

Case 7

● CZ-Ostrava: Ostrčilova Street High-Rise

Location: Ostrava, Moravian-Silesian Region, Czechia

Type of site: Modernist housing & architectural heritage

Size: Single 16-storey tower + immediate public space

Ownership: Municipal (housing company + city)

Main legacy: Socialist modernist housing (architect Vladimír Dedeček, 1960s)

Period of activity: 1967 - present

Main challenges: Obsolescence, stigma, technical degradation, social isolation

Priority of cluster relevance: [Public Space & Housing](#), [Heritage & City Image](#)

Historical Overview

Built in the 1960s as a showcase of modernist living, the Ostrčilova Street high-rise became a symbol of progress and later of decline.

By the 2010s, technical problems, depopulation, and neglect created safety risks and social tensions.

The city initiated a rehabilitation programme in partnership with MAPPA (Municipal Studio of Urban Planning and Architecture).

Present Condition

Renovation transformed the tower into a mixed-use residential and community building, adding shared amenities, a rooftop café, and improved ground-floor public space.

Energy retrofitting cuts emissions by 60 %.

The project reframed the block from a stigmatized relic into a beacon of inclusive modernism.

Governance & Actors

- City of Ostrava - lead coordinator
- Municipality's urban planning company - design & supervision
- University of Ostrava - social research and evaluation
- Local housing cooperative - resident engagement

Key Insights

Ostrčilova proves that socialist-era modernist housing can be adapted, not demolished.

Architectural heritage becomes a living asset when paired with energy efficiency, accessibility, and community use.

Leverage Points

Architectural retrofit with social upgrade

Public-private partnership

Lessons Learned

Heritage & inclusion can co-exist

Design quality improves social outcomes

Transferable Tools

Inclusive housing retrofit strategies

Participatory planning



The high-rise residential building in central Ostrava, overlooking a mixed urban fabric shaped by the city's long industrial development.

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