncipovaného projektu pustil a bulvár a náměstí skutečně postavil. Prakticky vyrostlo centrum zcela jiného typu. Postmoderní představu o tradičním městě nahradila utilitární budova supermarketu obchodního řetězce postavená na místě plánovaného centra v roce 1998 fakticky bez urbanistických vazeb vyšší úrovně ve vztahu k okolí. Nenaplněné předpoklady, změny a úpravy v jednotlivých etapách plánovacího procesu nakonec zcela změnilly původně zamýšlený výsledek.

Obyvatelé sídliště absenci městsky působícího centra nepovažují za významný nedostatek prostředí, ve kterém žijí. Původní centrum sídliště zůstalo v určité míře stále funkční. Nové centrum, které představuje supermarket, funguje jako obchodní centrum podle současných zvyklostí. Díky tlaku na naplnění postmoderní představy o náměstí a bulváru s dominantou kostela unikly možná důležitější požadavky na novou stavbu – důsledná vazba na strukturu sídliště, kultivované okolí s důrazem na pěší návštěvníky, možnost komunitní funkce a aktivního parteru budovy a v neposlední řadě architektonické řešení samotné budovy, jejíž podoba naplňuje pouze základní potřebu nákupů v krytém prostoru bez ambice vytvořit cokoliv nad tuto holou funkčnost.

**ZONING PLAN FOR NOVÁ OSTRAVA
WITH INDICATION OF THE
OSTRAVA SATELLITE SETTLEMENTS
KARVINÁ AND HAVÍŘOV,
VLADIMÍR MEDUNA, RUDOLF
SPÁČIL, MILOSLAV ČTVRTNÍČEK
1950–1951**

ÚZEMNÍ PLÁN NOVÉ OSTRAVY
S VYZNAČENÍM OSTRAVSKÝCH
SATELITŮ KARVINÁ A HAVÍŘOV,
VLADIMÍR MEDUNA, RUDOLF
SPÁČIL, MILOSLAV ČTVRTNÍČEK
1950–1951

Source Zdroj: Architektura ČSR, 10,
1951, p. 261



Introduction

The city of Karviná, in the socialist building plans after 1948, played the role of one of several satellite mining towns in the Ostrava region near the planned and partially built New Ostrava¹. More than eighty years later, it can be concluded that the grand plans for the region were only partially realised. Not only did the historic centre of Ostrava not disappear through undermining, but New Ostrava was assumed into the city as the present district of Ostrava-Poruba. Similar to other mining towns in the vicinity of Ostrava (Havířov, Bohumín, Orlová), Nová Karviná, as one of the planned socialist cities, experienced its own era of growth when the vision of coal mining and steel development seemed to have an endless future of success—as with the building of socialism.

However, the optimistic vision of the 'steel heart of the nation' began to lose its momentum in the 1980s, followed by a significant decline in mining and a reduction in related heavy industry throughout the area in the relatively short period after 1989. In the Ostrava and Karviná area, the trajectory of rapid rise and subsequent decline in the economic and social sectors took place over a historically short period, reflected even now in the image of the settlements and the landscape.

The fate of the entire Moravian-Silesian part of the Upper Silesian coal basin is visible in its geographic arrangements. Present-day Karviná² was created in the 1940s through an artificial combination of several originally separate historical villages and other newly planned urban sections. Karviná was originally a village to the west of the town of Fryštát, which only gained importance at the turn of the 19th and 20th centuries with the development of coal mining. Mining activities were also a cause of the gradual physical disappearance of the original village in the 1970s and 1980s. However, the name Karviná became the designation for an entire newly planned town. The historical centre of today's city is the original Fryštát, with the other parts of the current city singled out in its cadastral area (Nové Město, Mizerov, Hranice). Hence Fryštát, a medieval royal town designated as such at the end of the 13th century, became New Karviná, an artificially created, fast-growing settlement for miners working in the surrounding mines.

In 1946–1947 Professor Liebscher from the Technical University in Brno was commissioned to develop a regulation plan for New Karviná³ for a population of 50,000. Intensive construction work began after 1948. After the communist putsch, housing construction had to be provided to replace housing in disappearing villages and mining settlements in and around the undermined area, and to provide housing for the newly arriving miners and builders of heavy industry.

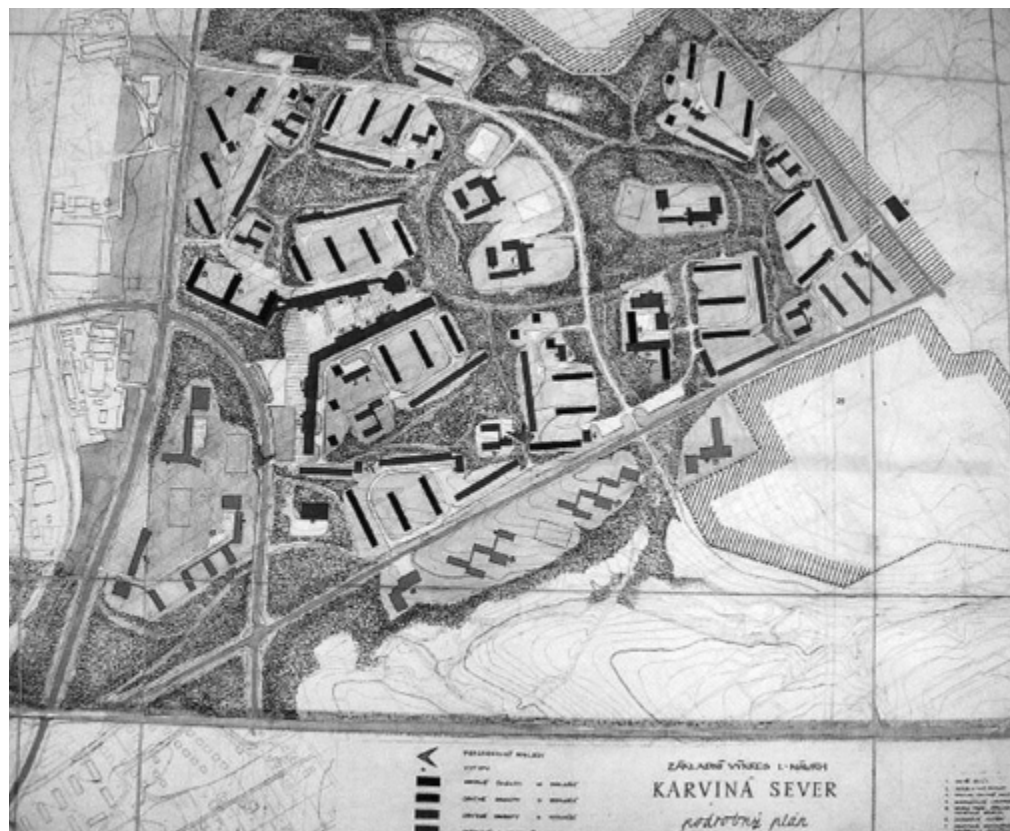
The start of the construction of New Karviná is represented by the edge of the city once known as Stalingrad, dating 1947, in the initial phase using a construction scheme based on functionalism. The southern part of Stalingrad, built in the 1950s (since 1971 called Nové Město), already displays the typical form influenced by the period of socialist realism along the central Liberation Avenue (třída Osvození). The new zoning plan of Karviná was elaborated by architect Vladimír Meduna in 1954–1955, then after 1955 by architect Rudolf Spáčil, with the plan being completed at the end of 1956.

Between the 1960s–1980s, new construction shifted to the east of the historical centre of Fryštát. From the 1960s onwards, the housing estates of Ráj (designed by Ing. arch. Jiří Klen, Regional

**DETAILED ZONING PLAN FOR
KARVINÁ-HRANICE SEVER
(NORTH), ZOJA WALLEROVÁ,
REGIONAL HERITAGE INSTITUTE
OSTRAVA 1962**

PODROBNÝ ÚZEMNÍ PLÁN
KARVINÁ-HRANICE SEVER, ZOJA
WALLEROVÁ, KPÚ OSTRAVA 1962

Source Zdroj: Historie územního
plánování statutárního města Karviné,
2008, p. 20



Planning Bureau Ostrava, Prague, 1956) and Mizerov (designed by Ing. arch. Oldřich Pražák, Regional Planning Bureau Ostrava, 1958) were built. In 1962, the architect Zoja Wallerová designed the third, large-scale prefabricated housing estate Hranice.⁴ In addition to these three housing estates, apartment buildings were built in various parts of the city, either as single blocks or in smaller units, until 1989 exclusively using prefab construction technology. To this day, the majority of Karviná's population still lives in prefabricated blocks of flats on the housing estates.

