

**OBEČNA RADNICA**

**GEMEINDE**

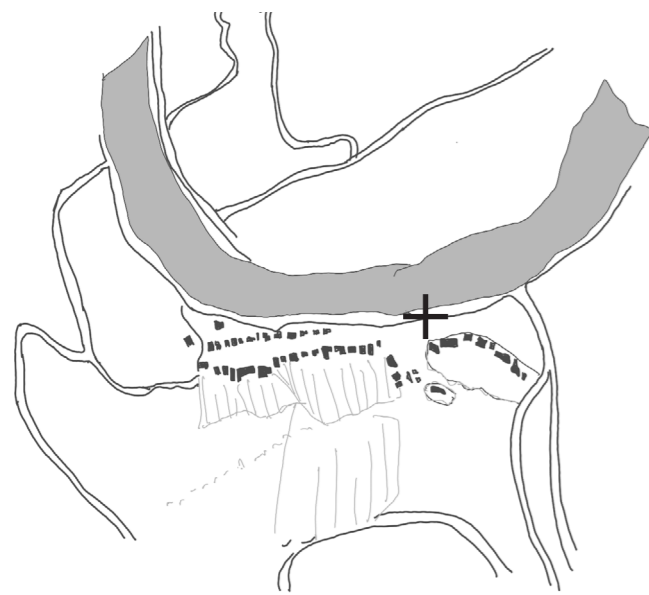
**KONSZEGI**

**RATHAUS**

**TANAZSHAZ**

townhall Prievoz

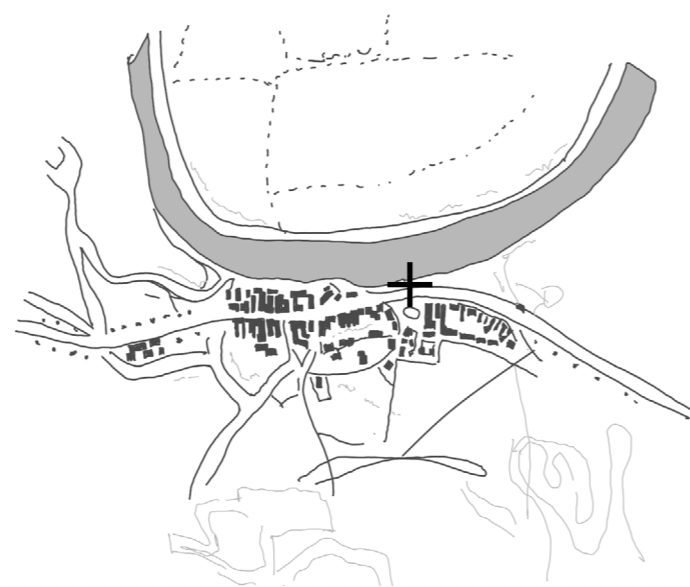
1753



**Ober-Uffer (german.)**  
**Fórev (hungarian.)**

The population consisted predominantly of German Protestants who engaged in agriculture. At the beginning of the 18th century, the village was completely destroyed and burned down by Ottoman troops.

1873



**Oberufer (german.)**  
**Főrév (hungarian.)**  
**Feriby (slovak.)**

The influx of workers employed in Bratislava's industrial enterprises triggered the expansion of the village. The name "Prievoz" is derived from the river ferry (ford) that historically operated in these areas, providing a connection to Bratislava. On the site of today's Evangelical Church, there used to be an older religious center of the village—the original Evangelical school with a prayer house (and potentially a wooden bell tower).

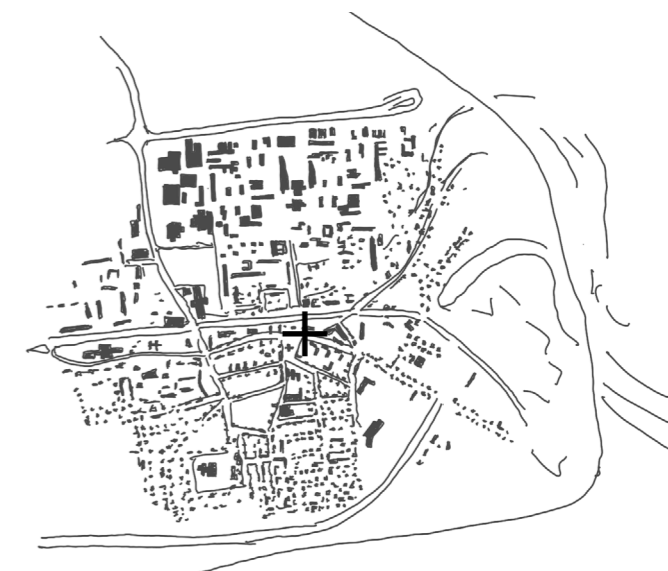
1945



**Prievoz (slovak.)**

On the map, we can see the already standing town hall along with the Notary's House. The Town Hall Square is complemented by the Evangelical Church. The banks of the Danube are connected by a concrete bridge; the ferry service was no longer in operation.

1990



**Prievoz (slovak.)**

The village became part of the city of Bratislava, as a result of which the town hall lost its functional purpose. Due to the neighboring panel housing estate (paneláky), the character of the surrounding built environment changed from rural to urban. The branch of the Danube was diverted, and today's Gagarinova Street runs through its empty riverbed.

The building in question is located in Prievoz, once a small suburban village that was annexed to Bratislava in 1946. At the beginning of the 20th century, Prievoz grew rapidly due to the influx of new workers employed in Bratislava's factories. For this reason, a new municipal town hall was built in 1932, based on a design by Christian Ludwig and Augustin Danielis. Their design was inspired by Palladian architecture, with the town hall bears a striking resemblance to Villa Rotonda. The core concept featured a representative single-story building with a central circular foyer covered by a dome, fronted by a representative forecourt. The project likely underwent several changes during the design phase, as the Notary's House was added to the town hall from the east to serve as residential quarters, thereby disrupting the original concept of symmetry.

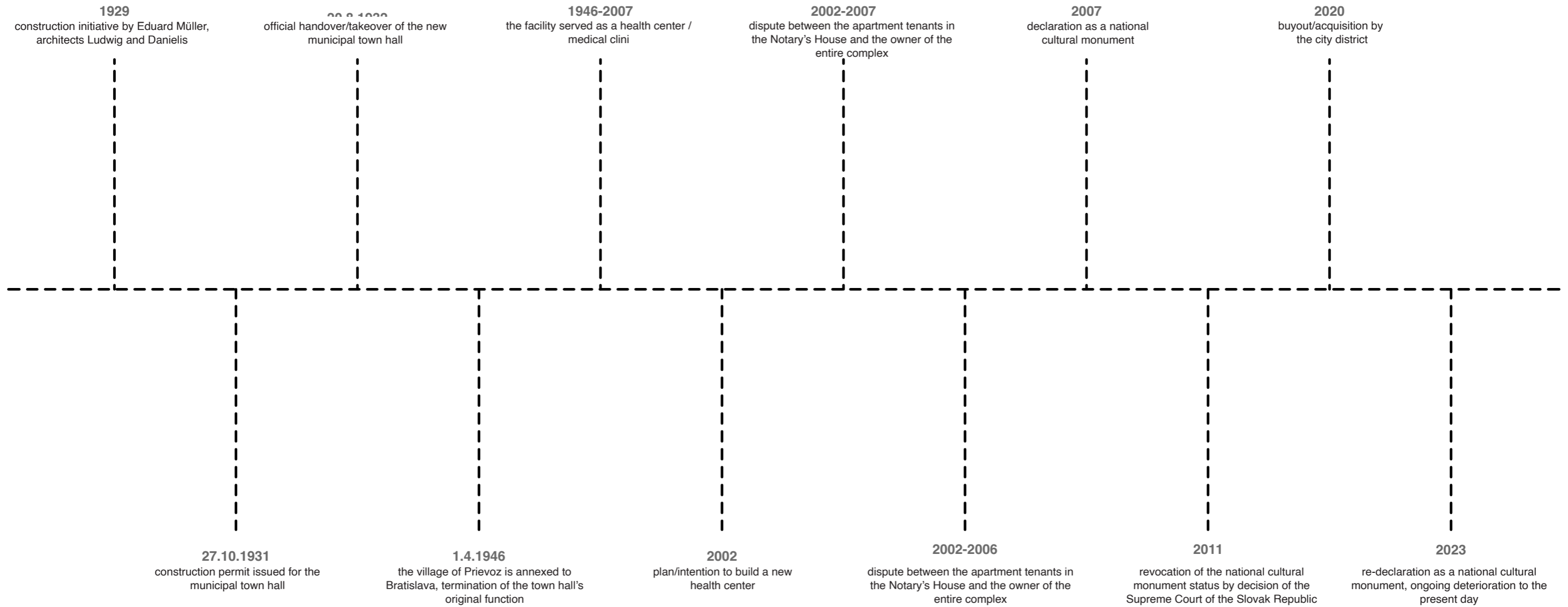
The current proposal addresses the needs of the Ružinov district, which intends to establish representative spaces and a wedding or lecture hall within the town hall. In our renovation design, we chose two different approaches; while the complex as a whole was perceived as more valuable, we approached both of its parts individually. We view the renewal of the town hall building as a reconstruction, aiming to restore its original functionalist layout and original exterior appearance in order to maximize the protection of its historical substance. Conversely, our assessment of the Notary's House focused primarily on its exterior appearance, which allowed us to apply a more open approach to its interior.

Crucial to the entire concept was the full utilization of the underground spaces beneath both structures, where we are relocating the new restrooms, including a wheelchair-accessible toilet—a move facilitated by an integrated new staircase and elevator core. While the exterior appearance of the Notary's House remains strictly protected, we open up its interior layout by removing non-valuable partition walls and partially opening the ceiling to achieve greater airiness and light. A new staircase has similarly revived and granted access to the previously unused attic of the Notary's House, creating space for an office, a small library, and other multifunctional community activities, thereby providing the entire monument with a sustainable operational model to serve the district's needs.

Functionally, we divide the entire complex into two autonomous units, the Town Hall and the Notary's House, which can operate completely independently but connect when necessary. This allows the daily café in the Notary's House to serve as a catering facility for occasional representative events, weddings, lectures, or concerts in the Town Hall. In the historical section of the town hall, we apply a conservative restoration approach to preserve authenticity; the southern wedding hall remains in its original location, and the valuable, representative first floor (ground floor) is not burdened by any restroom facilities or other disruptive new interventions. Special attention is paid to the central circular space, which we perceive as absolutely unique. The only permissible intervention in its purity is the option to place a piece of fine art or artwork directly beneath the dome, either as a permanent installation or flexibly during themed exhibitions.

Thus, this project not only brings a sensitive renovation of the national cultural monument itself but simultaneously rehabilitates the original historical center of Prievoz by connecting it with the adjacent Town Hall Square (Radničné námestie) and the neighboring Evangelical Church. We conceive the new square as a vibrant public living space, where the selection of tree species and their placement are strictly subordinated to maintaining crucial vistas of the town hall, ensuring that the subtle and optically translucent greenery does not obscure it. A significant urban planning step is also the opening and accessibility of both adjacent courtyards to the public, of which the southern courtyard has a distinctly public character, while the northern courtyard serves as a more intimate, private space.





1932\_Christian Ludwig photographs



The town hall has a simple, purist appearance typical of Functionalism. It is built on a square footprint and has the character of a low, horizontal single-story building. It features relief decoration on its southern and western facades.

In the photograph from 1932, the surroundings of the town hall still retain a rural or semi-urban character. In front of the building is a forecourt bordered by bollards. We can see the unpaved surface of Mierová Street.

Early 1940s\_Müller family collection



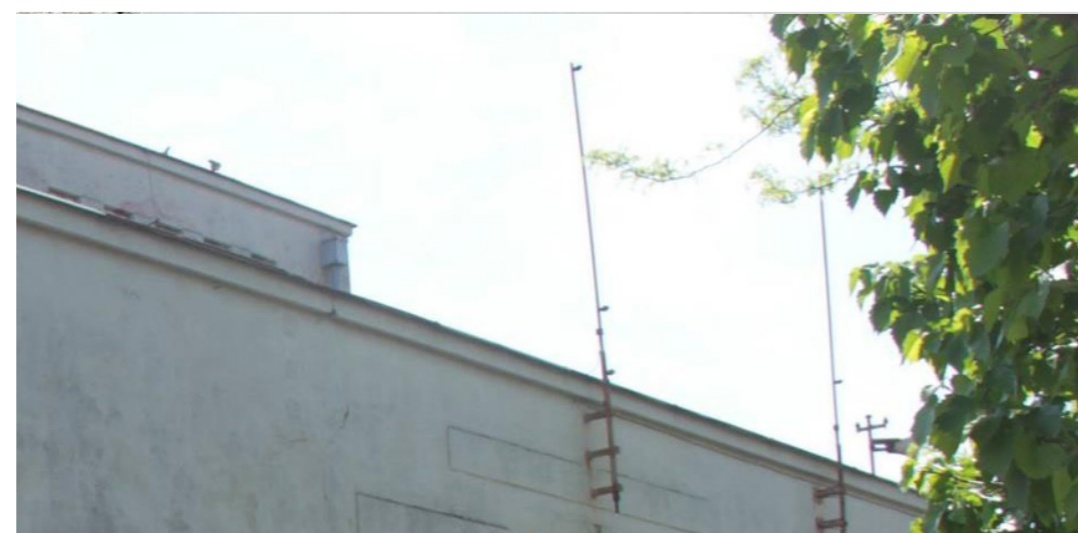
Three new clocks facing Mierová Street were added on three sides of the building. The dirt road was transformed into a paved street. New black locust trees were planted along the border of the forecourt between the bollards.

