

ČESKOBRA TRSKÁ/B.BLACHUTA SITE

More information

Attractive development site in the city centre, currently not built up, offering excellent access to transport (including the city public transport network) and a range of civic amenities. A new quarter with former city slaughterhouse being transformed into a contemporary art gallery and a residential project of private investor are being built in the vicinity of the site.

The site is part of an unbuilt area bounded by Českobratrská, Beno Blachuta, Žerotínova and Poděbradova Streets and (at the north-east) a built-up area including a courtyard. It is a set of land parcel nos. 1314/1, 1314/7, 1318/1 and 1319/1 in cadastral area of Moravská Ostrava. The site is currently partly grassy and partly surfaced.

The total area of the site is 1 055 m² and the area for building (above-ground levels) covers 793 m². The area of interest is owned by the City of Ostrava.

Site compliance with zoning plan

According to the currently valid zoning plan, the site (in the cadastral area Moravská Ostrava) is located in a mixed-use zone (residential and civic amenities); these zones are designated for residential purposes and civic amenities that are primarily integrated into typical urban buildings. The site is located within the Moravská Ostrava urban heritage zone.

The optimum use for the site would be the construction of a polyfunctional building (combining residential premises and civic amenities), though the decision is up to the investor.

Site description

A new quarter is being built in the vicinity of the site. The site is adjacent to a public cultural and community centre (PLATO) and historic former city slaughterhouse which till spring 2022 is set to be transformed into a contemporary art gallery. The winner of the public international competition for this project was the KWK Promes studio from Poland, run by the globally renowned architect Robert Konieczny. The former slaughterhouse will be transformed into exhibition spaces for the PLATO contemporary art gallery,

which (thanks to revolving walls) will also include an outdoor exhibition area. The six exhibition halls will be able to function either separately or together, as a single space. The building will also include offices, meeting rooms and a snack bar.

New residential complex to be created near the vacant site as well. The “Rezidence Stodolní” complex, designed by [Bogle Architects](#) will create a multi-functional building, which will comprise an apartment complex, leisure/recreation facilities, and commercial units at street level.

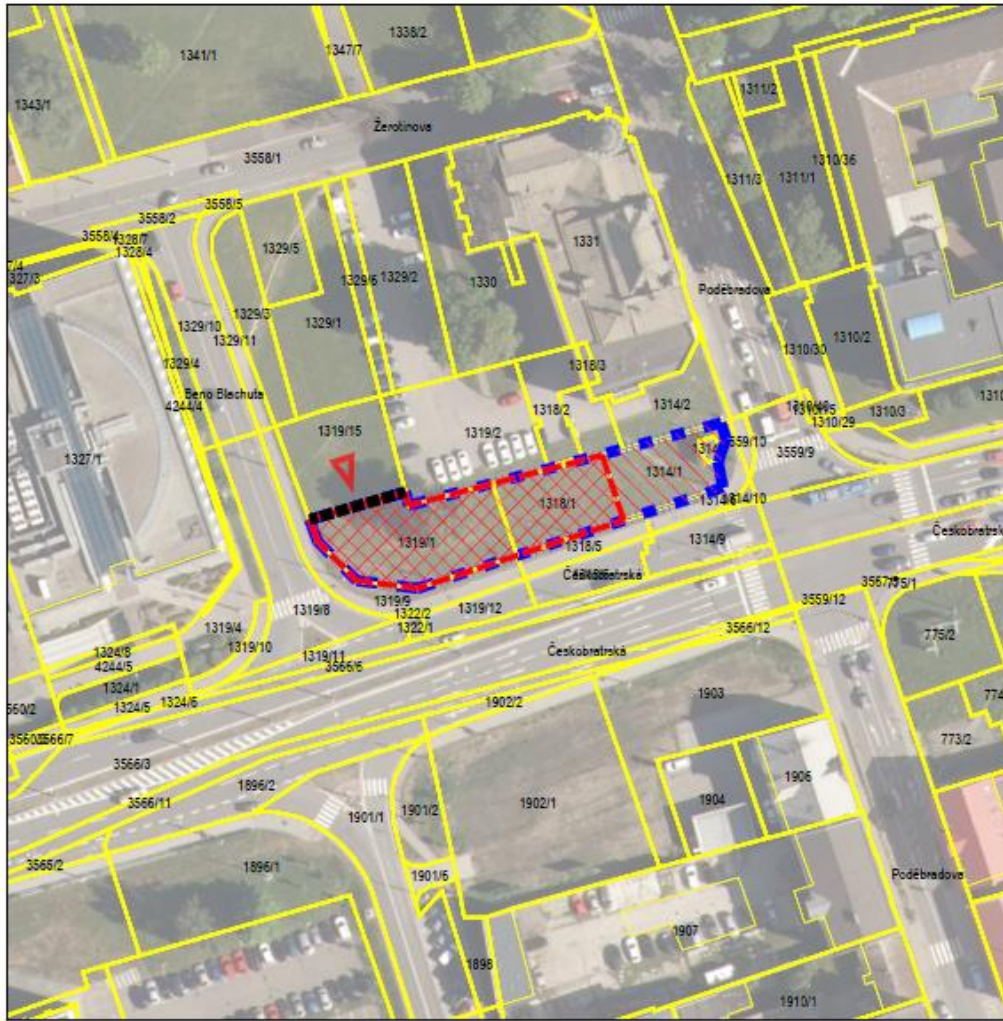
Opposite to the site there are also the Nordica office building and one of the Czech Republic’s foremost performing arts schools – [the Janáček Conservatory](#).