The city of Karviná contains all the examples of urbanism and residential-unit architecture that emerged and changed after 1945: from the functionalism-influenced post-war blocks of flats through the socialist new town of Stalingrad, modelled on socialist realism, after which modernist urban planning of housing estates returned and practically influenced the shape of the city until the change of the social and economic system after 1989.

In the contemporary Czech Republic, the city of Karviná's is an example of how the meaning of a settlement changes over time, from economic and social ascent to a period of declining attractiveness. The development of the city is continuously influenced by individual interventions, both planned and accidental, which can estimate and predict future developments only to a certain extent. Nevertheless, over the long term they establish and influence the urban and architectural design of the environment in which the city lives and functions in the years to come. We can observe this development in detail through one example of partial development of an area in the Karviná-Hranice housing estate. If we examine the plans, the individual steps, and their implementation over the years, we can describe and assess how the ideas and plans of the time encountered reality and changed, both at individual moments and over a longer period of time.

Karviná-Hranice Housing Estate: A New Centre for a Modernist Housing Estate: Boulevard, Square, or Church?

In the early 1990s, the city of Karviná was confronted with the question of how the new economic system would be reflected in the city's environment and how it would influence its development. An example of these considerations and their reflection in practical planning and decision-making



**PERSPECTIVE DRAWING OF THE COMPETITION DESIGN FROM 1992–1993
ING. ARCH. DAGMAR SAKTOROVÁ AND ING. ARCH. IGOR SAKTOR**

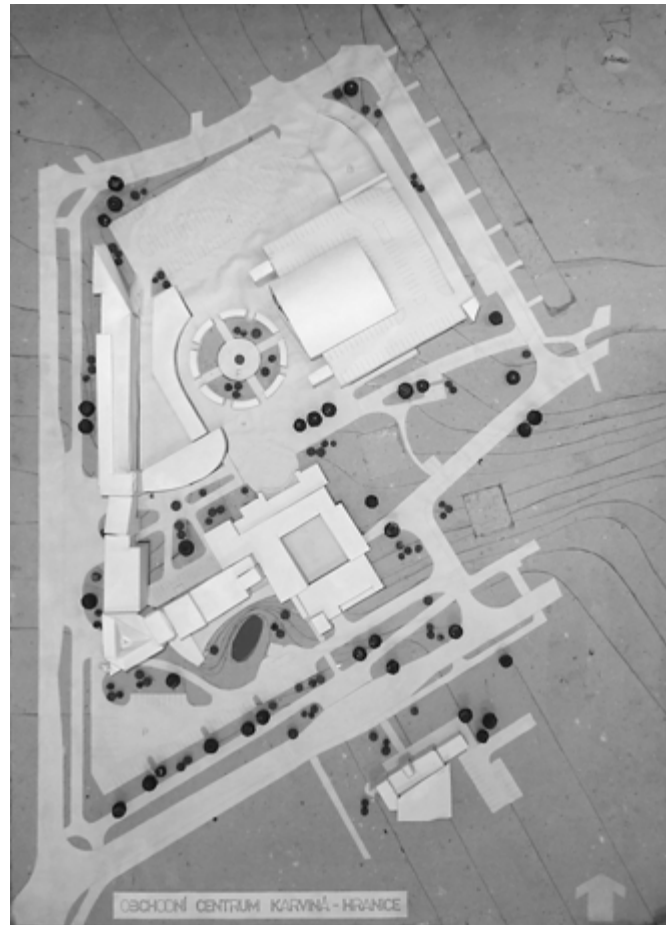
PERSPEKTIVA SOUTĚŽNÍHO NÁVRHU 1992–1993
ING. ARCH. DAGMAR SAKTOROVÁ A ING. ARCH. IGOR SAKTOR

Source Zdroj: archive of the Division of Urban Planning and the Construction Board of the Karviná Municipal Authority

**MODEL OF THE COMPETITION DESIGN FROM 1992–1993
ING. ARCH. DAGMAR SAKTOROVÁ AND ING. ARCH. IGOR SAKTOR**

MODEL SOUTĚŽNÍHO NÁVRHU 1992–1993
ING. ARCH. DAGMAR SAKTOROVÁ A ING. ARCH. IGOR SAKTOR

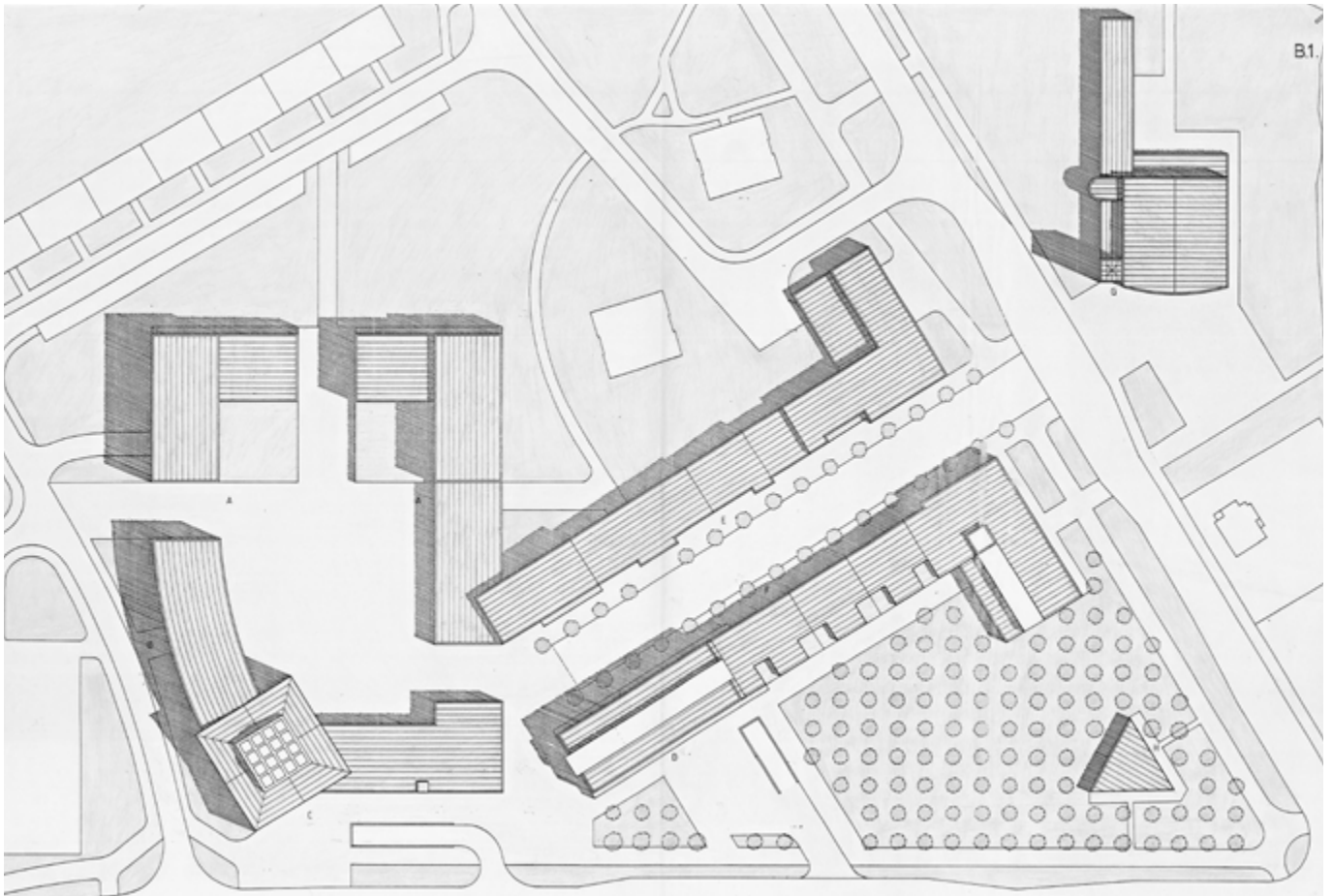
Source Zdroj: archive of the Division of Urban Planning and the Construction Board of the Karviná Municipal Authority



is the design of the centre in the Karviná-Hranice housing estate, which also illustrates the changes in the thinking of urban planners and architects as much as the practice of urban planning.