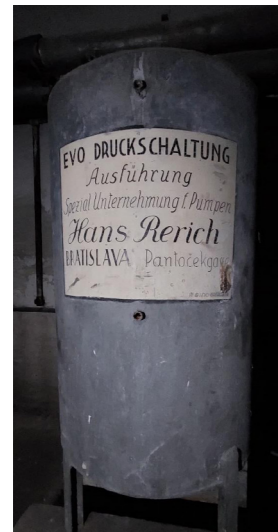
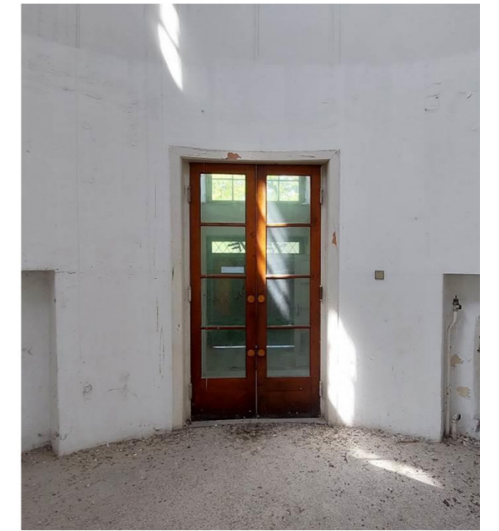
1947\_Photograph by Anton Tarkoš



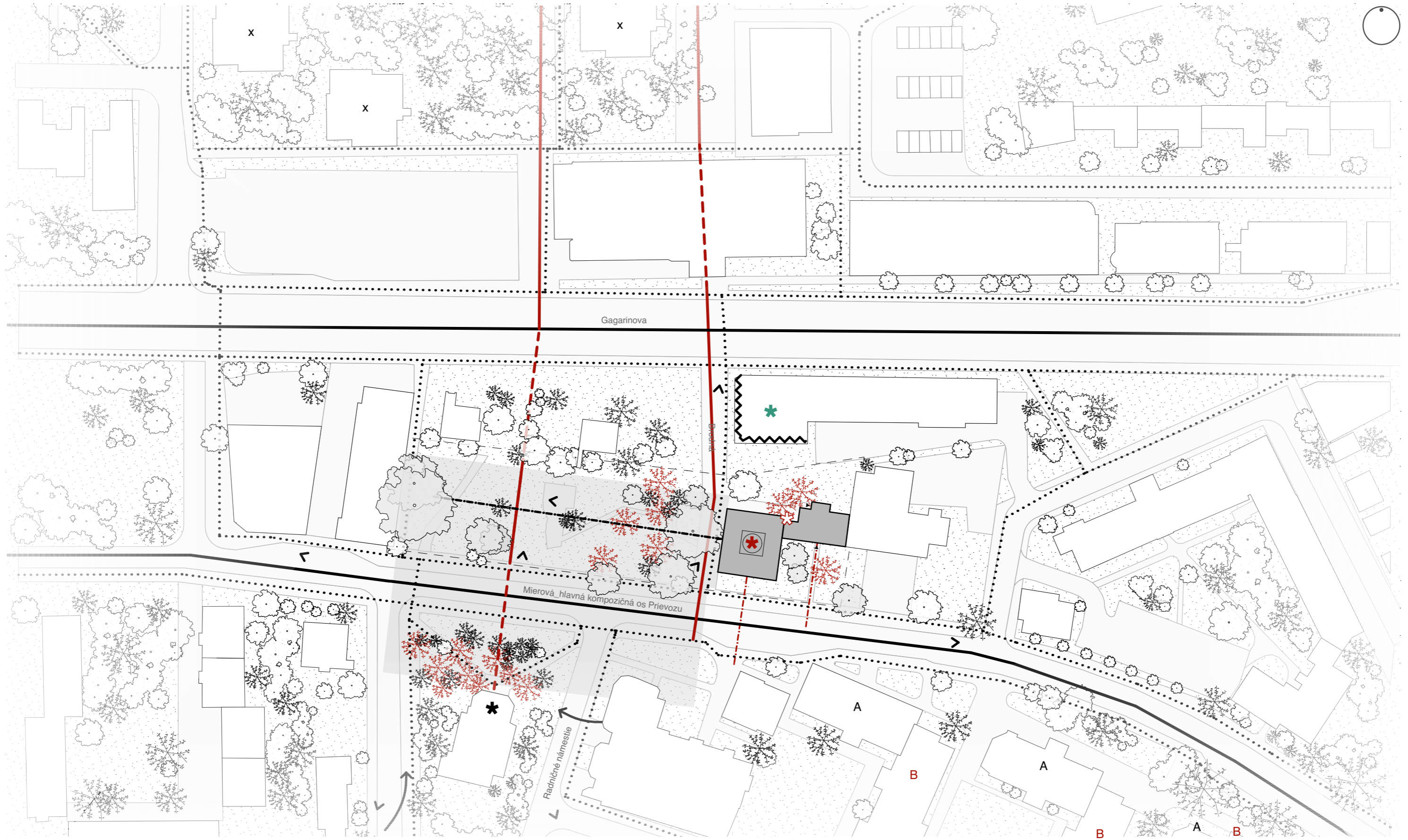
The photograph captures the former town hall in Prievoz a few years after World War II, as a result of which the Hungarian and German inscriptions were removed. Flagpoles were added. In front of the forecourt, there is a transit stop with an open public space. In the background, one of the branches of the flooded Danube can be seen—today's Gagarinova Street.











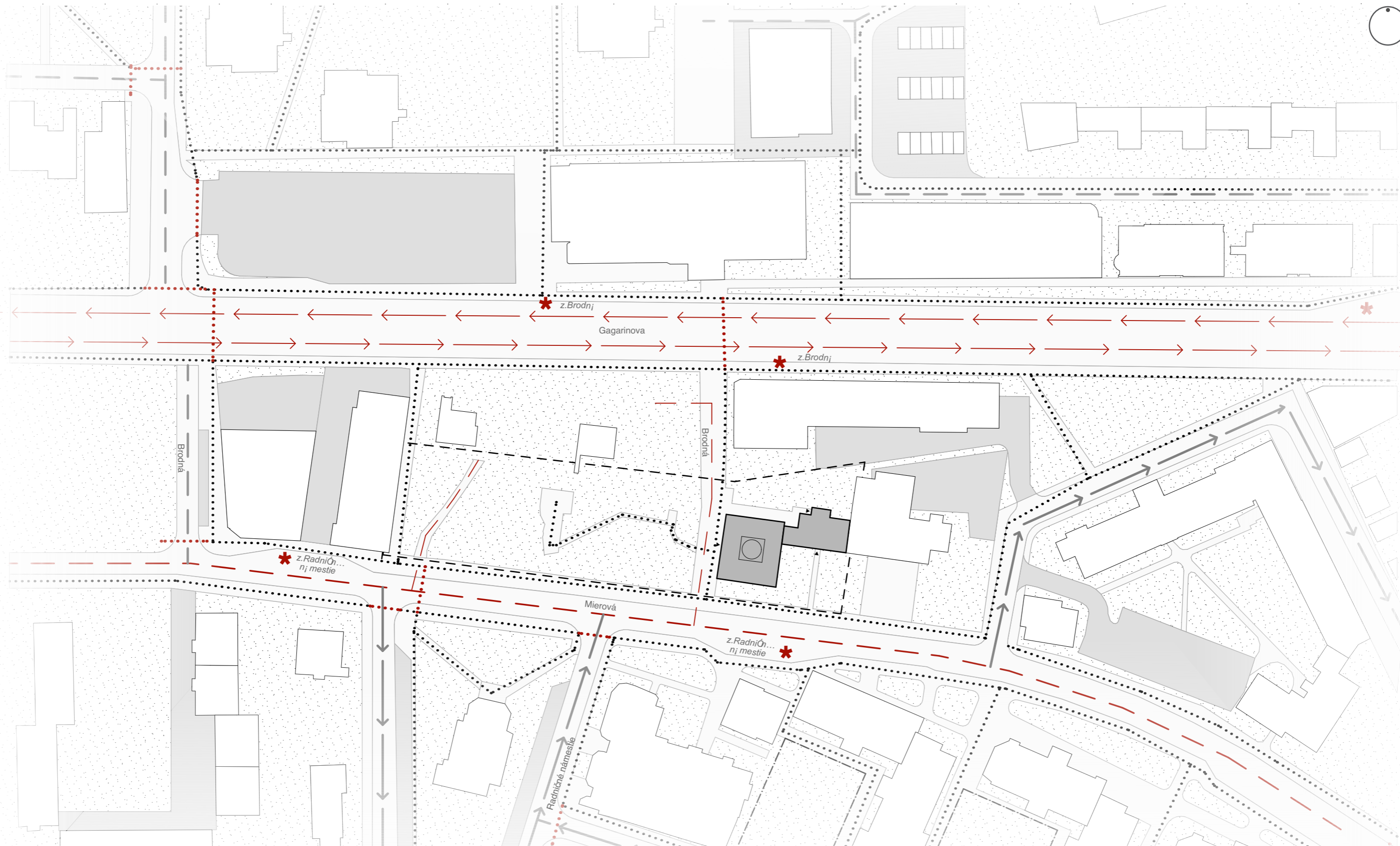


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|--|---|----------------------|--|--|------------------------------|--|
| — hlavné pozdĺžne kompozičné osi       | ❄️ ihličnatá dominantná zeleň           | □ okolité objekty    | ⋯ pešie trasy  | ✳️ výšková dominantna_kostolná veža      | ✳️ akcent_komín radnice      | ↪ gradácia smerom ku kostolnej veži  |
| — hlavné priečne kompozičné osi        | 🌳 listnatá dominantná zeleň             | ▒ riešený objekt     | — osi symetrie                                       | ✳️ výšková dominantna_polyfunkčný objekt | A B rytmus_bytové domy       | ▒ plošná dominantna_námestie_hl. kompozičný uzol   |
| — prerušenie kompozičných osi bariérou | ◀ priehľady_narušané dominantou zeleňou | - - - riešené územie | — os asymetrie_komín naruša pôvodnú symetriu radnice | ✳️ hmotová dominantna_radnica            | x zhoda_panelové bytové domy | ↪ kontrast_polyfunkčný objekt svojou hmotou a výškou kontrastuje s pôvodnou zástavbou prievozu |

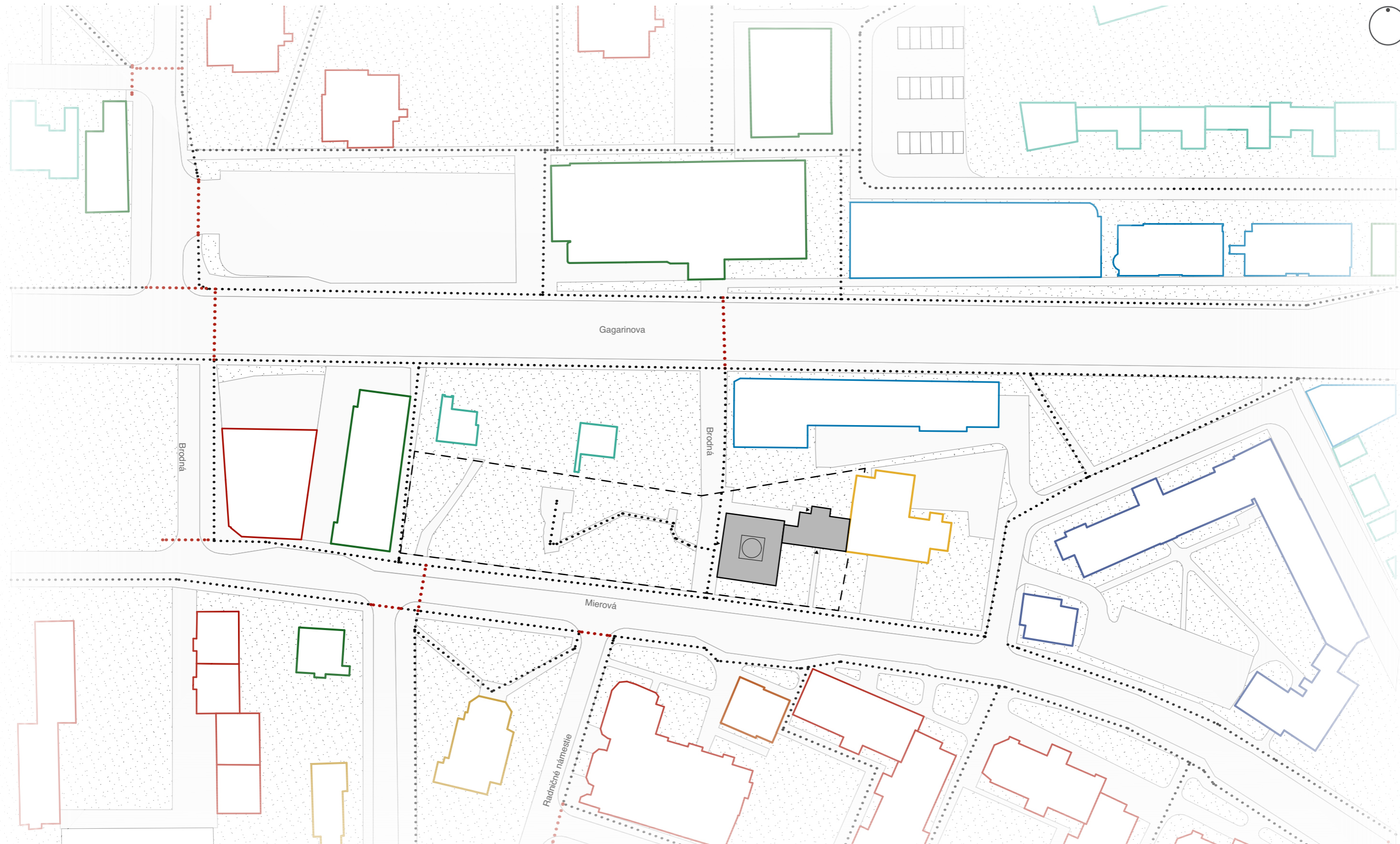


-  verejná zeleň
-  súkromná zeleň
-  spevnené plochy
-  ihličnatá vysoká zeleň
-  listnatá vysoká zeleň
-  listnatá nízka zeleň
-  okolité objekty
-  riešený objekt
-  riešené územie
-  vstupy do riešeného objektu

Pri posudzovaní súčasnej výsadby v areáli bolo konštatované, že zastúpenie ihličnatých stromov a tují nie je pre túto lokalitu vhodné, keďže tu prirodzene nemajú optimálne podmienky a esteticky ani ekologicky nezodpovedajú charakteru okolitej krajiny, v ktorej by mali dominovať listnaté dreviny. Z hľadiska údržby a bezpečnosti je zároveň nevyhnutné zamerať pozornosť na stromy, ktoré sú v zlom stave. Konkrétne ide o liesku tureckú, ktorá je suchá, lipu malolistú, ktorá vykazuje známky výrazného zhoršenia zdravotného stavu, a slivky čerešňoplodé, z ktorých ostali už len torzá. Ostatné listnaté dreviny sú v dobrom stave a nevyžadujú si bezprostredný zásah. V okolí sa nenachádzajú žiadne chránené stromy, ani stromy s historickou hodnotou.



