

Moravská Ostrava – city centre

Československá / Beno Blachuta St. - vacant site

parcel nos.

1314/1, 1314/7, 1318/1 and 1319/1

cadastral area Moravská Ostrava

(hereinunder “the site”)

Basic regulatory conditions



***Compiled by the Department of Spatial Planning and
Building Regulations, Ostrava City Authority***

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I. Introduction

The site (in the Moravská Ostrava cadastral area) 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 party yard. It is a set of land parcel nos. 1314/1, 1314/7, 1318/1 and 1319/1. 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.

New development along these streets, especially facing onto Českobratrská St., will create high-quality street space and it will be connected to the emerging block structure, which will be created by the new development on plots of land parc.no.1319/15, 1329/1, 1329/3 and 1329/5 in the cadastral area Moravská Ostrava. The buildings built on parcel no. 1319/1 and the newly created parcel no. 1319/15 will be connected by gable walls (parcel no. 1319/1 is proposed to be divided due to the sale of its part - a new parcel no. 1319/15 will be created - according to the resolution no. 0383/ZMOB1822/16/21 of the council of the Moravská Ostrava and Přívoz city district and on the basis of the geometric plan no. 6239-16N2021). The site is located within the Moravská Ostrava urban heritage zone.

II. Types of use according to the zoning plan, description of the location, ownership situation

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. Most buildings in the vicinity have 3-5 above-ground levels. All new buildings must be in keeping with the majority of existing buildings in the vicinity in terms of both volume and style. New buildings must be appropriate for the location; they must not have a disruptive effect, and the activities conducted at the new buildings must not negatively impact upon the vicinity.

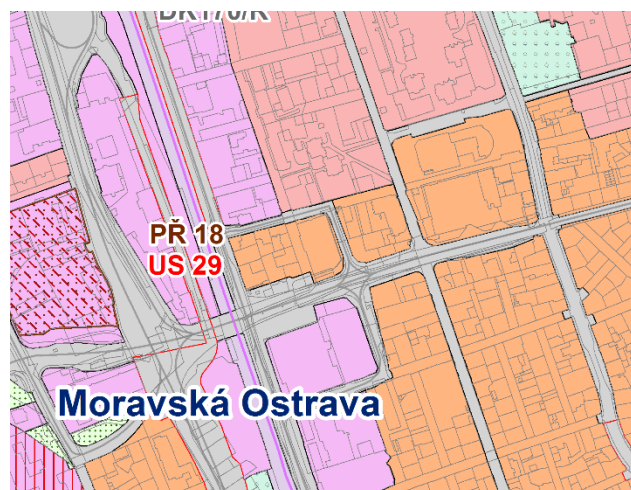
The site is located in the city centre, part of an area that is currently undergoing a process of gradual redevelopment. Adjacent to the site are existing historic buildings as well as examples of contemporary architecture of varying quality.

The vacant area is located on the site of former buildings which formed a compact block structure on the margins of the city centre. There is an opportunity for development which will partially enclose the current block and create a new street area. The optimum use for the site would be the construction of a polyfunctional building (combining residential premises and civic amenities).

The site is currently partly grassy and partly surfaced.

The development areas are owned by the City of Ostrava (via the Moravská Ostrava a Přívoz municipal district).

Note: The ownership situation is shown in Appendix no. 3.



Section from the zoning plan

Types of use according to the zoning plan:

Main use:

- residential buildings, buildings/facilities/areas providing amenities for the population of the wider area (e.g. shops, services, offices, authorities, courts, cultural / educational / sporting / community/religious facilities, catering facilities, accommodation, research/technological facilities, health/social facilities – doctors, senior citizens' homes, charity facilities), either separate or integrated into residential buildings.

Permissible use:

- technical premises for buildings and facilities listed above under “main use” (e.g. auxiliary buildings, storage facilities, technical facilities, maintenance workshops),
- transport infrastructure – roads, cycle routes, footpaths, parking areas and underground/above-ground parking garages for cars, servicing centres for cars and motorcycles, handling areas, public transport stops, alternative forms of transport – cable cars, funiculars etc.,
- technical infrastructure – utilities networks, transformer stations, switching stations, waste water treatment facilities for adjacent buildings, telecommunications facilities, alternative energy sources for adjacent buildings (e.g. solar panels, degassing stations with co-generation units) appropriate for the spatial and architectural limitations imposed by the location, areas for waste bins, underground municipal waste bins,
- public spaces and greenery,
- sacred and religious buildings.