The Karviná-Hranice housing estate is the most recent such unit built in post-war Karviná. The development of the location for residential purposes was part of the Karviná-Hranice Detailed Zoning Plan of 1962. At this time, architects were no longer restrained by the morphology of 1950s socialist historicism, while the requirements for density (number of inhabitants per hectare) and the limitations on the architectural expression of the buildings imposed by prefabrication and panel technology determined the boundaries within which the authors of the housing estate could operate. Yet it is impossible to speak of architects as incapable of seeking ways to respond to international trends within these limits. To place the urbanism of the Karviná-Hranice housing estate in a contemporary context, we could look for inspiration to Le Corbusier's "shining cities" with their idea of large residential buildings freely set in park green space.⁶ Historical examples of similar housing estates can be found, for example, in Finland, the most famous being Tapiola near Helsinki. The Finnish architecture of mass housing with its emphasis on the integration of homes into the natural environment and its social aspect was a frequent model for Czechoslovak architects from the 1960s onwards. Architect Viktor Rudiš cites Tapiola as a source of inspiration for the award-winning Brno-Lesná housing estate.⁷

From the available archival documentation⁸, it can be deduced that the concept of the Hranice housing estate was based on a free composition of slab apartment buildings forming individual volumes arranged in green space. Transport services for the housing estate were provided by a ring road offering accesses to apartment buildings, yet the inner areas of the estate remained quiet, without car traffic. The estate included civic amenities, primarily schools and kindergartens. Clearly marking the central area of the estate was the Permon shopping centre, linked to the area of a planned central park. This centre was complemented by two other smaller commercial buildings in other parts of the estate.



**SITE PLAN OF THE COMPETITION
DESIGN FROM 1992–1993
ING. ARCH. BRONISLAV KŘEN AND
ING. ARCH. PAVEL PULKRT**

SITUACE SOUTĚŽNÍHO NÁVRHU
1992–1993

ING. ARCH. BRONISLAV KŘEN
A ING. ARCH. PAVEL PULKRT

Source Zdroj: archive of the Division
of Urban Planning and the Construction
Board of the Karviná Municipal Authority

After 1989, as in other parts of the country, the Hranice housing estate saw its original civic amenities first passed into private hands in what was termed ‘small-scale privatisation’⁹, when individual shops and commercial premises were sold, not the buildings as a whole. Later, privatisation of flats followed, but this was done by selling individual flat entrances to housing cooperatives or owners’ associations.¹⁰ In Karviná, the process of privatisation of flats came later than in other cities, with the city administration deciding in favour of a significant privatisation of the housing stock only in 2009.

Plans for the Use of Undeveloped Areas: Will the Karviná–Hranice Housing Estate Develop into a City?

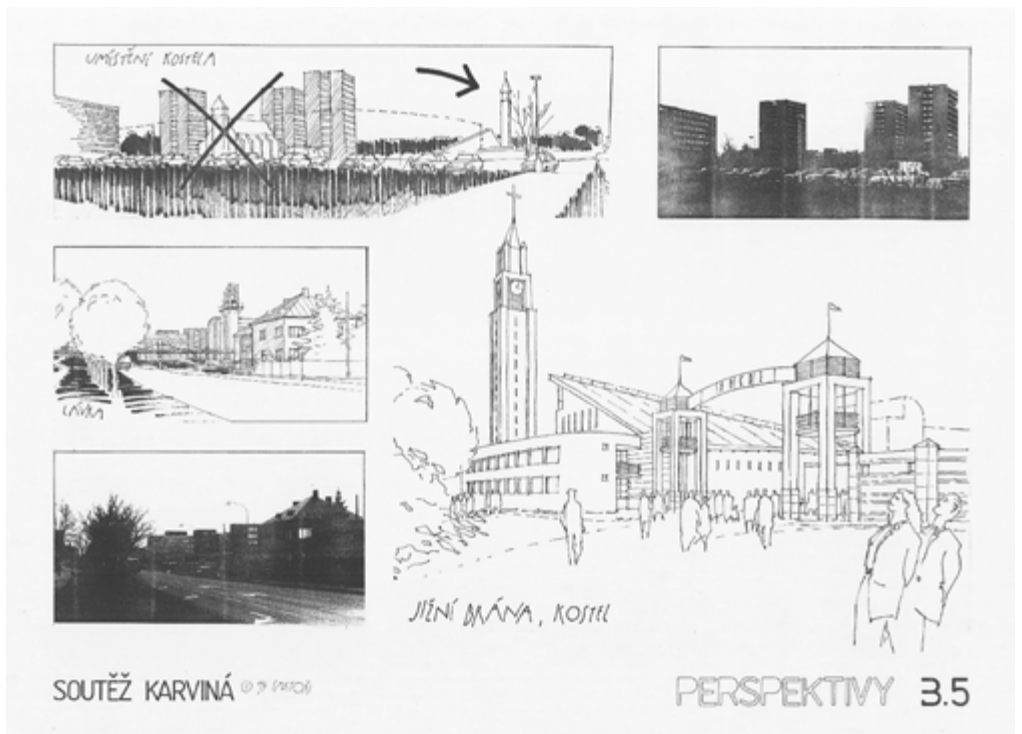
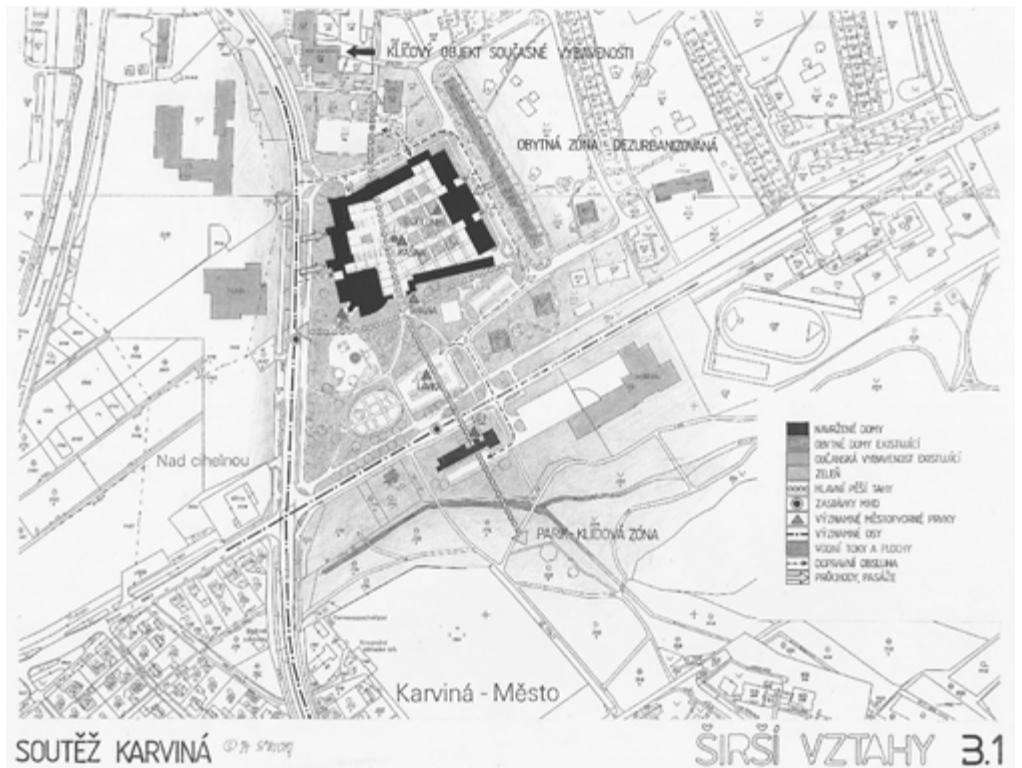
In the early 1990s, the city of Karviná commissioned a study of sites suitable for private enterprise.¹¹ One of the selected locations was a vacant plot in the Hranice housing estate at the tip of the area near today’s roundabout (intersection of Leonovova and Žižkova Streets). In the original plans of the estate, this area was always designated as green space in connection with the Dubina Forest Park and the city cemetery southeast of Žižkova Street. In the zoning plan effective in 1977–1985¹², this area, originally used as a clay pit, was listed as “areas of municipal production and services, technical facilities and warehouses”. The subsequent zoning plan approved on 3 October 1989¹³ already classifies this area as “basic and higher developed civic amenities”, hence we can conclude that the change of use of the area and its designation for civic amenities is an idea dating from the period before the regime change in 1989. In fact, the area remained empty and undeveloped until the early 1990s, while the original use as the clay pit has long since disappeared.