- |                             |   |                   |                          |                                     |                              |   |
|-----------------------------|---|-------------------|--------------------------|-------------------------------------|------------------------------|---|
| ← cesta I. triedy           | ← obslužná jednosmerná komunikácia        | □ okolité objekty | - - riešené územie       | ••••• pešie trasy                   | * zastávky mhd               | ••••• prechody pre chodcov                        |
| - - - - - cesta III. triedy | - - - - - obslužná obojsmerná komunikácia | ■ riešený objekt  | - - - - - právo prejazdu | - - - - - statická podzemná doprava | □ statická povrchová doprava | - - - - - _absentujúca cyklistická infraštruktúra |



riešený objekt

hasičská zbrojnica

pešie trasy

riešené územie

bytové domy

rodinné domy

polyfunkčné objekty

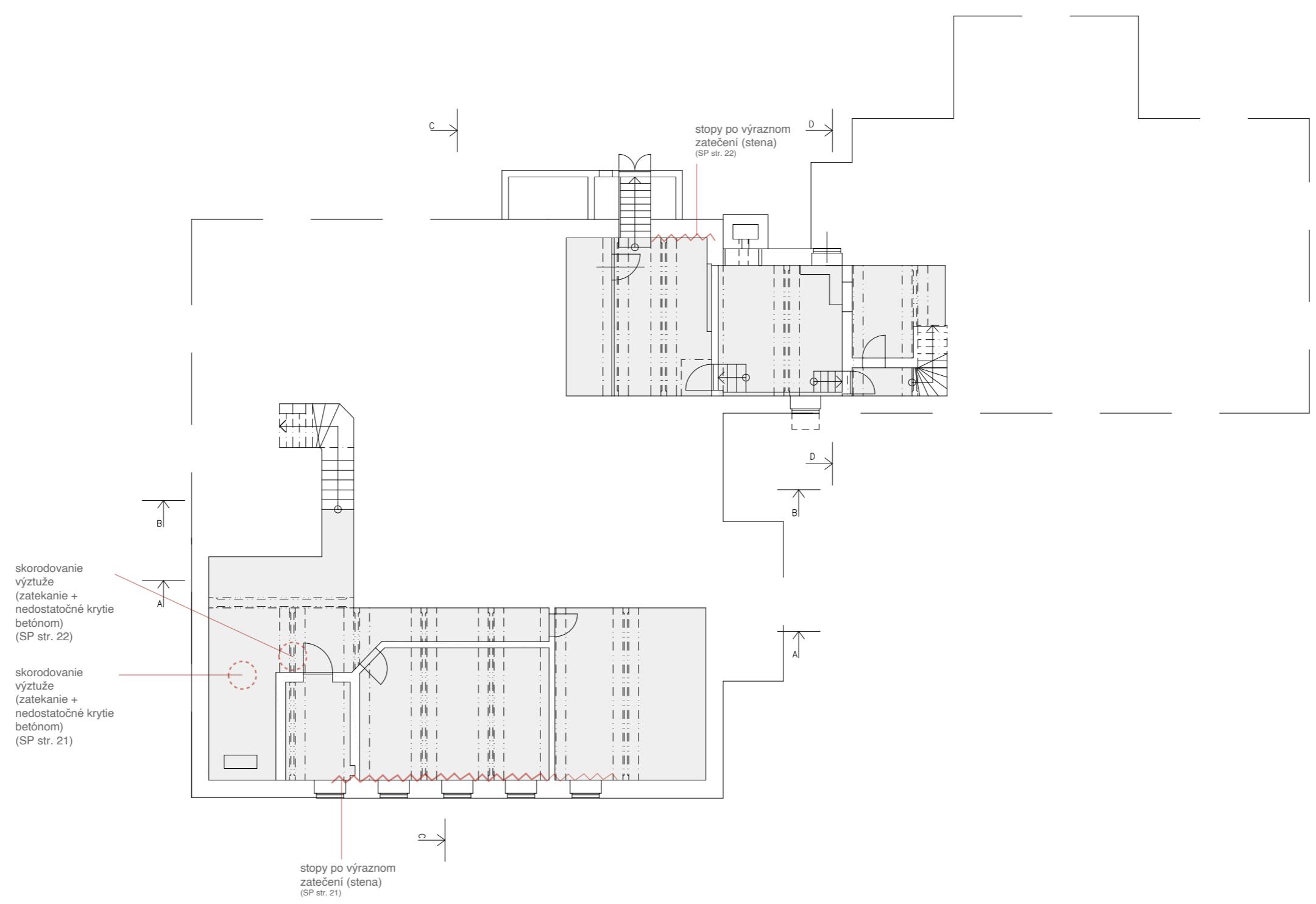
obchodné objekty

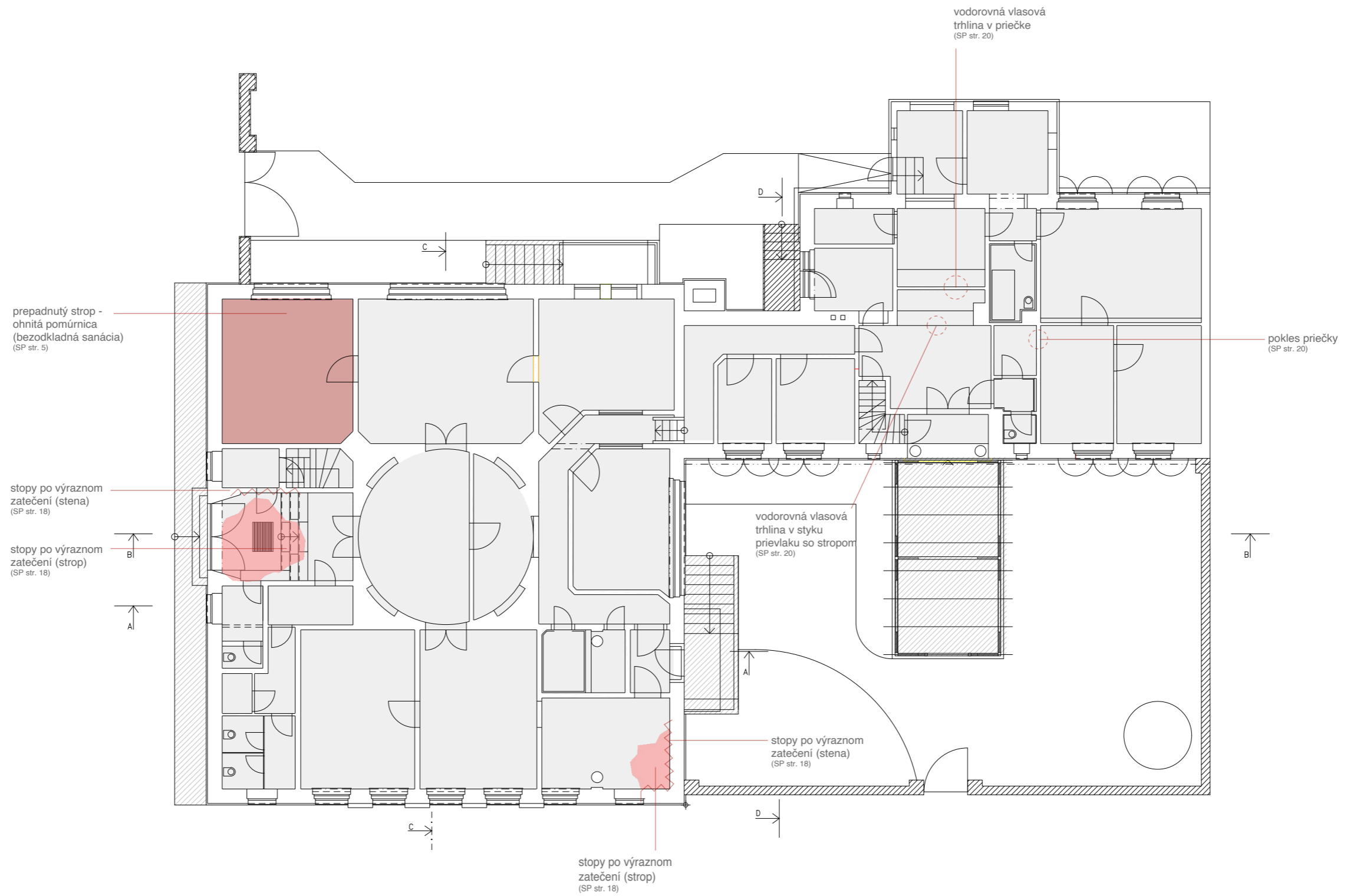
opustené objekty

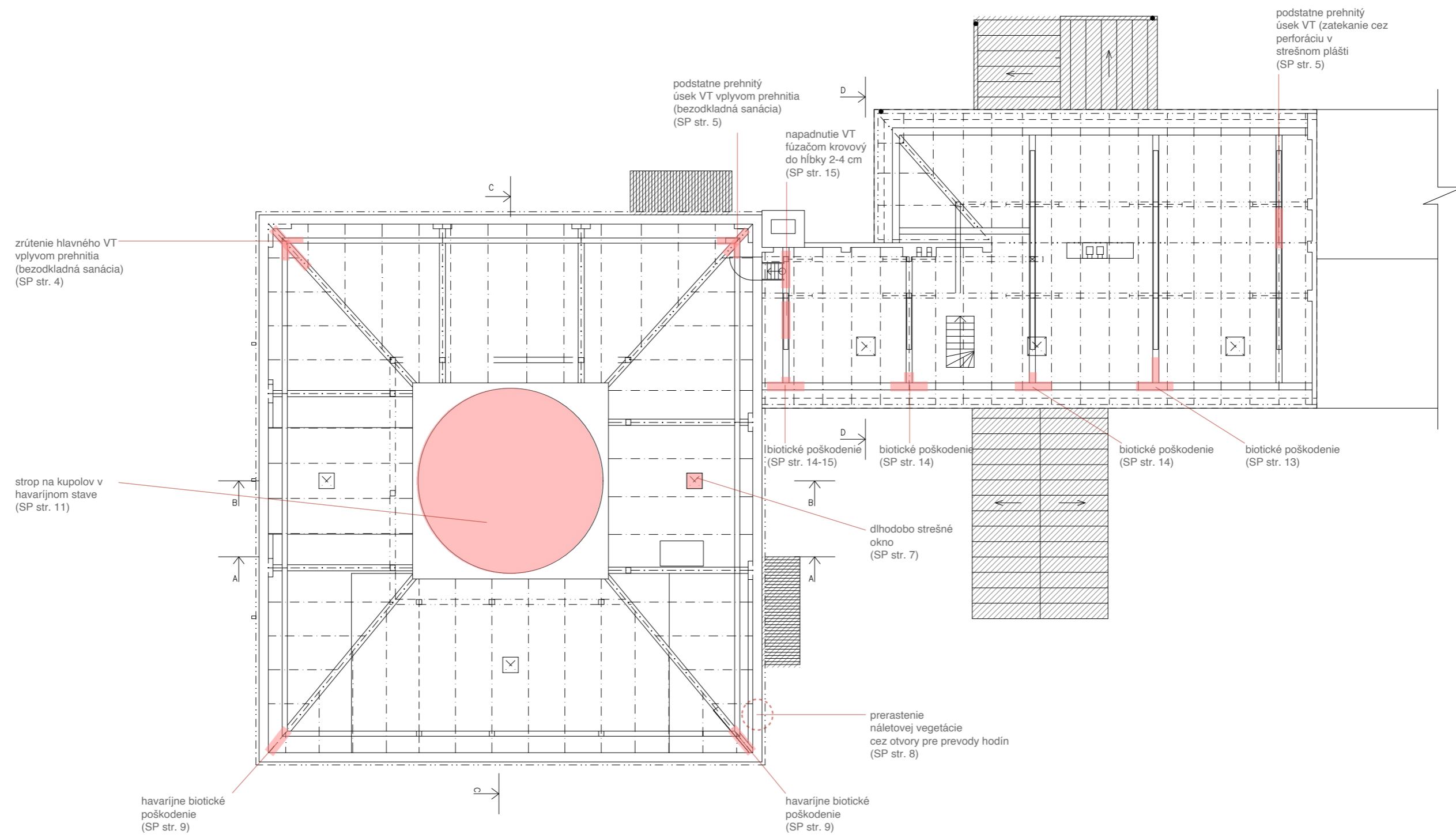
spevnené plochy

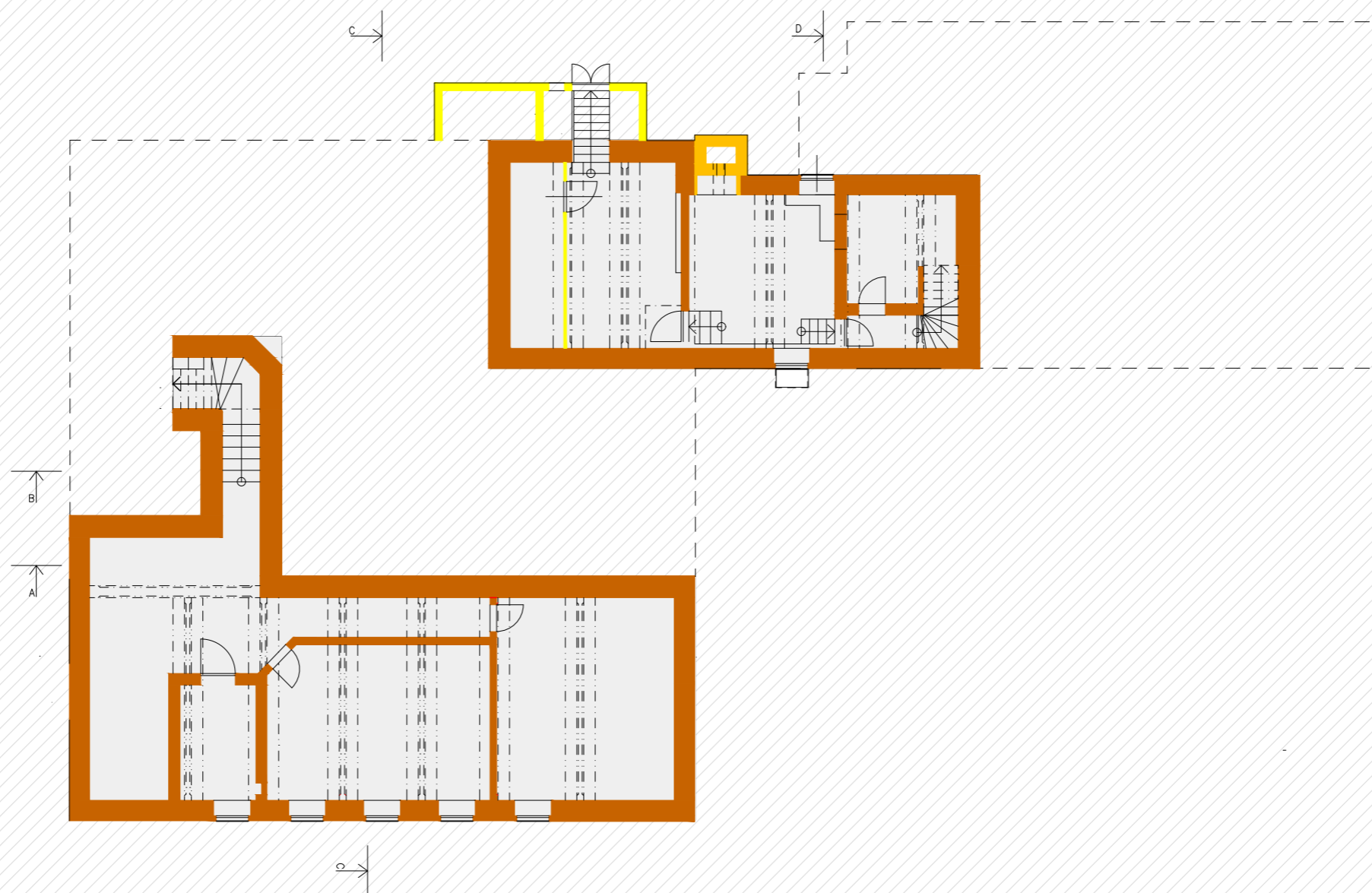
objekty fakulty Univerzity Komenského

objekty garáží







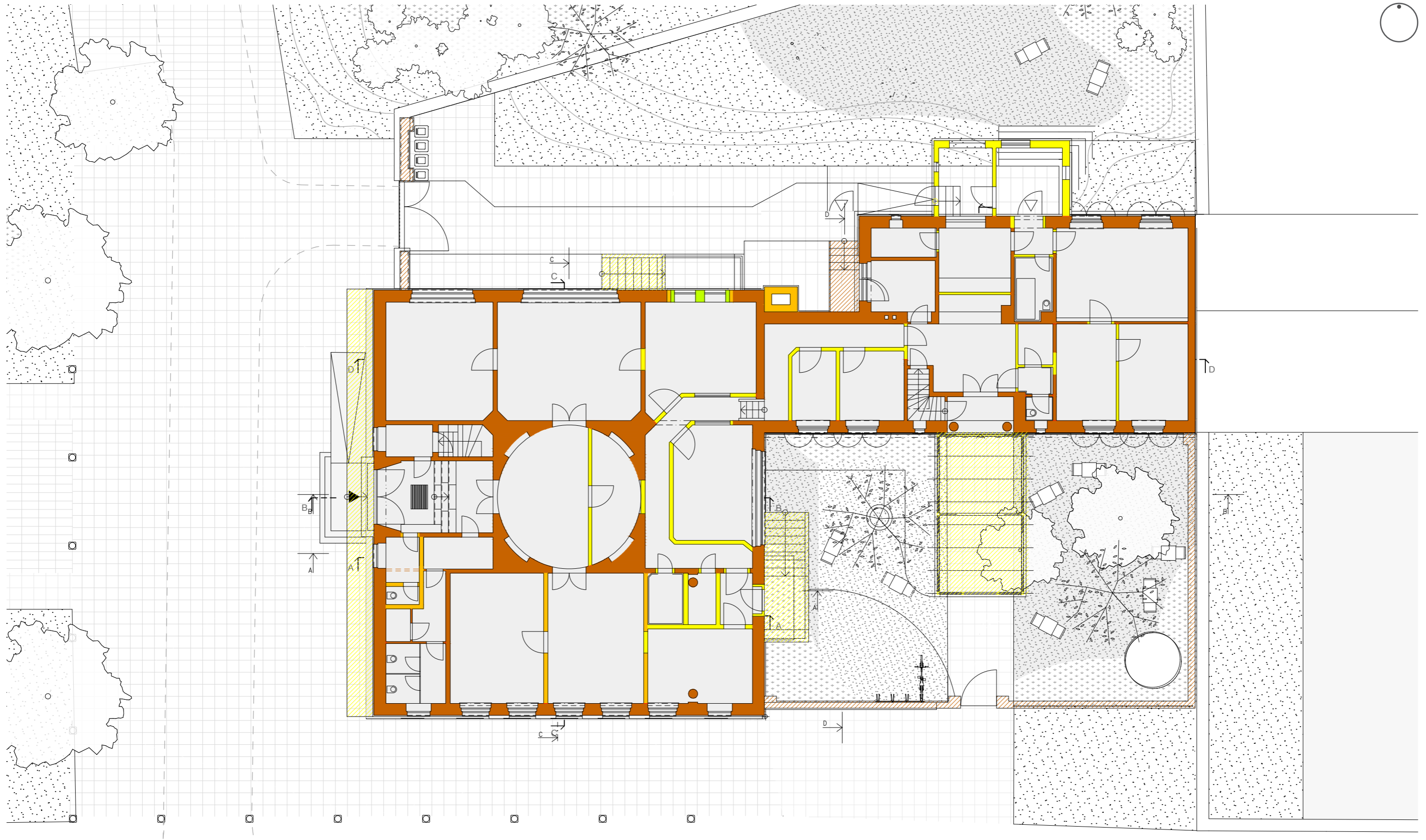


■ vývojová etapa - 1932

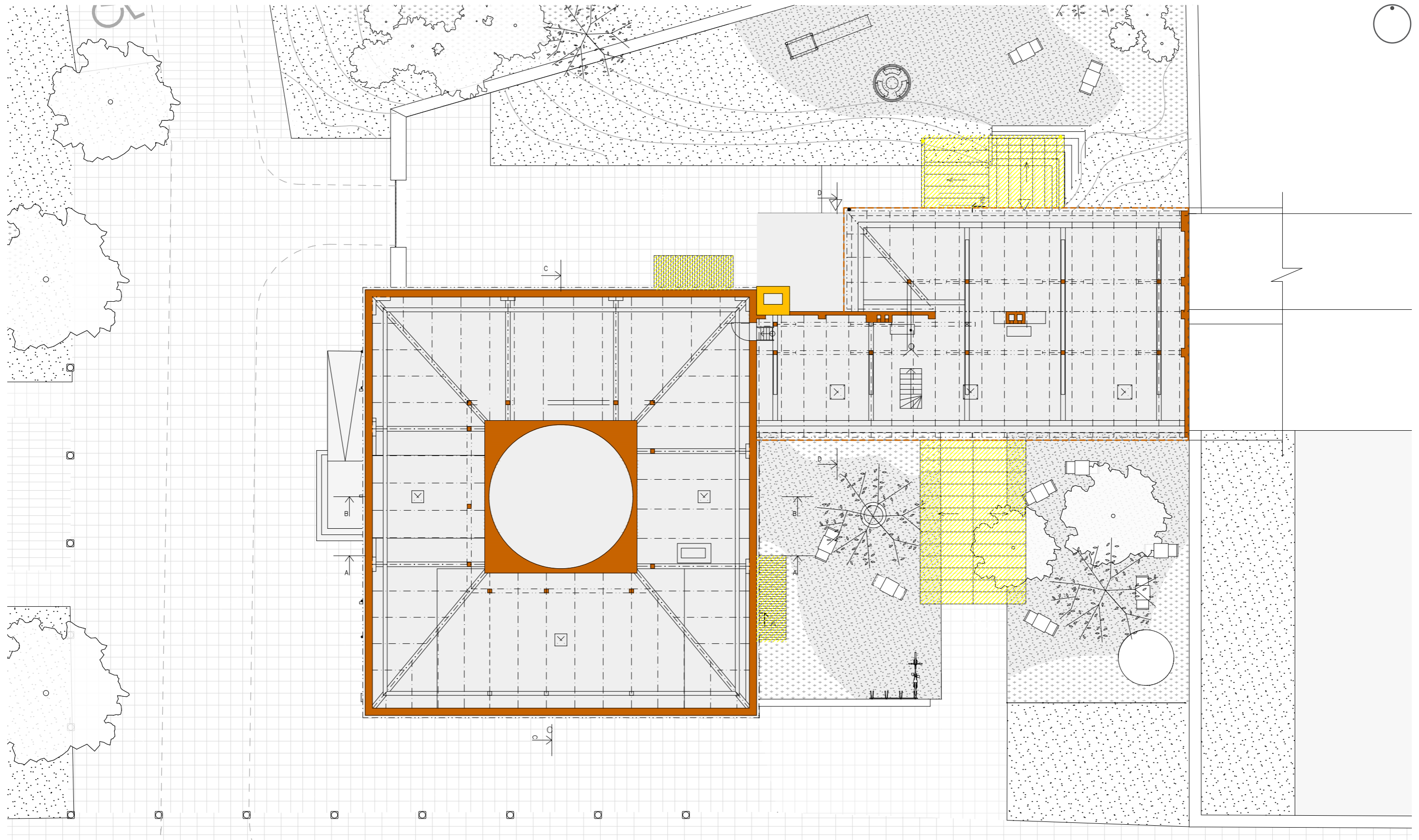
■ vývojová etapa - 2.polovica 20. storočia 1979 - 1984

■ vývojová etapa - polovica 20. storočia 1946 - 1957

■ vývojová etapa - po roku 1989



- vývojová etapa - 1932
- vývojová etapa - polovica 20. storočia 1946 - 1957
- vývojová etapa - 2.polovica 20. storočia 1979 - 1984
- vývojová etapa - po roku 1989