Civic amenities near the site

- PLATO art gallery: 1 min on foot
- Stodolní Street: 5 min on foot
- Nádražní Street: 5 min on foot

Transport access

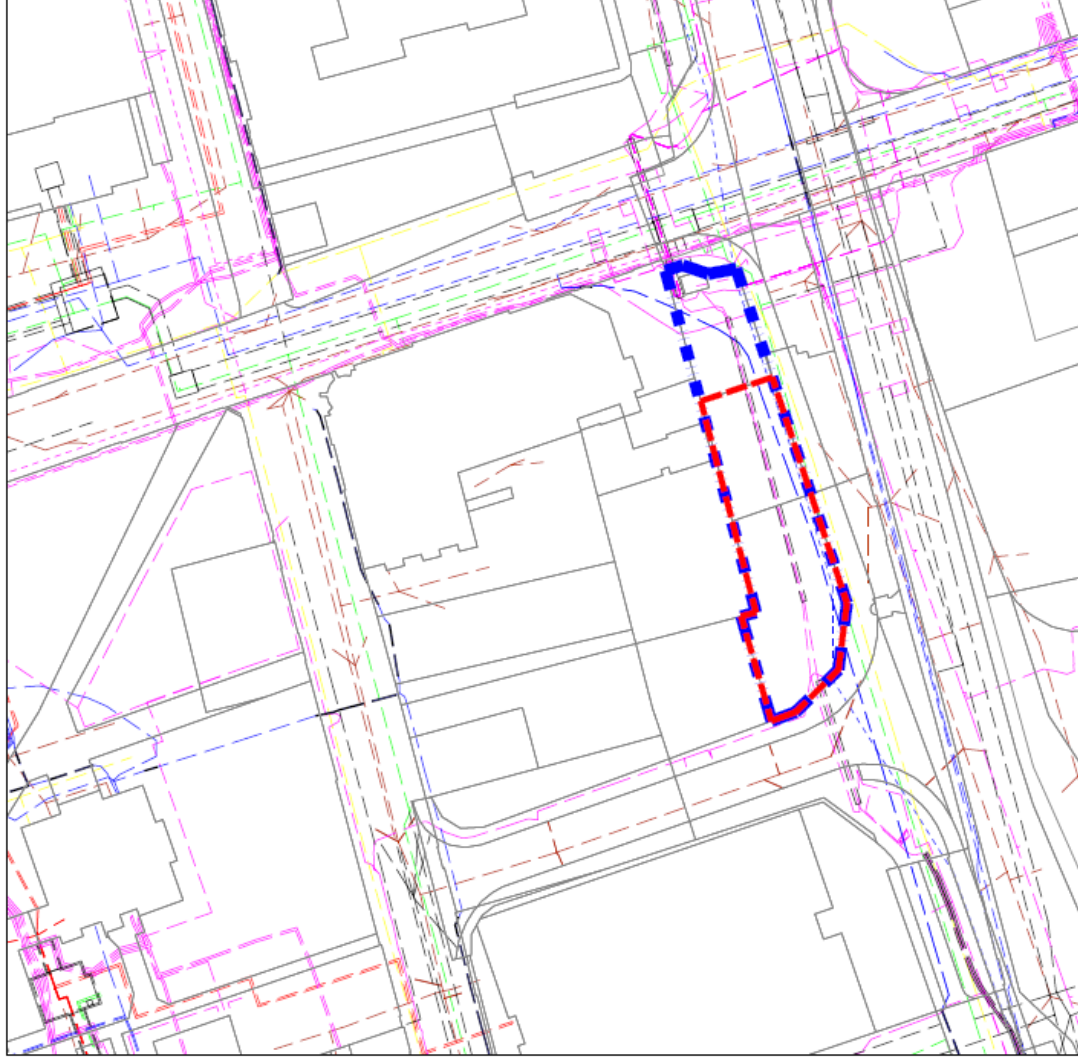
- Public transport access – on foot:
 - „Konzervatoř“ bus/trolleybus stop: 6 min
 - „Stodolní“ tram stop: 6 min
 - Bikesharing station – on foot:
 - Plato gallery: 1 min
 - „Stodolní“ train halt: 3 min
 - Rail transport access – on foot:
 - Stodolní“ train halt: 3 min
 - Access to main roads – by car:
 - Českobratrská Street: on site
 - Nádražní Street: 1 min
 - Místecká Street: 2 min
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LEGEND:

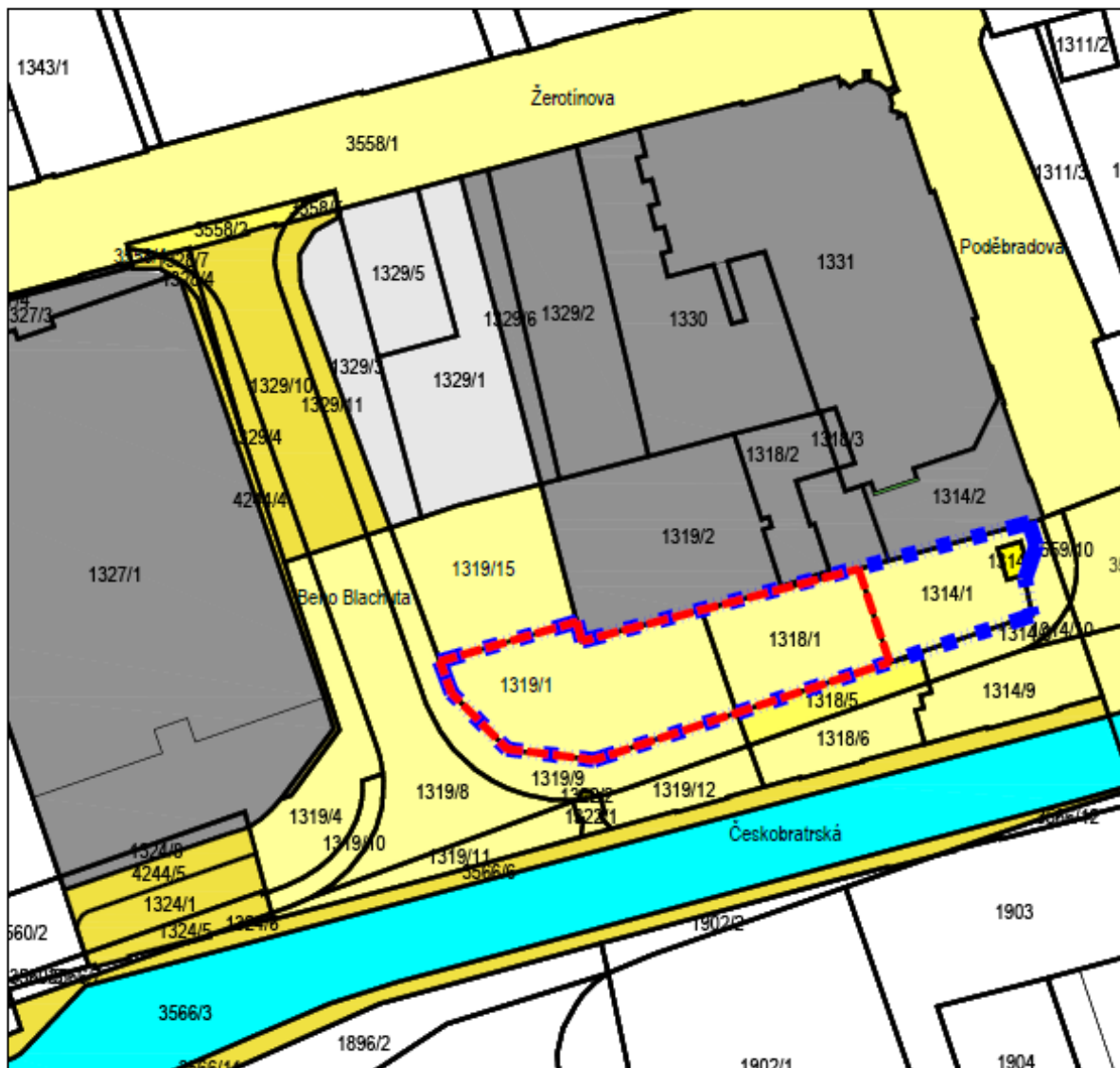
- boundary of area of interest
- boundary of area for building = maximum building line
- area of interest
- area for building
- parcel boundaries
- gable wall = building line closed
- transport connection

ČESKOBATRŠKÁ / B. BLACHUTA SITE
 Českobratrská and B. Blachuta Streets, Moravská Ostrava
 APPENDIX NO.1 - REGULATORY ELEMENTS



LEGEND:

- - - boundary of area for building = maximum building line
- - - boundary of area of interest
- - - drinking water main
- - - above-ground heat supply pipeline
- - - heat (steam) supply pipeline
- - - low-pressure gas main
- - - drainage/sewerage (all types)
- - - HV power line
- - - antenna cable
- - - telecommunication/data cable
- - - power line for street lighting
- - - disused former power line



- - - - - boundary of area for building
- - - - - boundary of area of interest
- owned by the City of Ostrava (via the Moravská Ostrava a Přívos municipal district)
- owned by the City of Ostrava
- owned by natural person
- owned by a legal entity
- owned by the state (National Road Management and Construction Authority)

ČESKOBRATRSKÁ / B. BLACHUTA SITE
 Českoobratská and B. Blachuta Streets, Moravská Ostrava
 APPENDIX NO.3 - OWNERSHIP SITUATION