In July 1992, the Karviná Municipal Authority, Department of Urban Planning, Architecture and Environment, announced an urban planning and architectural competition for the design of a shopping centre in Karviná–Hranice developed for a vacant area intended for civic amenities, situated in the immediate vicinity of the Hranice housing estate with good transport accessibility.

SITE CONTEXT MAP OF THE COMPETITION DESIGN FROM 1993–1994
3RD PRIZE FOR ING. ARCH. DAGMAR SAKTOROVÁ, ING. ARCH. IGOR SAKTOR

MAPA ŠIRŠÍCH VZTAHŮ
 SOUTĚŽNÍHO NÁVRHU 1993–1994
 3. CENA ING. ARCH. DAGMAR SAKTOROVÁ, ING. ARCH. IGOR SAKTOR

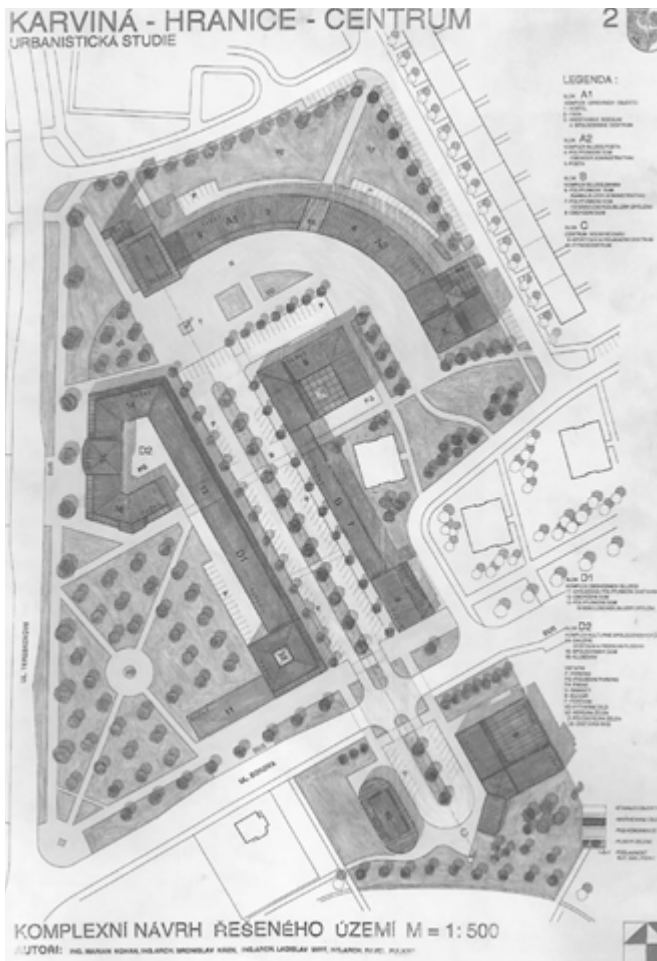
Source Zdroj: archive of the Division of Urban Planning and the Construction Board of the Karviná Municipal Authority



PERSPECTIVE DRAWING OF THE COMPETITION DESIGN FROM 1993–1994
3RD PRIZE FOR ING. ARCH. DAGMAR SAKTOROVÁ, ING. ARCH. IGOR SAKTOR

PERSPEKTIVA SOUTĚŽNÍHO
 NÁVRHU 1993–1994
 3. CENA ING. ARCH. DAGMAR SAKTOROVÁ, ING. ARCH. IGOR SAKTOR

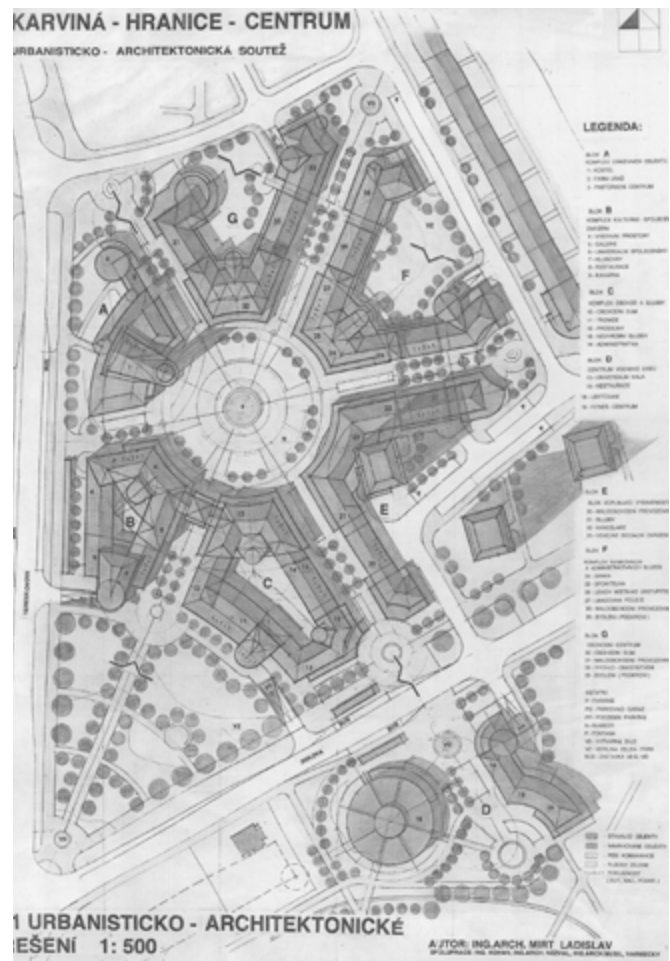
Source Zdroj: archive of the Division of Urban Planning and the Construction Board of the Karviná Municipal Authority



URBAN ZONING PLAN – LOCAL CENTRE IN KARVINÁ-HRANICE 1996, ING. MARIÁN KOHAN, ING. ARCH. BRONISLAV KŘEN, ING. ARCH. PAVEL PULKRT, ING. ARCH. LADISLAV MIRT

SITUACE SOUTĚŽNÍHO NÁVRHU
 ÚZEMNÍ PLÁN ZÓNY – LOKÁLNÍ CENTRUM KARVINÁ-HRANICE 1996, ING. MARIÁN KOHAN, ING. ARCH. BRONISLAV KŘEN, ING. ARCH. PAVEL PULKRT, ING. ARCH. LADISLAV MIRT

Source Zdroj: archive of the Division of Urban Planning and the Construction Board of the Karviná Municipal Authority