vývojová etapa - 1932  
 vývojová etapa - polovica 20. storočia 1946 - 1957

vývojová etapa - 2.polovica 20. storočia 1979 - 1984  
 vývojová etapa - po roku 1989

STRENGTHS

- Heritage protection status
- Ownership by the Ružinov city district
- Preserved relief decoration
- High-quality documentation of the building's original state
- High level of knowledge about the building

WEAKNESSES

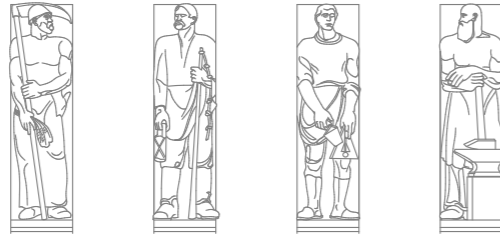
- Long-term deterioration of the building
- Unsuitable structural alterations during the second half of the 20th century
- Lack of wheelchair/barrier-free access
- Poor structural condition of a part of the building
- Water leakage into the building

OPPORTUNITIES

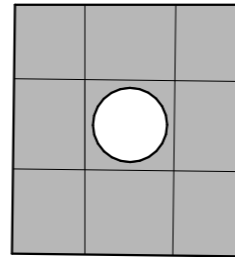
- Creation of a vibrant center for Prievoz in connection with the Town Hall Square and the Evangelical Church
- Creation of a representative building for the Ružinov city district
- Creation of a representative public space
- Establishment of barrier-free access

THREATS

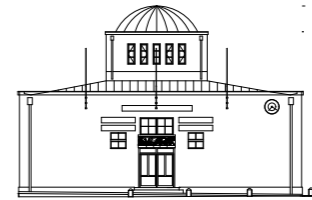
- Inappropriate method of renovation/restoration
- Continued degradation of the building
- Lack of funding for the renovation
- Partial collapse of the building due to ongoing deterioration



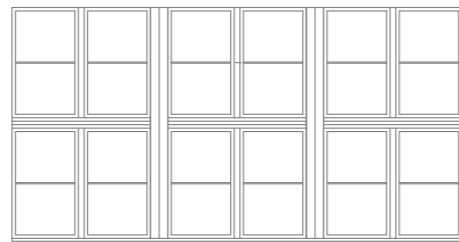
Aesthetic and artistic value



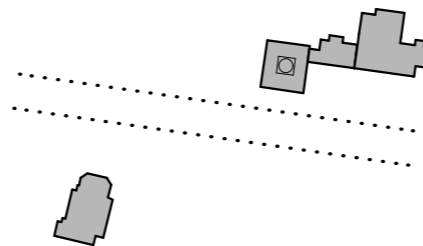
Architectural value



Value of uniqueness



Artistic-craftsmanship value



Historical urbanism value

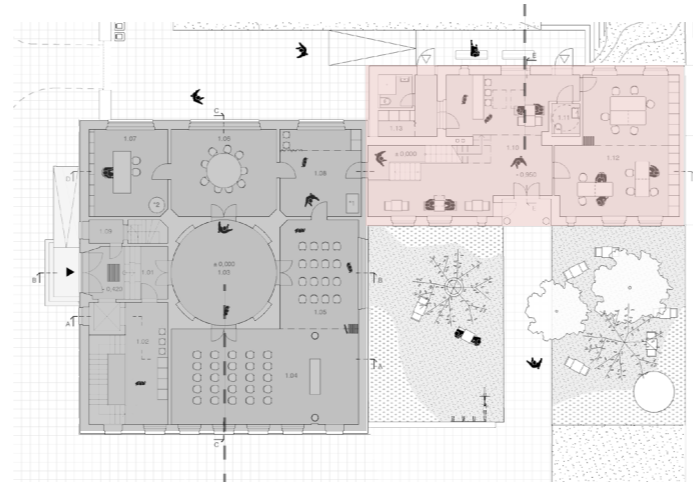


Value as a historical document



northern facade - modification and completion of the original tectonics of the Notary's House