Permissible use subject to conditions:

- detached houses,
- production, commercial activities and services whose nature and capacity (noise, emissions, odour, transportation requirements etc.) do not reduce the quality of the environment at the location,
- structures and facilities for advertising, information and promotion.

III. Spatial regulations

• **types of buildings**

in view of the diverse nature of the surrounding buildings, no conditions are set for the appearance of the development; however, the new building(s) must be urban-type multi-storey structure(s) of high architectural quality in keeping with the city centre location.

• **height level**

for new buildings the height is set at a maximum of 5 above-ground levels (all above-ground floors will have the same structural height - 3.5m)

• **building lines**

delineate the area within which it is possible to build, and are defined as follows:

- **maximum building line** – delineated by the boundaries of parcel nos. 1319/1, 1318/1, cadastral area Moravská Ostrava
- **closed building line** - delineated by the common boundary of parcel nos. 1319/1 and the newly created parc.no.1319/15, cadastral area Moravská Ostrava
- the area on the corner of Českobratrská and Poděbradova St. (parcel no. 1314/1, cadastral area Moravská Ostrava, owned by the City of Ostrava) may form part of an underground parking garage; the ground level will be modified appropriately. Building in this area is not recommended because of the contact of the new development with the architecture of the so-called Polish House, which is a cultural monument. The creation of a new public space will screen the new development from the road crossing and create (e.g. in the form of inserted greenery) a break in the long street line on Českobratrská street.
- *Note: The building lines are marked in Appendix 1 – Regulatory elements*

- **building at the site**

In accordance with the zoning plan, new buildings at the site must retain the current urban structure and represent sensitive additions to the current site; they must not lead to insensitive increases in density which would disrupt the urban structure or hinder the use of the surrounding buildings. The street-facing façades must be of appropriate quality for public view, as they will be visible from public spaces. The ground floor of the buildings to Českobratrská Street will be designed as commercial and active. The design of the extension will take into account the possibility of using blue-green infrastructure.

The new building located on parc.no.1319/1 will be connected (via an expansion joint) to the building located on parc.no.1319/15 (newly created parcel), cadastral area of Moravská Ostrava. This wall will be designed as a blind gable wall without openings in it. The new construction together with the neighbouring new building will thus form the character of a block development and will complete the street space.

The maximum area for the above-ground building is defined by the maximum building line. Any below-ground levels may also use the area at the corner of Českobratrská and Poděbradova St.

IV. Transport

- **transport access**

Access to the building may be from Beno Blachuta St. - via the access (driveway) established in the new development on plot parc.no.1319/15, which the investor of the project has undertaken to make available on this plot. It is possible to supply and service the new building from ul. Žerotínova, via the existing parking area. The parameters and capacity of parking areas must meet the standards set out in ČSN 73 6110. The new building will be transport coordinated with the intended building on plot no. 1319/15.

- **parking**

The parameters and capacity of parking areas must meet the standards set out in ČSN 73 6110. Parking areas will be treated as part of the building in accordance with valid legal regulations. Parking should be primarily underground, with the underground garages being accessible from the new development on plot no. 1319/15 in the land parcel in cadastral area of Moravská Ostrava.

- **pedestrian routes**

Pedestrian routes (sidewalks) will run along the perimeter of the street-facing façades

V. Technical infrastructure

Utilities networks available for connection are located close to the site in Poděbradova and Žerotínova St. The proposed connections will be negotiated with the administrators of the individual networks. *Note: Technical infrastructure is shown in Appendix no. 2.*

VI. Limitations on the use of the site, heritage protection

The site is located in the Moravská Ostrava urban heritage zone (proposed building work must be approved by the responsible state heritage management authority).

Other limitations are the routes of utilities networks and poles for fixing the trolleybus line.

These regulatory conditions have been compiled to define the basic regulatory elements for building work at the location; the precise details of the building work are a matter for the specific plans. Any deviations from these regulatory conditions must be discussed in advance with the Department of Spatial Planning and Building Regulations, Ostrava City Authority; MAPPA Urban Studio and with the relevant Building Authority.

VII. Appendices

1. Regulatory elements
2. Technical infrastructure networks
3. Ownership situation