SITE PLAN OF THE COMPETITION DESIGN FROM 1993–1994 2ND INCREASED PRIZE FOR ING. ARCH. LADISLAV MIRT AND COLLECTIVE

SITUACE SOUTĚŽNÍHO NÁVRHU
 1993–1994
 2. ZVÝŠENÁ CENA ING. ARCH. LADISLAV MIRT A KOLEKTIV

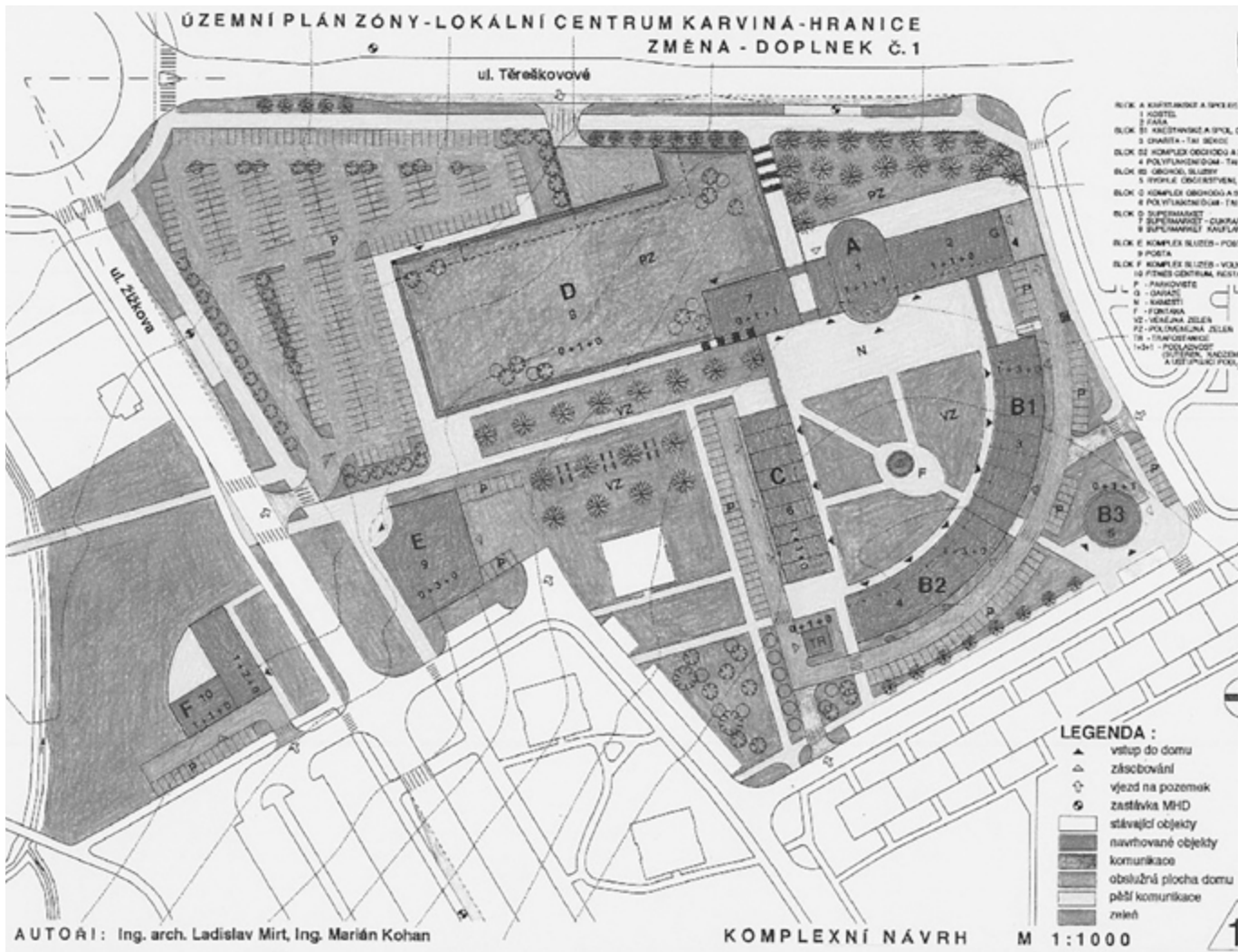
Source Zdroj: archive of the Division of Urban Planning and the Construction Board of the Karviná Municipal Authority

for an urban organisation of the assigned area by means of a street and a square. Links to the actual routes in the estate and the existing Permon shopping centre are not specified in the design proposals.

In the authors' report on the design proposal entitled Plaza, it is literally stated that “the basic and leading idea is to try to create a structured urban space at least within the given area, which would represent an enclave of conceptually organised buildings and open spaces and could in the future become a seed for further continuation of urban-type buildings of greater importance in the vicinity”.

The authors of the design proposal entitled Protinov state in the report that their solution seeks “neither a non-existent architectural trace, nor does it seek continuity of the site with the surrounding buildings”. In their proposal, the architects create “new urban spaces from which further regulation in the area should be prospectively derived”.¹⁸

In both proposals, the authors tried to insert into the environment of the housing estate a modernist free composition of individual buildings located in green space, a solution that they consciously accentuated as different, defining itself against the existing state through the use of traditional urban compositional elements in the form of a square (Plazza) and a city street, i.e., a boulevard opening into a space organised as an urban block (Protinov).



CHANGE TO THE ZONING PLAN FROM 1998, ING. ARCH. LADISLAV MIRT AND ING. MARIÁN KOHAN; SITUATING THE KAUF LAND SHOPPING CENTRE, MARKED AS D

ZMĚNA ÚZEMNÍHO PLÁNU 1998, ING. ARCH. LADISLAV MIRT A ING. MARIÁN KOHAN; SITUOVÁNÍ OBCHODNÍHO CENTRA KAUF LAND, OZNAČENO D

Source Zdroj: archive of the Division of Urban Planning and the Construction Board of the Karviná Municipal Authority

In 1993, new competition conditions were prepared for a second follow-up competition for the same location. The Catholic parish and deanery in Karviná were involved in the preparation of the competition: considering the requirement to build a church with a capacity of 600 seats, the the problem needed to be addressed of how the church bells would comply with the noise regulations in the residential area. After a noise study was completed, it was agreed that the church would be built without bells. This change in the competition conditions was the requirement for a conceptual design for the local centre. While the intent of the competition was the same as the stated intent of the preceding one, it was nonetheless announced as a shortlisted competition, i.e., the participants were invited to compete by name. The list of invited participants was set out in the competition conditions.¹⁹

The competition assignment required that the area should predominantly be used for the location of civic amenities. The specific requirements for the location of the buildings were as follows:

- complex of religious buildings – a Roman Catholic church and a parish office (capacity 600 seats)
- commercial amenities and services
- parking and rest areas

The assessment criteria for the design proposals emphasised continuity with the surrounding area and achieving an urban identity, creative use of urban-forming elements, pedestrian routes, view axes, squares, streets, green space, as well as a transportation concept, land use and phasing of development, and consideration of adverse foundation conditions on a portion of the land.

Three competition proposals were submitted. Again, the jury did not award a first prize, stating that the proposals brought a set of themes to the overall architectural concept, operational and traffic solution²⁰. Two raised second prizes (Ing. arch. Bronislav Křen and Ing. arch. Pavel Pulkr and Ing. arch. Ladislav Mirt and collective) and a third prize (authors Ing. arch. Dagmar Saktorová, Ing. arch. Igor Saktor) were awarded. Of those awarded the second prize, the jury recommended the competition proposal by Ing. arch. Bronislav Křen and Ing. arch. Pavel Pulkr “with regard to the possibility of easier implementation in stages with a satisfactory spatial effect”²¹

The urban development study was finally drawn up by a group of authors consisting of representatives of both competition teams that won the second prize (Ing. Marián Kohan, Ing. arch. Bronislav Křen, Ing. arch. Pavel Pulkr, Ing. arch. Ladislav Mirt). The study addressed the location of a set of buildings with a church and a parish office by adding multifunctional houses and commercial buildings which were supplemented by sports and social functions (gallery, social club, sports and recreation centre). The area was to include a square “dominated by a church, situated on the axis of the boulevard leading to the square”. To include a city-forming element, the design incorporated “a shopping street (boulevard) connecting the square with the city forest park Dubina. The boulevard is terminated at the top by the landmark of the church. In terms of composition, the bottom part of the boulevard is oriented towards the green space of the cemetery”. The aim of the study was defined as “humanisation of the space on the outskirts of the prefab housing estate, which is situated on a main pedestrian route to the historic centre”. The authors of the study declare in their report that “the newly designed structure smoothly transitions from a housing-estate scale to a regular urban development scale; from the chaotic composition of a housing estate to the composition of residential blocks”²²

According to the legislative procedures valid for the planning in the area, the urban study was anchored in the Zoning Plan of the Karviná-Hranice Local Centre, which was approved on 28 May 1996. The zoning plan contains a set of regulations applicable to the development of the area, building architecturally on the previous urban study.