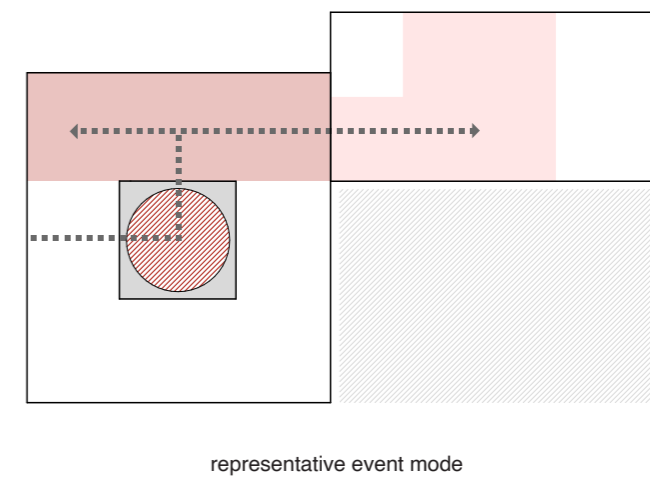
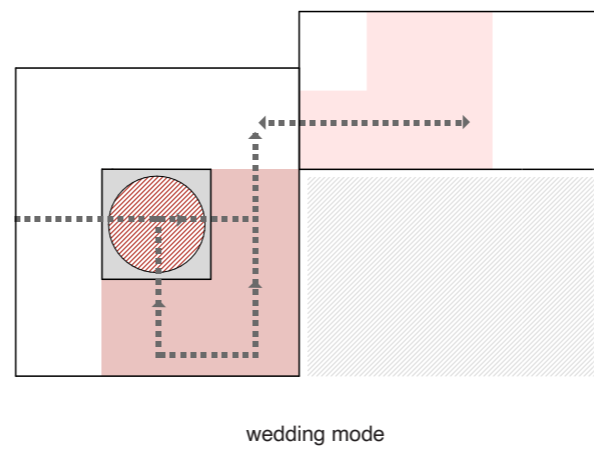
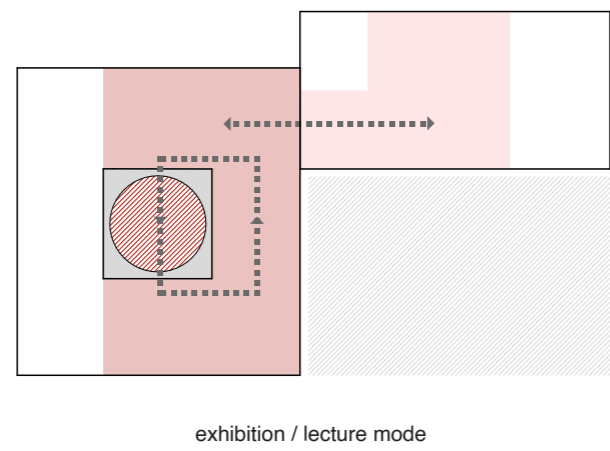
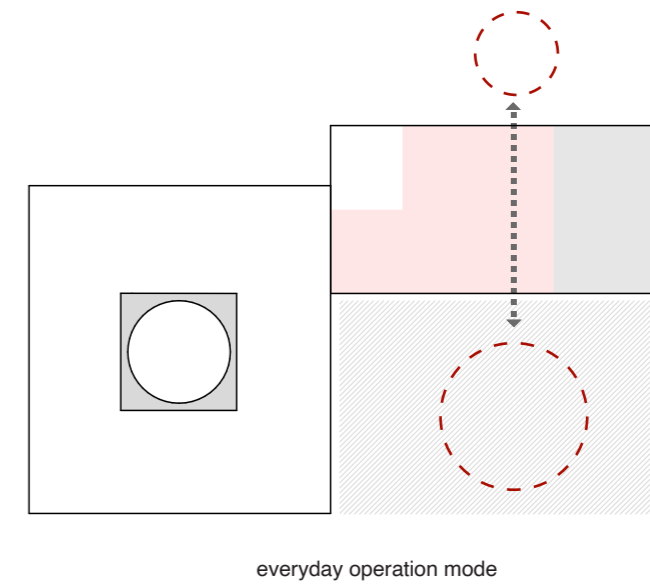
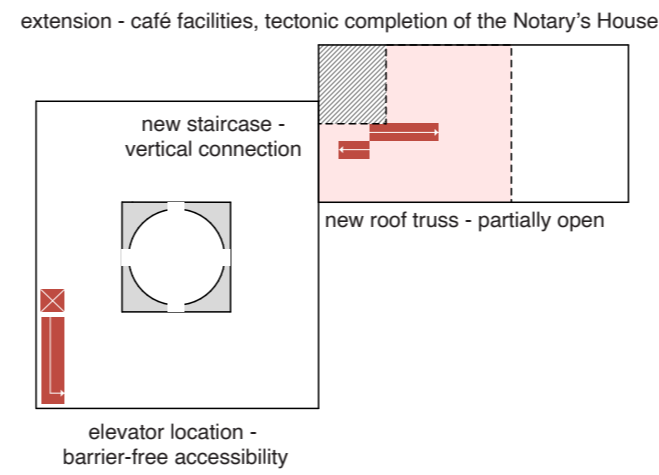
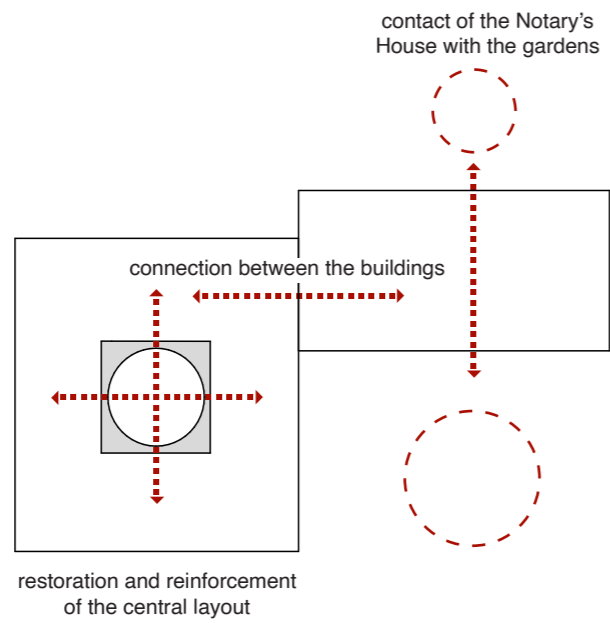
modification of the original concept of the Notary's House

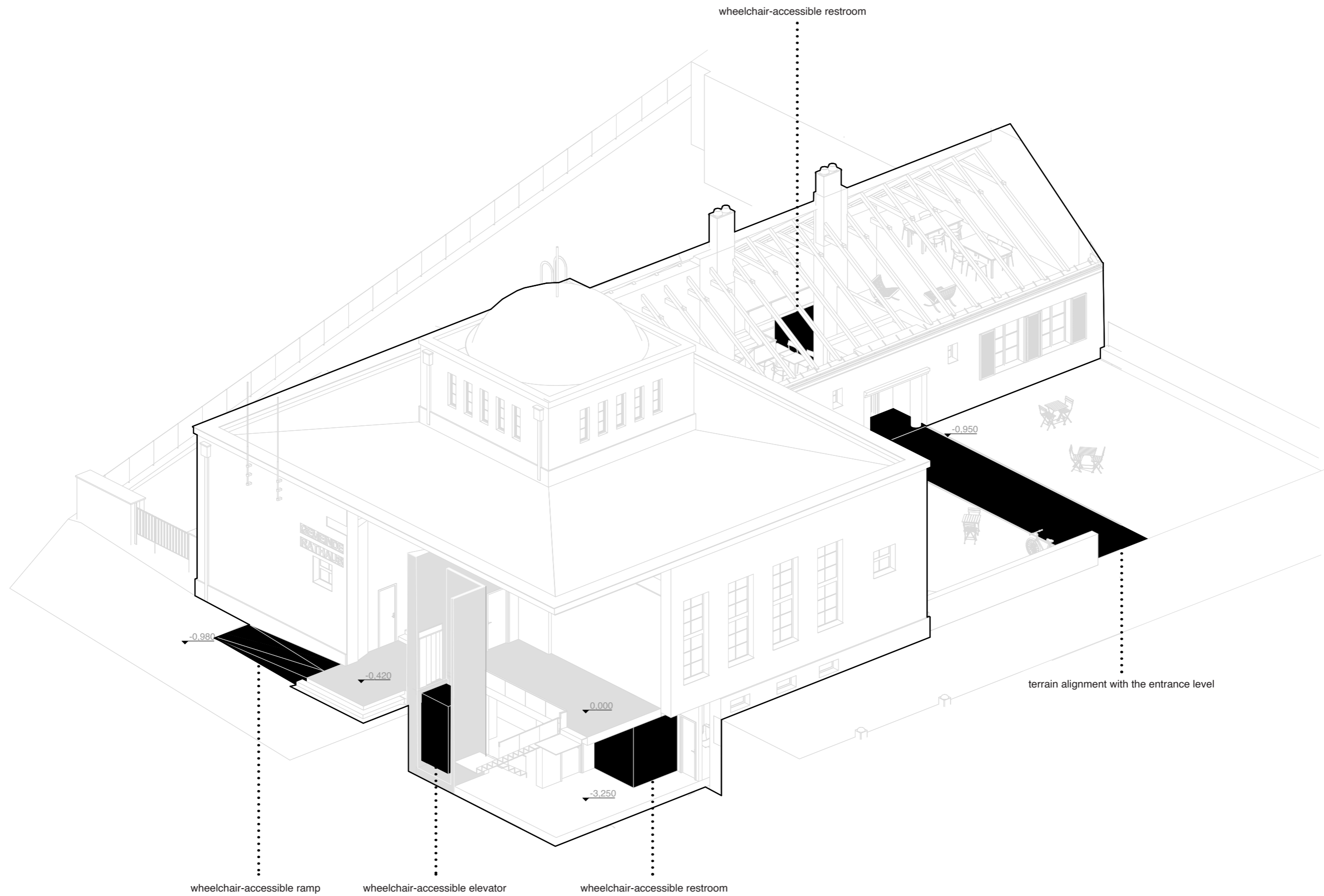


restoration of the original concept of the Town Hall

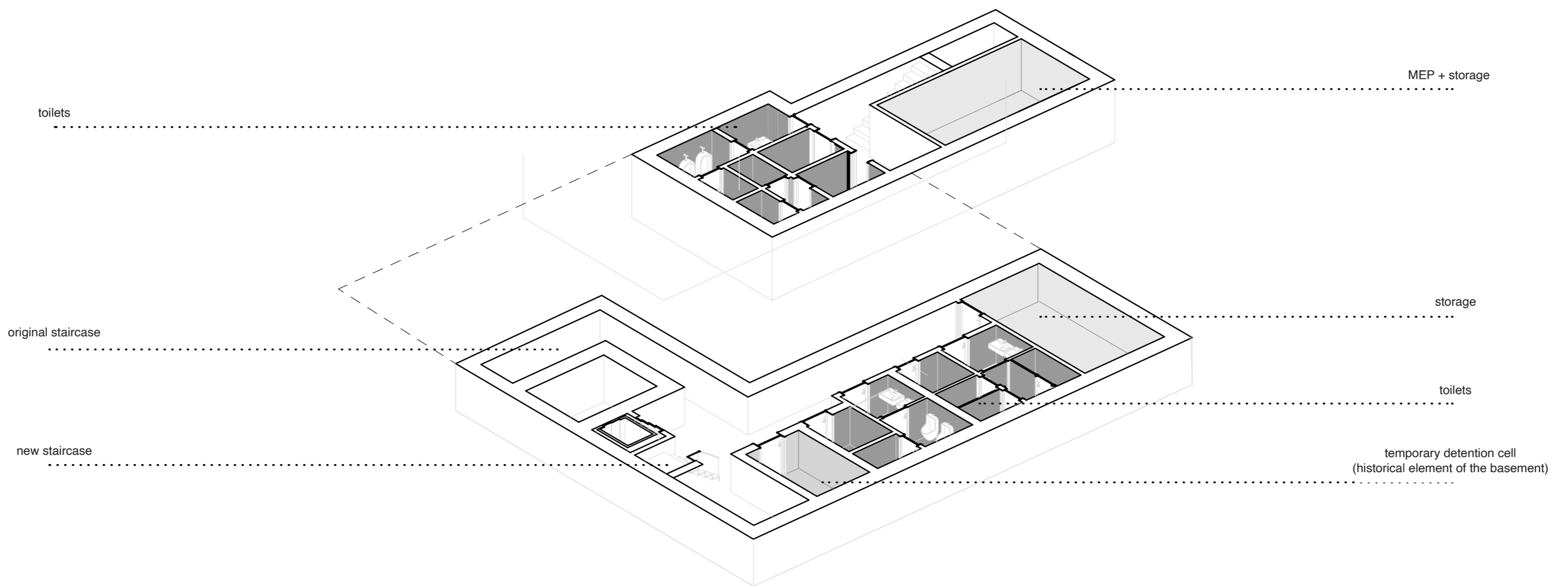


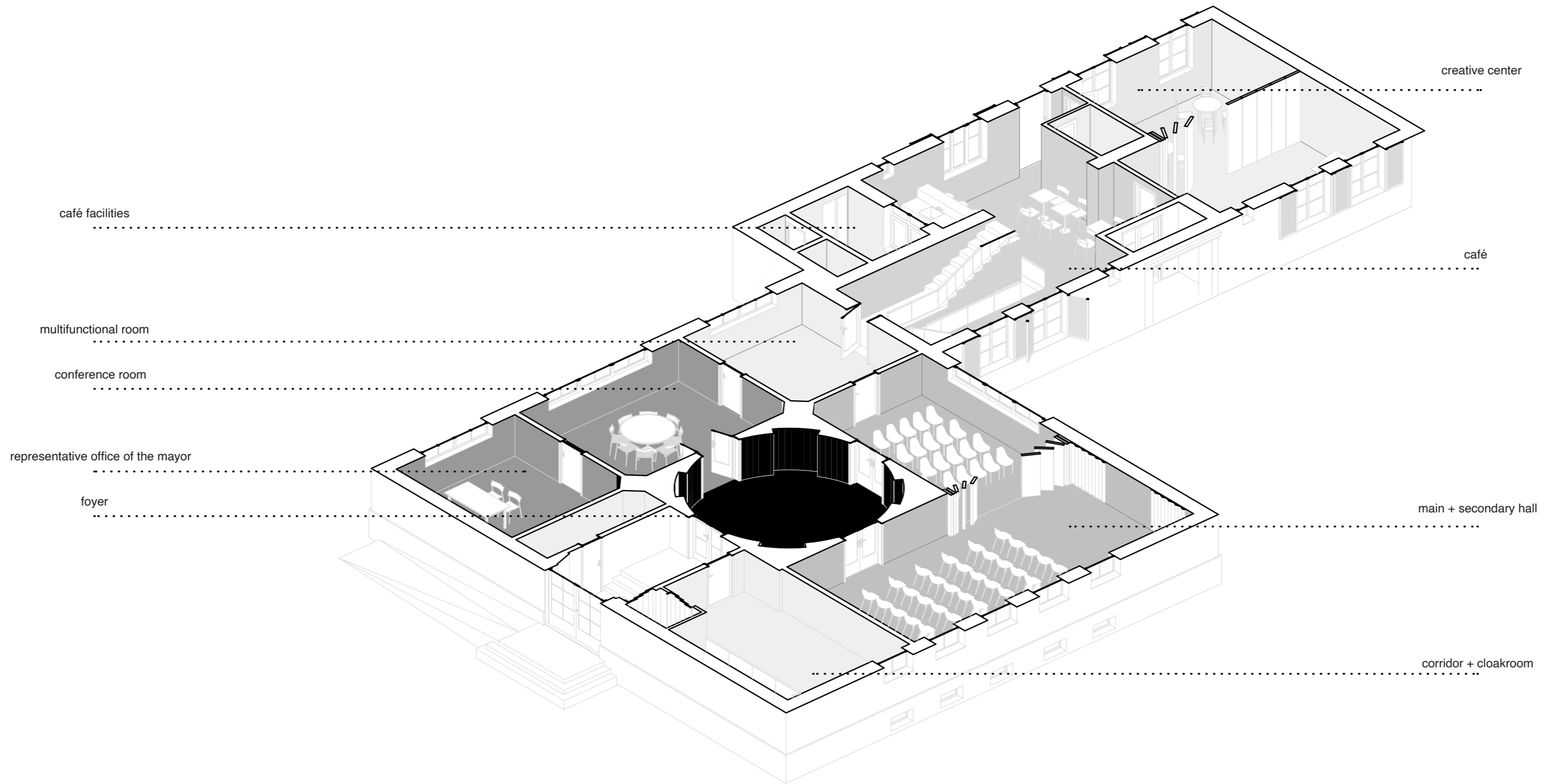
southern facade - restoration of the original appearance of the Town Hall and the Notary's House

