

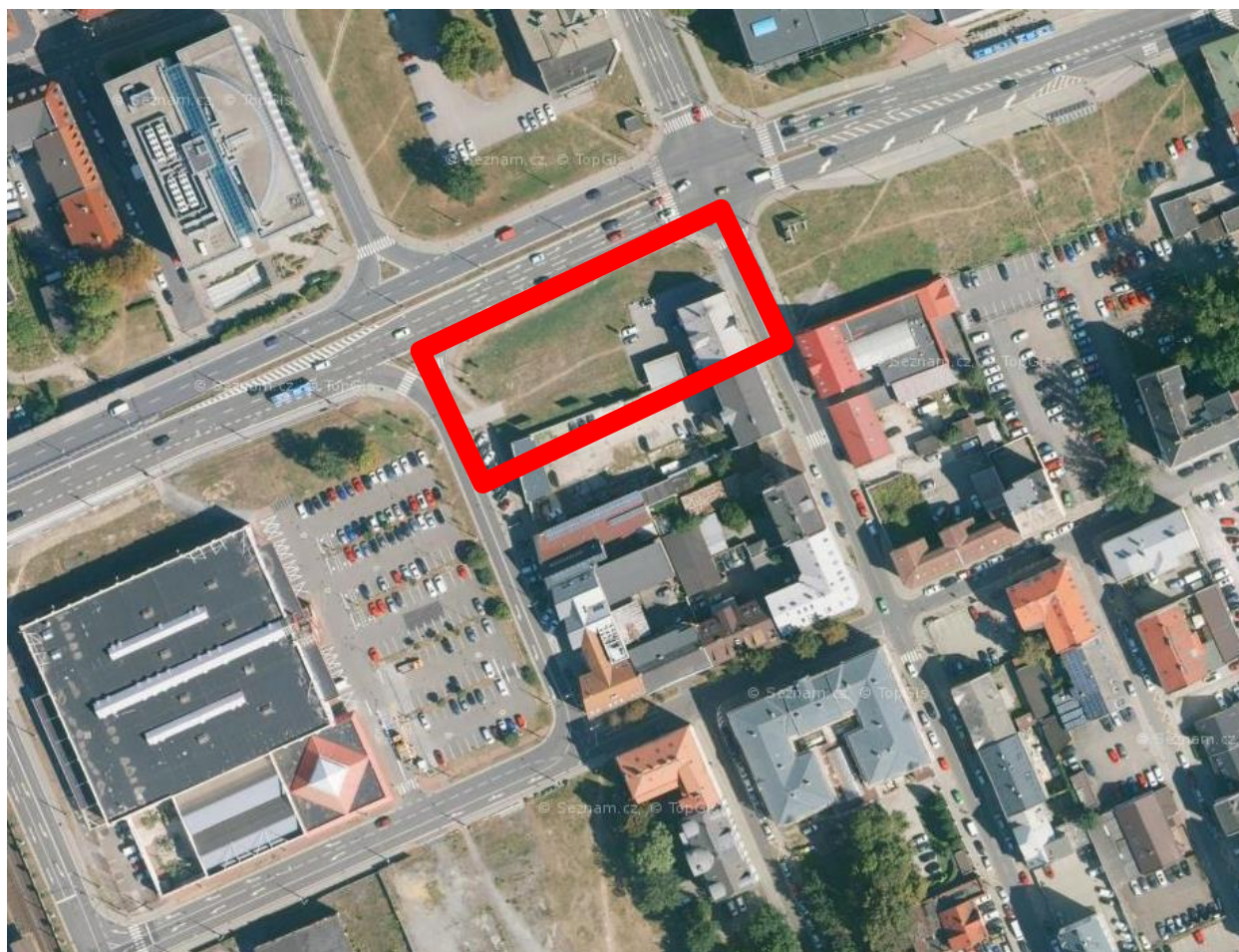
Moravská Ostrava – city centre

Československá St. - vacant site

parcel nos.

*1902/1, 1903, cadastral area Moravská Ostrava
(hereinunder “the site”)*

Basic regulatory conditions



***Compiled by the Department of Spatial Planning and
Building Regulations, Ostrava City Authority
January 2022***

I. Introduction

The site (in the Moravská Ostrava cadastral area) is part of an unbuilt area bounded by Českobratrská, Janáčkova and Poděbradova Streets and (at the south) a built-up area including a courtyard. The total area of the site is 1747 m² (parcel nos. 1902/1, 1903, Moravská Ostrava cadastral area); the area for building covers 1 627 m². New development along these streets, especially facing onto Českobratrská St., will create high-quality street space; it may form part of the current block structure in the vicinity or it may be an interesting free-standing structure. 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

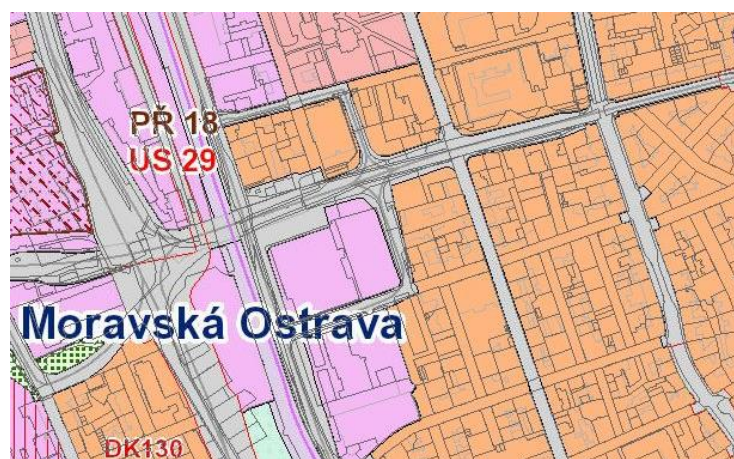
According to the currently valid zoning plan, the site (in the cadastral area Moravská Ostrava) is located in a mixed-use zone (residential and civic amenities); these zones are designated for residential purposes and civic amenities that are primarily integrated into typical urban buildings. Most buildings 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 a partly surfaced open area left by the demolition of former structures.

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

• **building lines**

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

- **maximum building line** – delineated at the west by an imaginary line continuing from the street line defined by the current buildings on Janáčkova St. The other maximum building lines follow the boundaries of the mixed-use area under the current zoning plan.
- *Note: The building lines are marked in Appendix 1 – Regulatory elements*

• **land use**

the use of the new development will be in accordance with the regulations of the zoning plan, assumes construction of a multifunctional building, where the ground floor will be 80% commercial use. The building will have one underground floor to accommodate parking spaces.

- **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 reduce quality of life for residents. The street-facing façades must be of appropriate quality for public view, as they will be visible from public spaces. The design of the buildings will take into account the possibility of using blue-green infrastructure.

The maximum area for the above-ground building is defined by the maximum building lines. Any below-ground levels may also use the area. When planning the location of the building it is necessary to enable access to parcel no. 1904 (cadastral area Moravská Ostrava), where there is a tyre fitting shop. The new building will enclose the current block and create new street space.

IV. Transport

- **transport access**

Access to the building may be from Janáčkova St. or Poděbradova St. The parameters and capacity of parking areas must meet the standards set out in ČSN 73 6110.

- **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.

- **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 St. (drinking water, combined sewer, low-pressure gas main, underground LV power line, telecommunication cable) 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).
- Limitations at the site: HV power line at parcel no. 1903, Moravská Ostrava cadastral area. It is also necessary to verify the route of a discontinued power line on the same parcel before beginning construction work.

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.

VI. Appendices:

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