Criticism of the Housing Estate and the Formula for Solutions

The architects who authored the competition proposals, along with the follow-up urban development study, based their work on the critical views toward housing estates of that time, including their urbanism, public spaces, and ultimately the form of prefabricated apartment buildings, a reaction shared by architects and the public. Discussions at the turn of the 1980s and 1990s stressed the need to return elements of a traditional city to the environment, to restore the hierarchy of spaces, of classic streets and squares. At the same time, architects debated the communication legibility of buildings and environments and a greater variety of architectural means of expression, undoubtedly influenced by postmodernism. In general, the best-known exhibitions from this period remain the *Painted Architecture* exhibition from 1985, as well as *Urbanita 86* followed by *Urbanita 88*, which were announced and organised by the editors of the journal *Technicky magazín* led by Benjamin Fagner. The exhibitions, their publicity and the accompanying discussions represented the most prominent platform of late-socialist critique of the housing estates, as well as the ideas and practices through which the authors imagined their possible solutions. The proposals for a layout of a new centre of the Karviná-Hranice housing estate transcribe these ideas into a specific space and then incorporate them in planning documentation, where the feasibility of these ideas would be tested in practice in the years to come.

Following the expression of interest from the Kaufland retail chain and its requirements, the Supplement to the Zoning Plan for the Karviná-Hranice Local Centre, Amendment 1 was prepared in November 1997. Now, a large-capacity Kaufland shopping centre would be located in part of the area. The rationale for the amendment states that the original proposal counted on construction implemented by small- and medium-sized local entrepreneurs, instead of interest from a major international chain for the construction of a supermarket and a car park. The amendment to the zoning plan requires the developer to compensate for the occupied area by using a green roof with low- and medium-sized green space. Due to the supermarket’s characteristics as a building of more-than-local importance, the main access and entry from external roads had to be determined. Further, the developer was required to orient a small shop or business—a confectionery or florist—toward the planned square area identified by the master development study, with the possibility of access to the flat roof of the building for extending its operational area (from the supermarket floor

level on the 2nd floor). The construction of the supermarket thus resulted in the peculiar placement of an isolated shop facing the open space.²³

Eventually, the supermarket building was constructed in the location and has been operating without major changes to date. This building is open seven days a week, supplying the residents of the housing estate with food and general consumer goods. At the same time, the supermarket is the last and only building in the area whose layout was decided by the architects in two competitions and in an urban development study. Neither the square, the boulevard, nor the church were ever built. The reason can be seen mainly in the approach of investors and developers, whose interest in placing their building plans in traditional compact architectural forms, designing and creating squares and boulevards on green fields was minimal, especially in Karviná. Small- and medium-sized entrepreneurs managed to arrange their premises in existing spaces in the city or by building individual smaller buildings. In turn, the intent to build a church for 600 people in the Karviná housing estate was also revised given the possibilities and the size of the community of Roman Catholic believers in Karviná.

Opinion of the Housing Estate Residents

After another ten years, the residents of the housing estate received a survey as part of the Karviná-Hranice Housing Estate Regeneration Project (Špačková, 2008). The survey intended to explore the needs of the residents, their preferences for a certain type of living environment as well as their satisfaction with the environment of the housing estate and the accessibility of civic amenities. It is interesting to compare the results from the survey with the assignment of the Local Centre Design Competition (1992–1993) and to note the priorities for evaluating the proposals in the competition against the preferences of the estate residents interviewed fifteen years after the competition.

The survey respondents preferred housing with plenty of open space and green areas in contact with nature. Residents emphasised the importance of landscaping and maintenance of the green and outdoor areas of the estate. The idea that estate residents would appreciate the “densification” of open space by further development with city-forming elements was not confirmed, with only a negligible number of preferences for housing in dense urban centre development. Though residents of the estate lacked small service shops and establishments and a community centre, they did not feel a lack of shopping opportunities in small shops, since most shopping took place in the Kaufland supermarket. Residents of the Hranice estate use this store regularly and very often walk there.

One very interesting question in terms of the current topic is whether the residents of the housing estate lacked an organically grown centre in the estate. The answers are summarised in the table below:

SURVEY IN THE HRANICE HOUSING ESTATE (2008)

RESPONSES TO THE QUESTION:
DO YOU SENSE THE LACK OF
ORGANICALLY GROWN CENTRE
AT THE HOUSING ESTATE?
IF SO, IT SHOULD BE...

Category	Number of votes	
	Absolute count	%
square	64	10.2
park	63	10.1
church	14	2.2
shopping centre	43	6.9
cultural and community centre	95	15.2
sports centre, sports ground	94	15.0
other facility	6	1.0
I don't lack any organically-grown centre.	212	33.9
no answer	34	5.5
Total	625	100

Respondents who do not lack an organically grown centre in the housing estate area (33.9%) are seemingly the most strongly represented. However, a much larger group, if we add up partial answers, are the respondents who lack an organically grown centre, whether it should be a particular building (39.3%) or a landscaped open space in the form of a square or park (20.3%). In selecting the ideal estate centre in the form of a building or a complex of buildings, respondents almost equally prefer a cultural or community centre building (15.2%) or else a sports centre building and/

or sports field (15.0%). The availability of commercial or retail facilities relegates the interest in a commercial facility in the form of an estate centre to one of the last places (6.9%). At the very bottom of the ranking are a religious building (2.2%) or other facilities (1.0%). Six respondents expressed a requirement for the organically grown estate centre to be a building or space other than the options offered: in most cases this preference would be a DIY store (OBI, Hornbach, etc.).

The Karviná-Hranice Housing Estate Today – Interim Report

Ideas about the possibilities and forms of housing estate units have changed over the last decade, in parallel with changes in the economic and social preconditions for their functioning. After 1989, architects mostly held the opinion that living in housing estates was a kind of socialist residue, to be gradually transformed by redevelopment and construction completions into a typical city with a block structure of streets and squares with shops on the ground floor. After more than three decades, this assumption has not been fulfilled. The development of individual Czech housing estates differs greatly, with much variability in the architectural quality and the involvement of the construction completions. The filling in of vacant spaces, which in the original concept were supposed to bring sun, light and air to the housing estate and give the residents a feeling of living in a natural environment, is now often perceived negatively by the residents of the housing estates.

It is only now that architects and estate residents have begun to concur in asking different questions about the values of modernist mass housing. With an arrival of a new generation of architects and historians, a paradigm shift has occurred in theory and practice.²⁴ Attention is now drawn to the advantages that housing estate architecture can present, whether the actual prefabricated residential buildings or the premises of shopping centres, schools, kindergartens, and other civic amenities. The architecture of these buildings was not so different in concept from what was being built elsewhere in Europe at the time. What differed significantly was the availability of flats and the quality of the design, architectural details, level of public space landscaping and the general long-term maintenance of the buildings and public spaces.

At the moment right after the Velvet Revolution, the contemporary idea of SME development influenced a society's idea of what a physical environment for this development should look like. In the context of dissatisfaction with the housing estate environment, considered monotonous and lacking the characteristics of a traditional city (e.g., compactness of the buildings and legibility of architectural solutions, streets and squares, street-level commerce), architects in the 1990s strived to change it by returning to traditional elements in their design proposals.²⁵ The intentions that were gradually transferred to the zoning plans are still often present in them and influence the urban environment today.

The same process can also be demonstrated on the example of the territory in Karviná-Hranice. According to the zoning plan, a vacant site in the urban area, then undeveloped and covered with green space, was to be used for municipal production and services and then for civic amenities. Until 1989, it remained vacant and became one of the areas used for private enterprise.

Reserved for private business development, this vacant area gradually became the 'local centre of the housing estate'. The site, in the initial plans of the architects of the Hranice estate intended as a green area to insert nature between apartment buildings (though, from today's perspective, it was actually a brownfield), was to be transformed into 'a new centre of the estate', where contemporary ideas of urbanity and city-forming were applied. In practice, however, a centre of a completely different type was constructed. The post-modern idea of a traditional city was replaced by a utilitarian supermarket building of a retail chain, with virtually no higher-standard urban connections to the surrounding area.

The original centre of the estate, which the architects in the estate's design placed and built elsewhere (in the physical middle – the centre of gravity of the estate), and which had long functioned as a shopping centre, was sold off to individual owners in a 'small privatisation'. As a result, its visual standard has declined considerably for many years and with only a few recent efforts to revitalise the neglected buildings. Competition in from the new centre has arisen close to the original "Permon" centre, which has long been the weaker party.