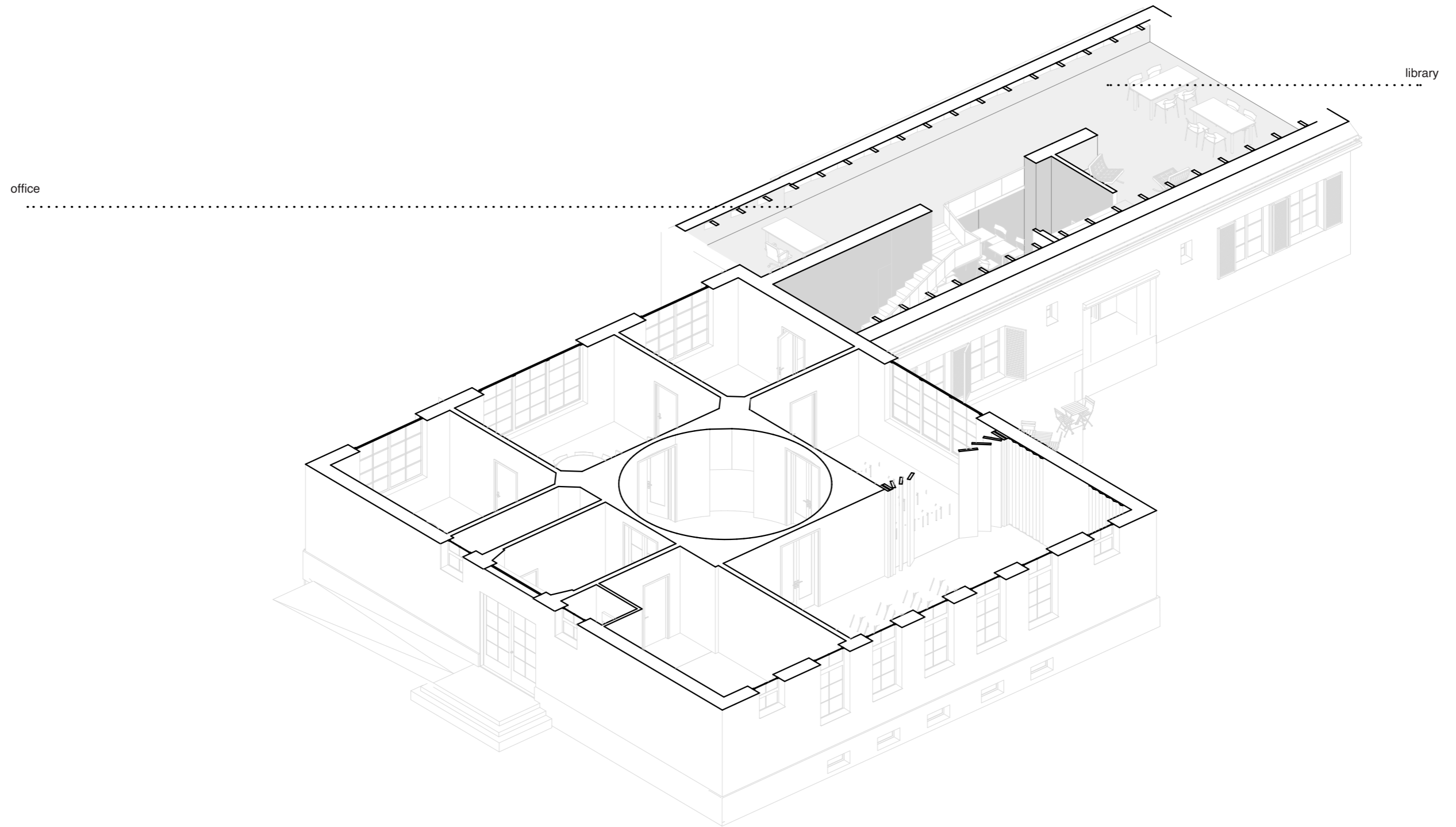


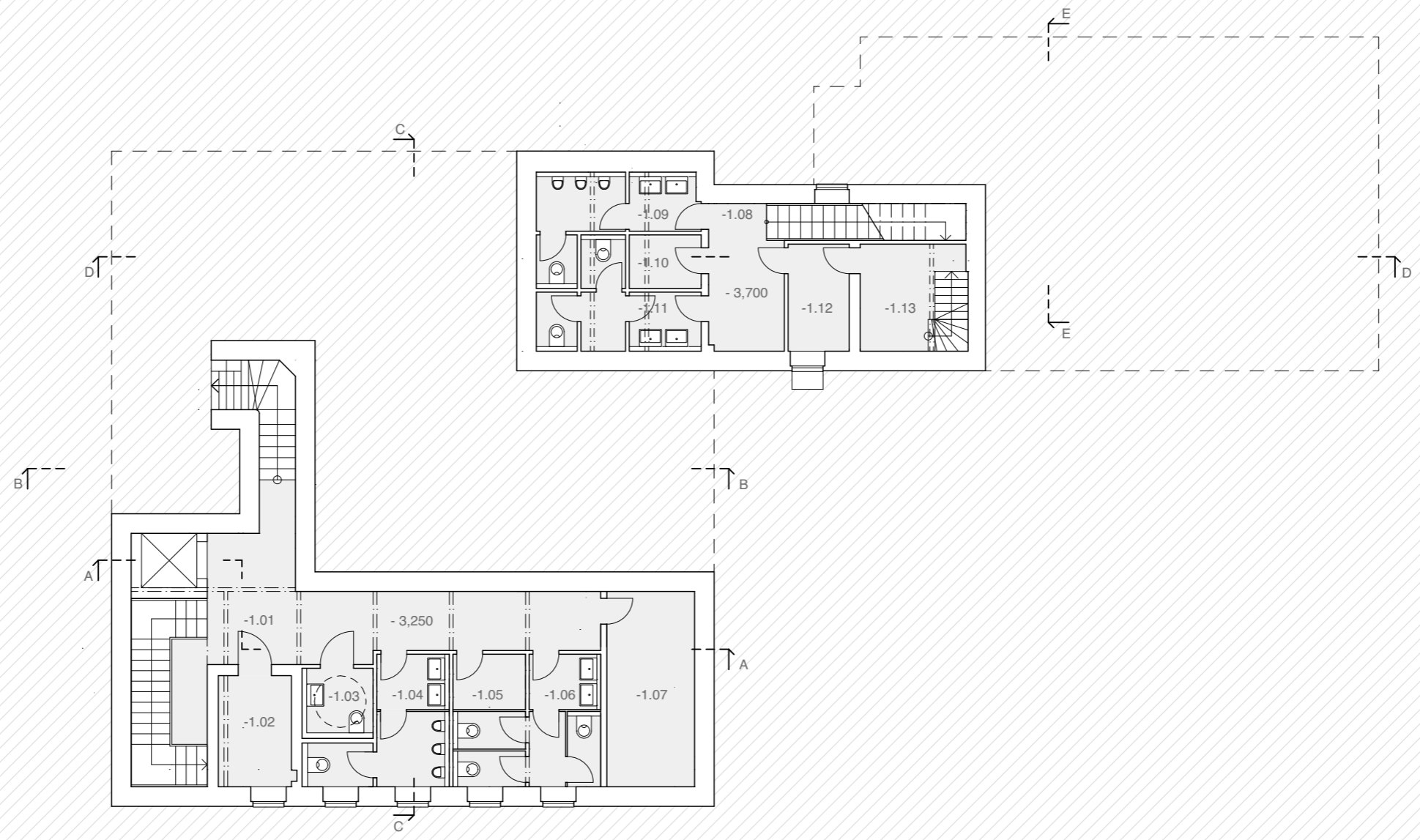




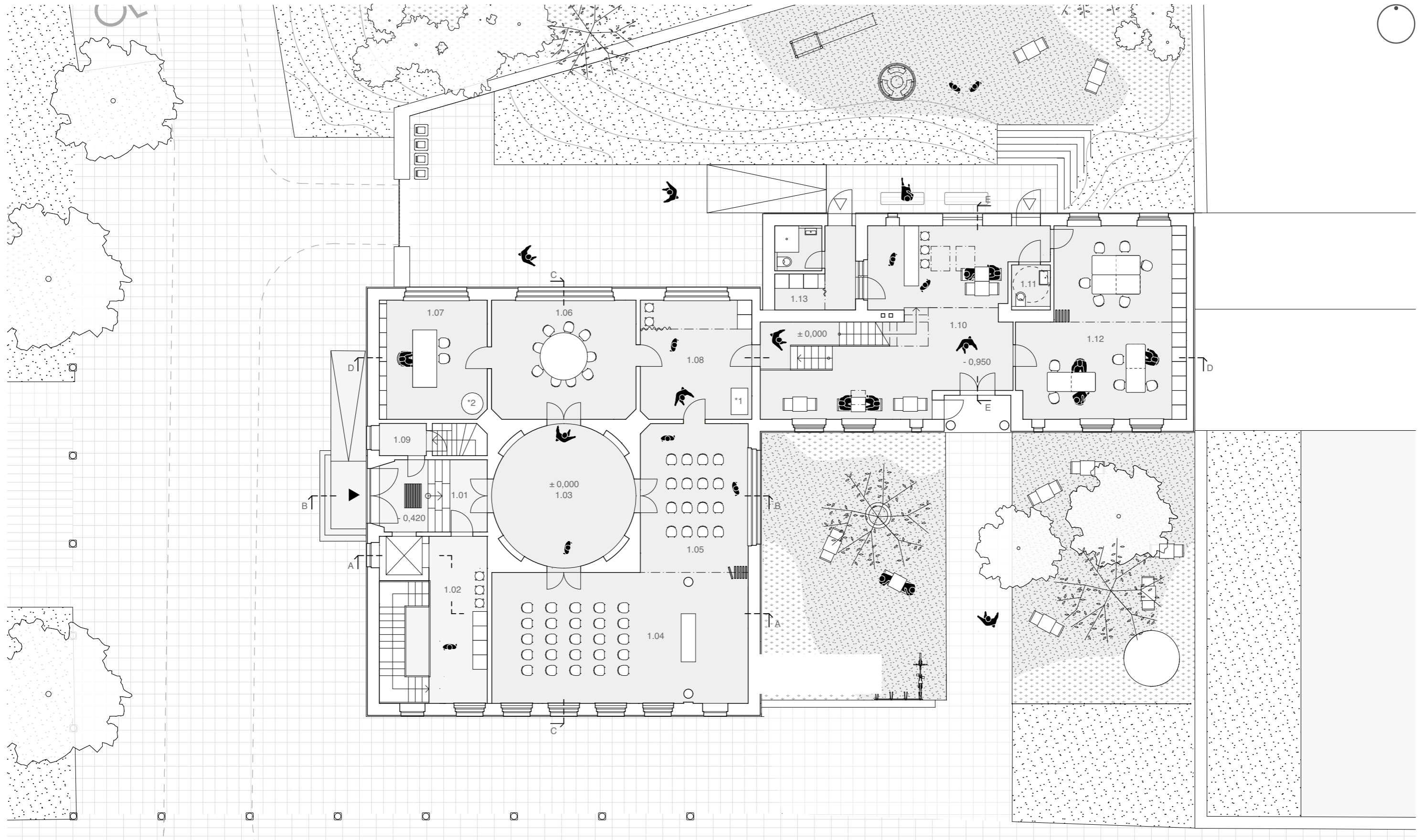




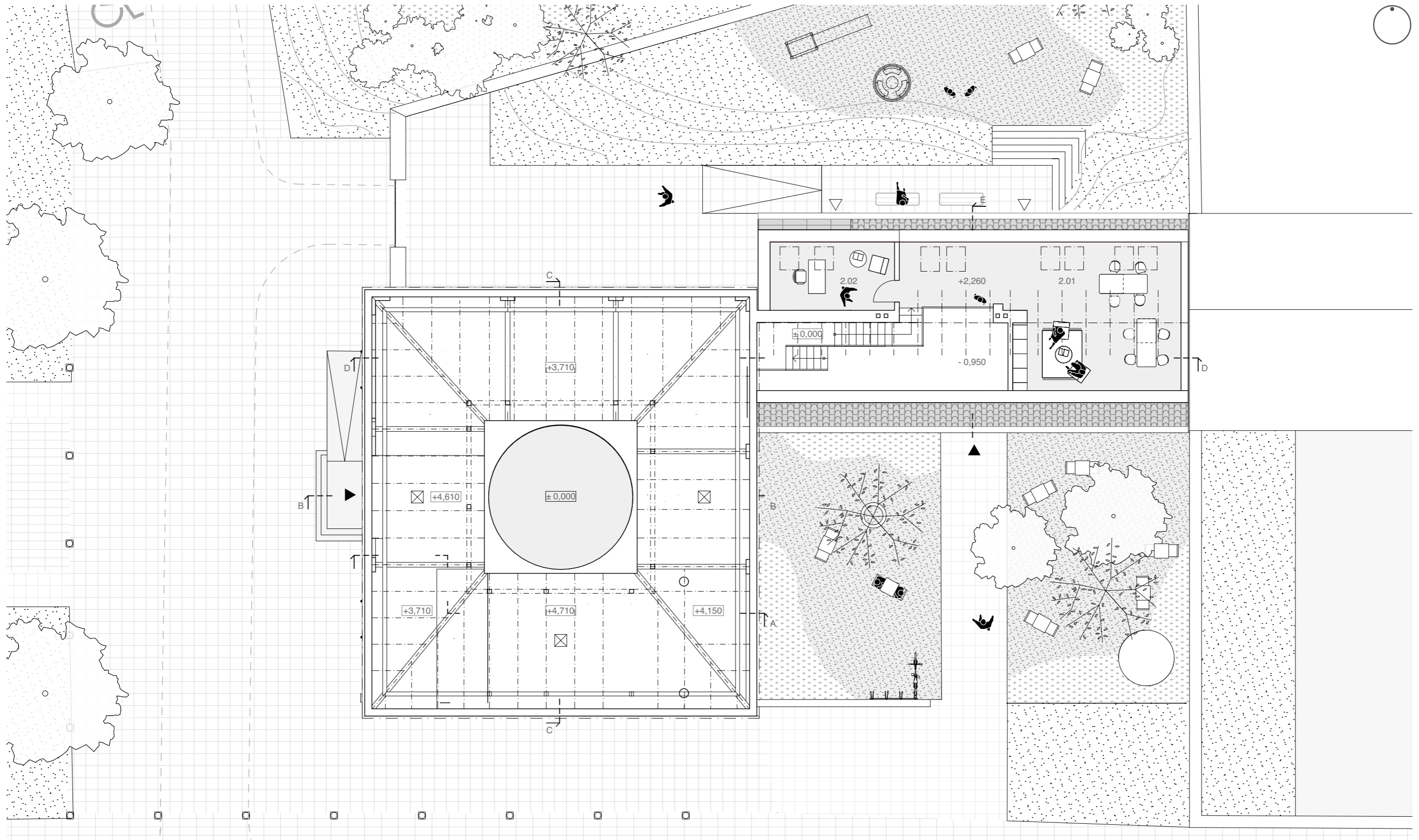




- 1.01 corridor
- 1.02 detention cell
- 1.03 accesible restroom
- 1.04 men's restroom
- 1.05 utility room
- 1.06 women's restroom
- 1.07 storage
- 1.08 corridor
- 1.09 men's restroom
- 1.10 utility room
- 1.11 women's restroom
- 1.12 storage room
- 1.13 MEP