Results of the Architectural Competitions

In general, holding an architectural competition to seek the form of undeveloped land in public space is a desirable process to obtain the best solution. In our case, the question is the extent to

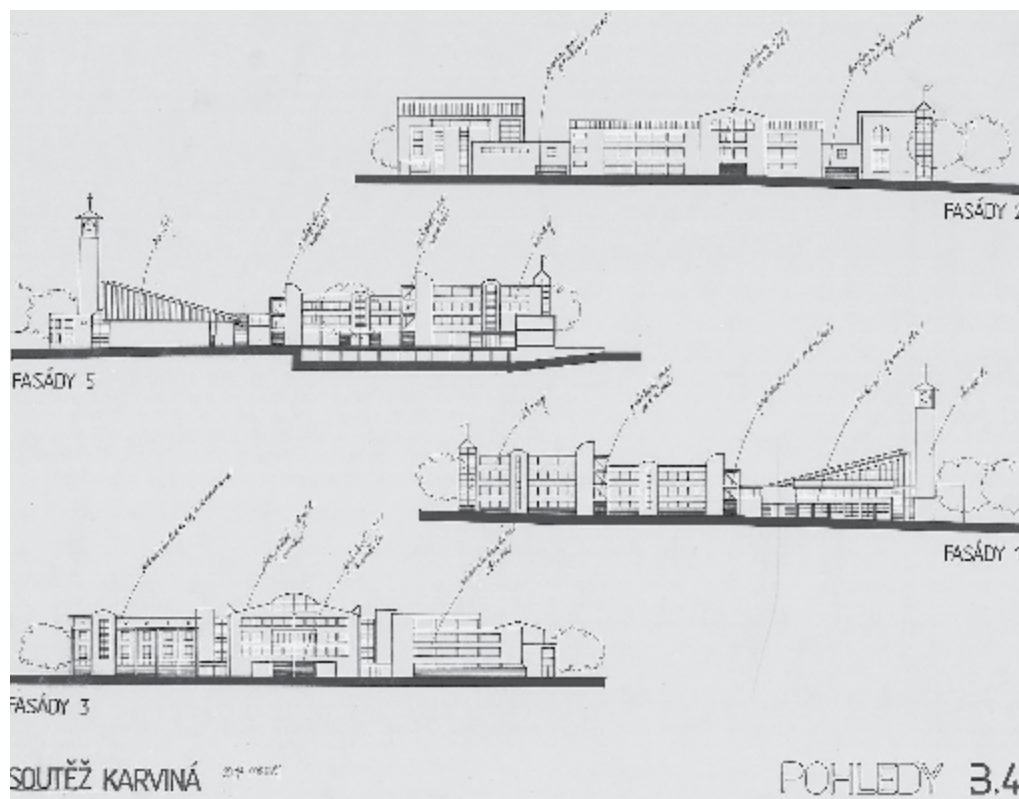
**ELEVATIONS FROM THE
COMPETITION DESIGN FROM
1993–1994**

**3RD PRIZE FOR ING. ARCH.
DAGMAR SAKTOROVÁ, ING. ARCH.
IGOR SAKTOR**

POHLEDY ZE SOUTĚŽNÍHO NÁVRHU
1993–1994

3. CENA ING. ARCH. DAGMAR
SAKTOROVÁ, ING. ARCH. IGOR
SAKTOR

Source Zdroj: archive of the Division
of Urban Planning and the Construction
Board of the Karviná Municipal Authority



which the competition's outcome has, in hindsight, lived up to its expectations and what quality it has delivered. An appropriately defined assignment and an accurate assessment and evaluation of the results of the competition are very important. The first competition for the Karviná-Hranice estate (1992–1993) received only two design proposals, which was not sufficient to identify a wide range of ideas. The follow-up second competition (1993–1994) took place only a short period after the first one as a call for proposals. With only a few more entrants than in the previous competition, even this small number of participants received negative evaluations. The small number of entrants is striking in relation to the evaluation of the first jury, which noted the few participants and their somewhat mediocre standard.

A very specific assignment was formulated for the competition, even though it was presented as an ideal competition (the competition announced in 1993 had this in its title). This did not allow the competing architects to express themselves directly on the content and purpose of the site, on its initial concept. The desired functions of the *new centre* did not correspond to the needs and possibilities of the housing estate and the city as a whole. No large office building nor new hotel with a convention hall had been built in Karviná in the past decades; a new church for 600 worshippers was clearly beyond the possibilities and actual requirements. The residents' demands for cultural or sports buildings to supplement the leisure time offer remained unfulfilled.

Conclusion

All the architects who took part in the competitions for Karviná-Hranice describe in their accompanying texts for the projects of the early 1990s the housing estate as a disurbanised, incomprehensible mass where order and system must be introduced. In 1994, the architect Ladislav Mirt explained his intention for the design proposal as follows: “The whole world is in chaos, and man subconsciously longs for calm, for finding certain rules of the right order of thoughts, business, and space, where he would feel safe and content. When we stroll through Karviná, we can be inspired by the *Osmistovka* or *Šestka*²⁶, the socialist realist architecture, which bears city-forming order within itself”

The architects used more or less traditional city-forming elements in their competition proposals, which they applied to the specified area. Any connection to the surroundings was very loosely or not at all demonstrated; indeed, this disconnection was declared as their intention. A strong and

attractive force was expected from the new centre and it was implicitly assumed that the surroundings would gradually join in the new order. The architects were strongly influenced in their design proposals by postmodernism, which influenced the debate on the revision of the form of housing estates in Czechoslovakia in the 1980s and 1990s.²⁷ The postmodern impact is evident in the documentation of the competition entries for building facades as well as in their urban layout.

Although the competition design proposal selected for further elaboration demonstrates the possibility of phasing the construction, no investor was found who would take on such a project and actually build the boulevard and square. This circumstance notably contradicts the words of the report on the 1992–1993 competition entry, by the architects Křen and Pulkrt, who worked on the final design: “The entire estate design and individual buildings respect current economic trends of foreign investors. The design proposal achieves a high economic viability of the area while respecting the architectural composition outlined.”

The requirement for the inclusion of Kaufland in the approved Zone Plan managed to be incorporated into the existing regulations, with the shopping centre situated so that at least part of the plans to develop the site of the *new centre* can be implemented at some point in the future. The result of this approach is a small shop on the first floor above the retail area, facing the future square, looking solitarily into the open space used as an occasional car park. The potential of the commercial space to create a meeting point for its residents on their daily shopping trips has remained unused. The architecture of the Kaufland building does not enrich the surrounding environment in any way. In turn, there was no requirement from the investor for any possibility of creating a small social space near the entrance to the supermarket with a café and access to the shops, as is common in similar shopping centres abroad. The commercial premises were long poorly accessible on foot from the estate, even though they are located within its bounds. Residents originally had to struggle through a long sloping terrain on a dirt path beaten across the lawn; the need to build a walkway from the west of the estate to the shopping centre was addressed only after more than two decades. All pedestrian shoppers reach the entrance of the hypermarket after crossing the parking area and walk to the public transport stops around the warehouse area on a daily basis. However, this is not considered strange in the Czech Republic even today, with the similar heavy traffic prevailing in many other similar locations near shopping centres. Despite all the listed shortcomings, the Kaufland building cannot be viewed only critically. The hypermarket has provided the residents of the estate with food supplies, which was often a problem in socialist housing estates. If the building had been better suited to the needs of residents in its details and continuities, and if it had used slightly better architecture, it would have found its place. The need for a boulevard, a square and a church in this location seems, from today’s perspective, like a naive idea of future development in the still unsettled 1990s.

If we were to assess the process of planning the development of a particular site in the Karviná-Hranice housing estate, we would have to conclude that the commissioners of the design proposals and architectural competitions, officials from the Department of Planning, Architecture and Environment of the Karviná Municipal Authority, proceeded in a systematic and correct manner when identifying areas in the city in the early 1990s that they wanted to prepare for future entrepreneurs. The solution for the development of the selected area was found in the form of an architectural competition, i.e., in a manner that minimally the architects have long considered the best possible. The results of the second competition were incorporated into an urban development study, which became the basis for decision-making in the area.