- 1.01 vestibule
- 1.02 corridor
- 1.03 foyer
- 1.04 main hall
- 1.05 secondary hall
- 1.06 meeting room
- 1.07 mayor's office
- 1.08 multifunctional room
- 1.09 corridor
- 1.10 café
- 1.11 accessible restroom
- 1.12 creative centre
- 1.13 café facilities
- 1\* clock mechanism
- 2\* water tank

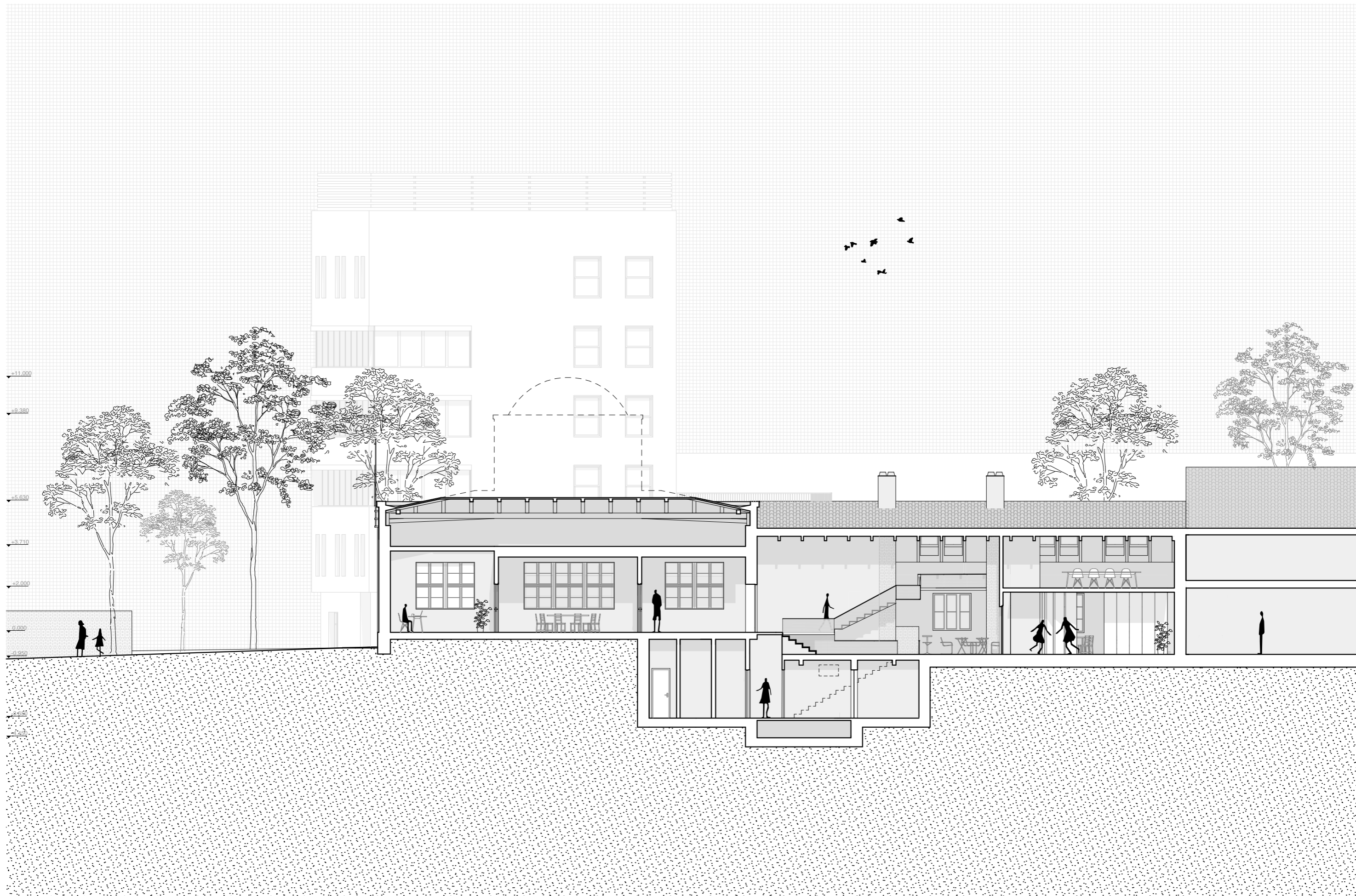


2.01 library  
2.02 office



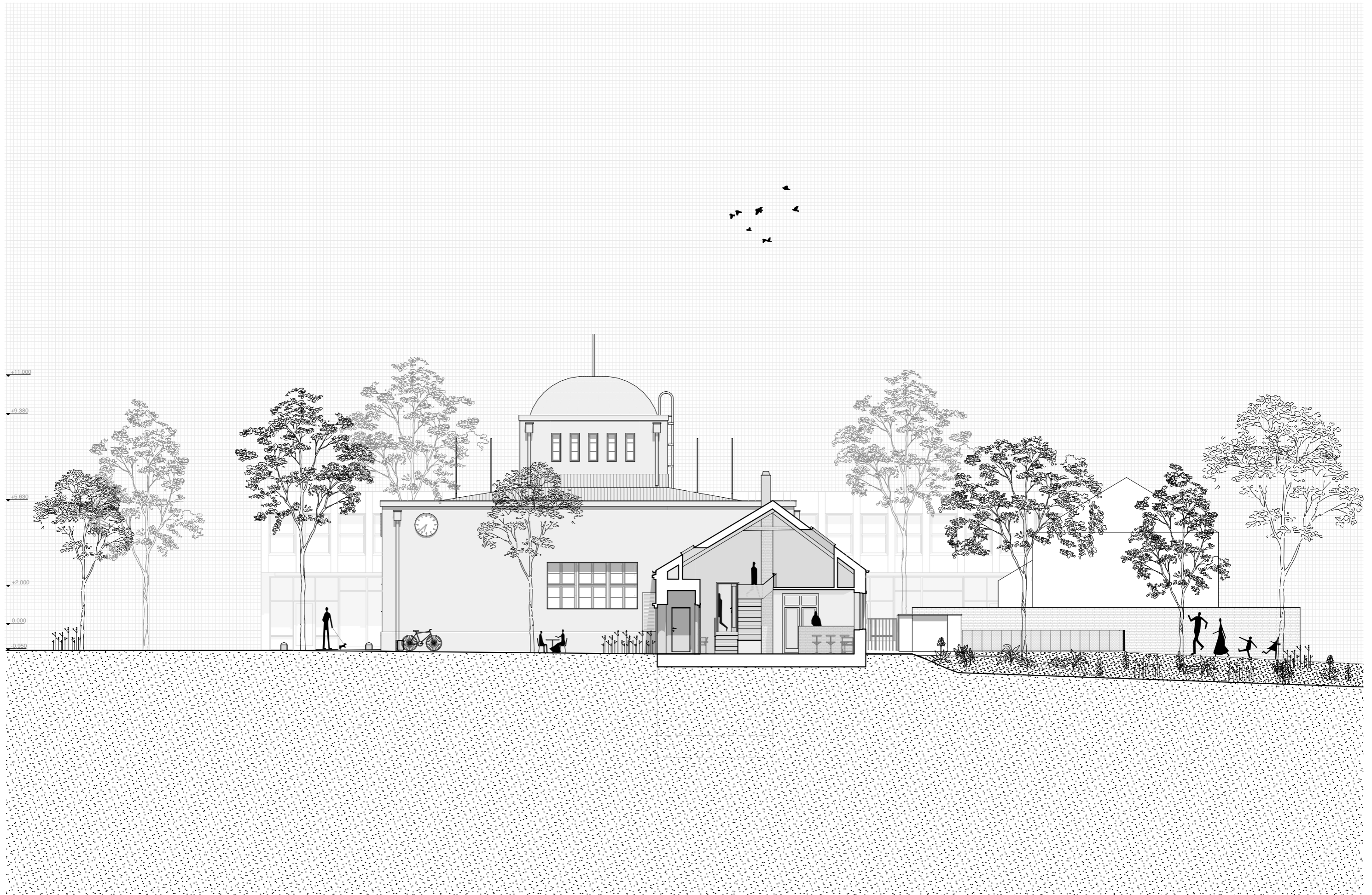




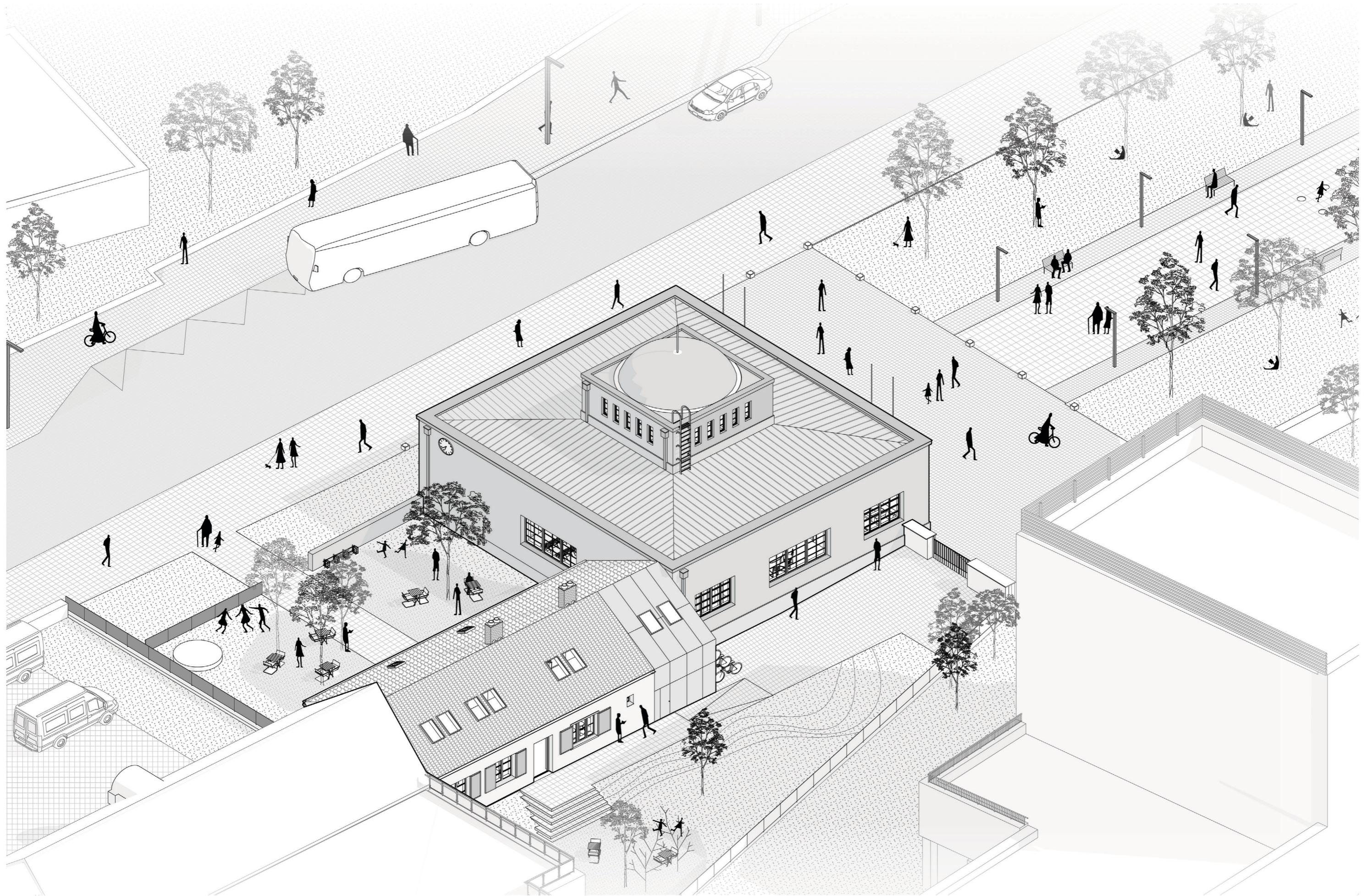


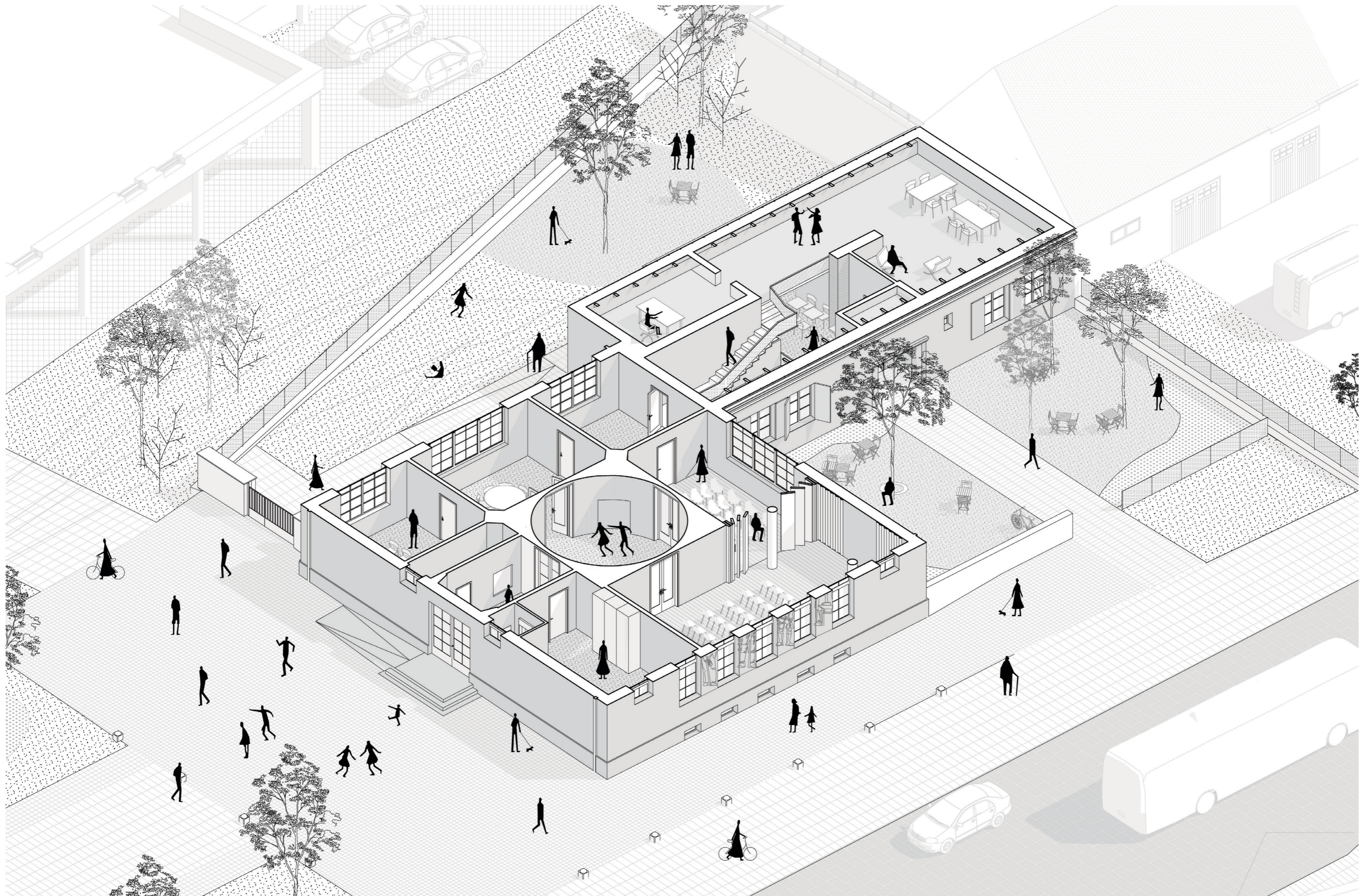


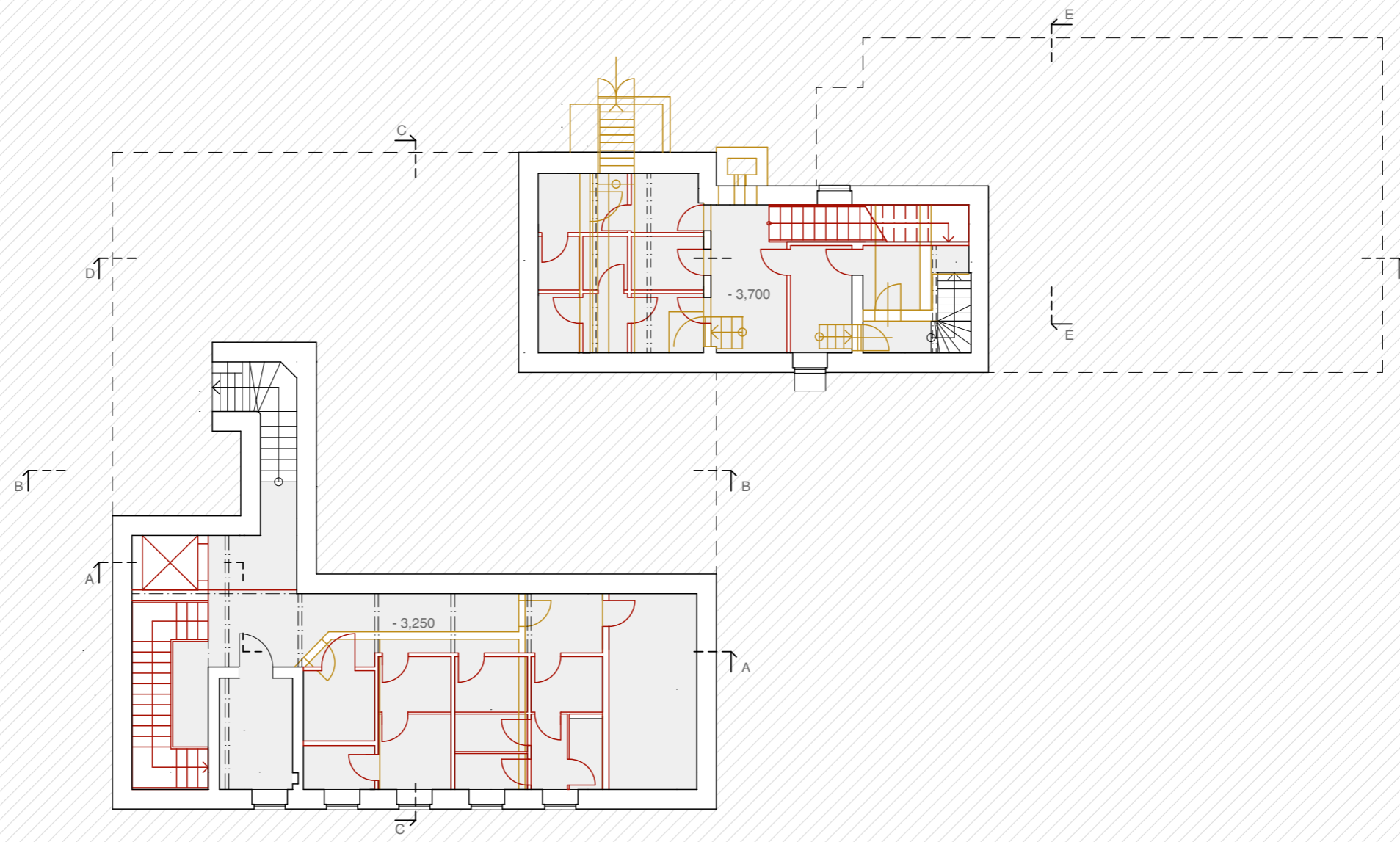




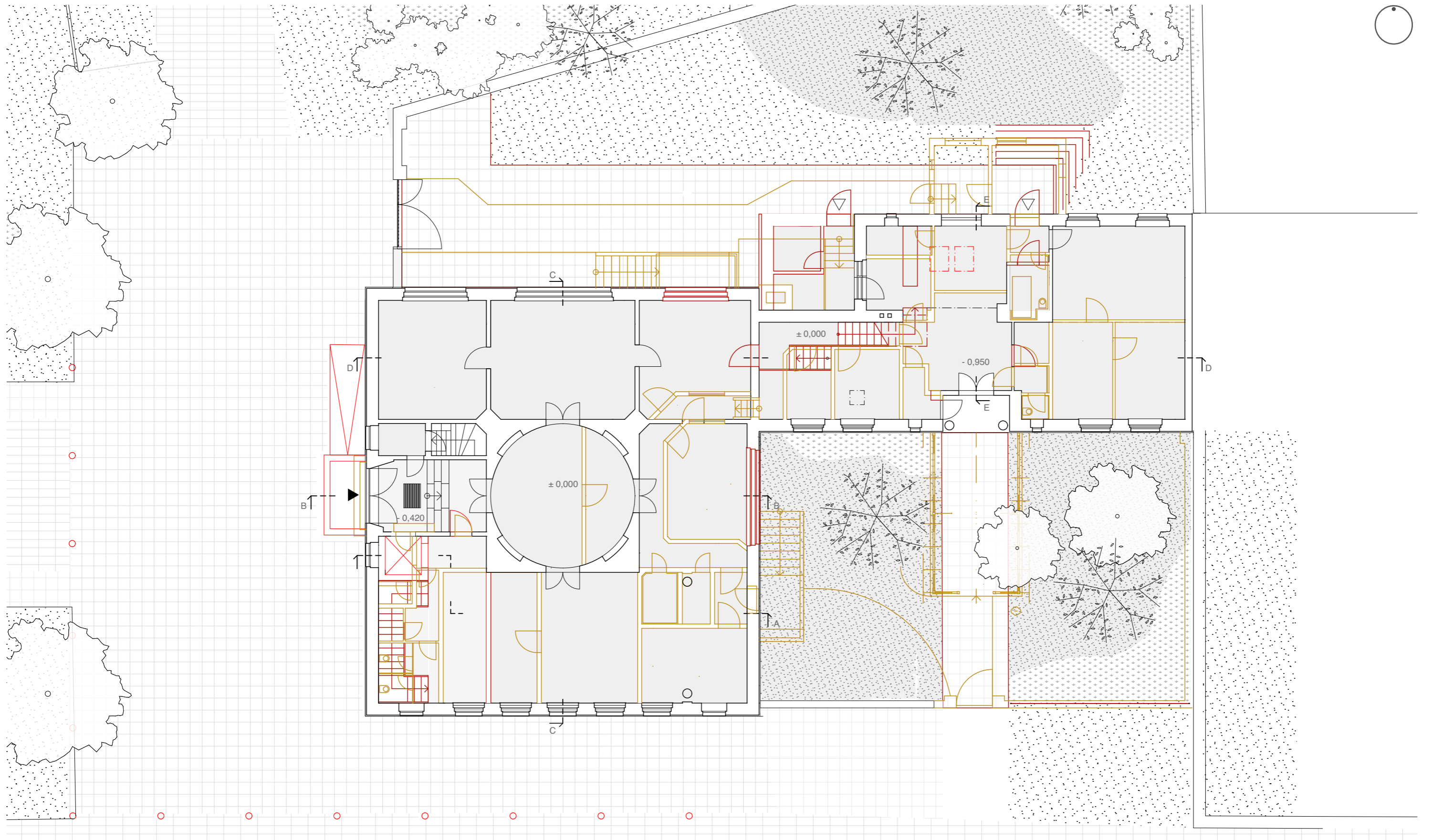




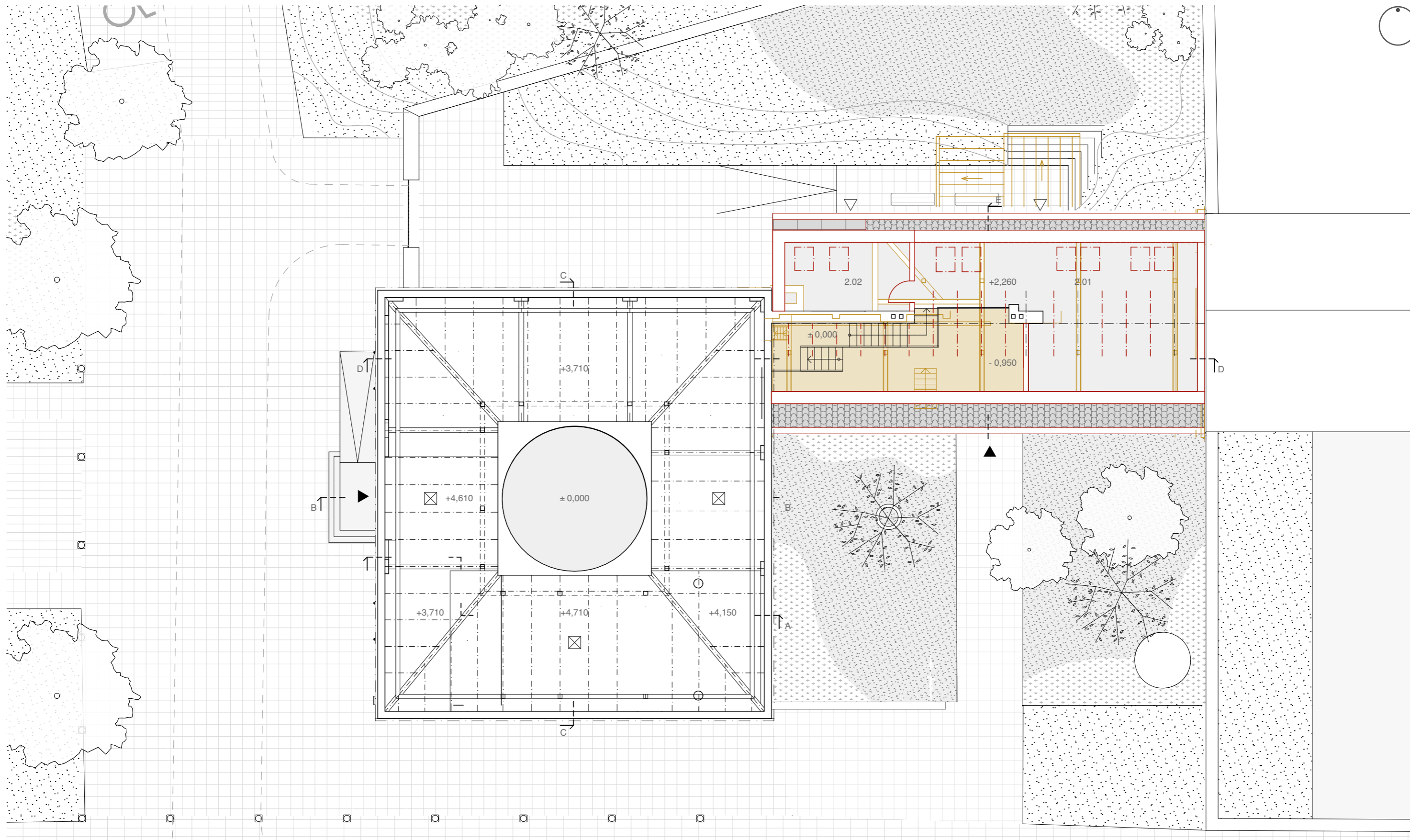




■ búrané konštrukcie  
■ nové konštrukcie



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