Unfulfilled assumptions, changes, and adjustments at various stages of the planning process ended up completely changing the originally intended outcome. In the early 1990s, it was not clear which path the forms of economic organisation of society would take and how cities would be affected by the arrival of international retail chains. The housing estate areas were not seen as an asset to be developed, instead as an environment that architects viewed critically. The idea of a new shopping centre caused the long-term decline of the original estate centre, which was privatised piece by piece. Moreover, the functions defined for the ‘new centre’ did not match the needs and possibilities of the estate and the city as a whole, whether using a large office building, a new hotel and convention centre, or a new church for 600 worshippers.

There is still no distinctive centre in the Karviná-Hranice housing estate. However, the residents do not perceive its absence as the biggest shortcoming of the environment in which they live. To some extent, the original centre of the estate remains functional, while the ‘new centre’, i.e., the

hypermarket, functions as a shopping centre according to current practices. The pressure to fulfil the post-modern idea of a square and boulevard dominated by a church perhaps missed the more important requirements for a new element – a consistent link to the estate structure, a cultivated environment with an emphasis on pedestrian visitors, the possibility of a community function and an active street-floor level of the building. No less significant is the architectural solution of the actual building, whose form only fulfils the basic need for indoor shopping without any ambition to create anything beyond this bare functionality.

The history of the plans and strategies that have arisen and perished in one city and its housing estates over the decades illustrates a constant change. The development of the sub-area in the prefabricated Hranice housing estate in Karviná represents an evolution of opinions on the desired form of the urban environment and its gradual changes over time in a specific area. The example of this transformation and its reflection in practical use and planning is also an illustration of the thinking of urban planners and architects as well as the practical policy and decision-making of the municipality's administration during the period of system change in the Czech Republic in the 1990s in the context of the development of society in economic, political, and cultural terms.

1 New Ostrava represented the plan for the construction of a new socialist city on land not threatened with undermining, and at the same time an architectural and urbanistic demonstration of the propaganda of the Czechoslovak communist regime. For more details see STRAKOŠ, Martin. 2010. *New Ostrava and Its Satellites. Chapters from the History of Architecture of the 1930s–1950s*. Ostrava: National Heritage Institute, territorial expert workplace in Ostrava, 199 p.

2 KŮČA, Karel. 1997. *Města a městečka v Čechách, na Moravě a ve Slezsku. Volume II*. Prague: Libri, from p. 819.

3 KRUPKOVÁ, Líbuše and KUFA, Miroslav. 2008. *Historie územního plánování statutárního města Karviné*. Karviná: Odbor územního plánování a stavebního řádu Magistrátu města Karviné, p. 3. (+medzera medzi p. a 3).

4 Krupková, L. and Kufa M., 2008, p. 20.

5 The original historical Karviná, the undermined area of which now bears the name *Doly* (Mines), is a typical post-mining landscape influenced by the development and subsequent decline and closure of mining activities. The formerly built-up area has been completely transformed: the original town has disappeared, commemorated today only by the Church of St. Peter of Alcantara, standing alone in a desolate overgrown area of the former town. The church has subsided by 32 metres and has tilted considerably due to mining activity. Known as the Leaning Church is revisited in the broader cultural context in Karin Lednická's book of the same name, *Šilomýj kostel* (The Leaning Church: A Fictional Chronicle of a Lost City). The church continues to hold services on a regular basis every Sunday and has become a local tourist attraction.

6 ŠVÁCHA, Rostislav. 1989. *Le Corbusier*. Prague: Odeon, pp. 34, 39, 79. According to Rostislav Švácha, in his

1935 book *La Ville Radiouse*, Le Corbusier writes about "three essential joys" of our meditative life, which include plenty of greenery, air and sunshine.

7 RUDIŠ, Viktor. 2012. Ósaka and Lesná. In: Peřínková, M. *Architektura a urbanismus 2. poloviny 20. století*. Prague: Faculty of Civil Engineering, University of Technology – Technical University of Ostrava published by Gasset, pp. 16–19; RUDIŠ, Viktor. 2005. *Viktor Rudiš: stavby a projekty 1953–2002*. Brno: Council House, pp. 13–22.

8 Detailed Zoning Plan for Karviná-Hranice /North/, Ing. arch. Zojka Wallerová 1962, approved by the Karviná Regional Council in 1963.

9 Act no. 427/1990 Coll., on Transfers of State Ownership of Certain Property to Other Legal or Natural Persons. Retail and service establishments were transferred from state ownership into the hands of non-state entities through auctions; the process took place between 1991–1993.

10 Act no. 72/1994 Coll., regulating certain co-ownership relationships to buildings and certain ownership relationships to flats and non-residential premises and supplementing certain acts (Act on Flat Ownership).

11 Selection of sites for private businesses – permanent buildings Karviná – stage I and II, Línea Architectural Studio, Ing. arch. V. Plesník and Ing. arch. M. Kučerová.

12 Zoning master plan of the Karviná agglomeration prepared in 1975, Ing. arch. Koval.

13 Zoning plan of the Karviná settlement unit prepared in 1985–1988, Ing. arch. Jana Šimíčková.

14 Competition conditions for the urban planning and architectural competition for the design of the Karviná-Hranice shopping centre, July 1992, prepared by the Division

of Urban Planning and Architecture operated under the Department of Urban Planning, Architecture and Environment of the Karviná Municipal Authority.

15 As in 14.

16 The evaluation of the competition took place in January 1993.

17 Report for the 37th meeting of the Karviná Municipal Authority council dated 27 January 1993.

18 Cited from the authors' reports on the competition design proposals.

19 Conditions of the shortlisted conceptual urban planning and architectural competition "Urban development solution of the local centre of Karviná-Hranice", October 1993. In the competition conditions, the following persons are listed among the invited participants. Ing. arch. Igor Saktor, Ing. arch. Dagmar Saktorová, Ing. arch. Bronislav Křen, Ing. arch. Pavel Pulkr, Ing. arch. Ladislav Mirt, the representative proposed by the Ostrava Architects' Association (no name listed), a representative of the Roman Catholic Church (no name listed).

20 The evaluation of the competition took place in March 1994.

21 Final protocol of the shortlisted architectural and urban planning competition for the conceptual design of the local centre of Karviná-Hranice housing estate dated 24 March 1994.

22 Urban development study for Karviná-Hranice centre, October 1994.

23 The planned square at this site has not yet been completed and only an open grassy area remains.

24 Attention was paid to the topic of Czechoslovak housing in prefabricated buildings and its inclusion in the development of architecture by the American researcher Kimberly Zarecor

in her publication, also available in Czech. ZARECOR, Kimberly Elman. 2011. *Manufacturing a Socialist Modernity: Housing in Czechoslovakia, 1945–1960*. Pittsburgh: University of Pittsburgh Press. Between 2013–2017, the Paneláci project dealt with prefabricated housing estates in the Czech Republic, and the research was widely presented and published in several books of the same title accompanying the exhibitions: in English SKŘIVÁNKOVÁ, Lucie, ŠVÁCHA, Rostislav and LEHKOŽIVOVÁ, Irena (eds.). 2017. *The Paneláks. Twenty-Five Housing Estates in the Czech Lands*. Prague: Museum of Applied Arts, 284 p.; SKŘIVÁNKOVÁ, Lucie, ŠVÁCHA, Rostislav, KOUKALOVÁ, Martina and NOVOTNÁ, Eva (eds.). 2017. *Paneláci 2. Historie sídlišť v českých zemích 1945–1989* [Paneláks 2. History of Housing Estates in the Czech Lands 1945–1989]. Prague: Museum of Applied Arts, 352 p.

25 Since the form of common Czech architecture and urbanism from the early 1990s has not yet received systematic attention from theorists, a comprehensive view and expert discussion of this stage of development is still lacking - even though many places in Czech settlements were influenced by this period for a long time.

26 Osmistovka and Šestka are local names in the part of Karviná-Nové Město (originally the Stalingrad housing estate) with urbanism and architecture in the style of socialist realism, but even this appearance of housing estate has not prevented this part of the city from becoming one of the most problematic localities of Karviná.

27 The gradual changes in Czech architecture of the 1980s were discussed by a research team from the Czech Technical University in the publication: VORLÍK, Petr (ed.). 2019. *(A)typ. Architektura osmdesátých let*. Prague: ČVUT.