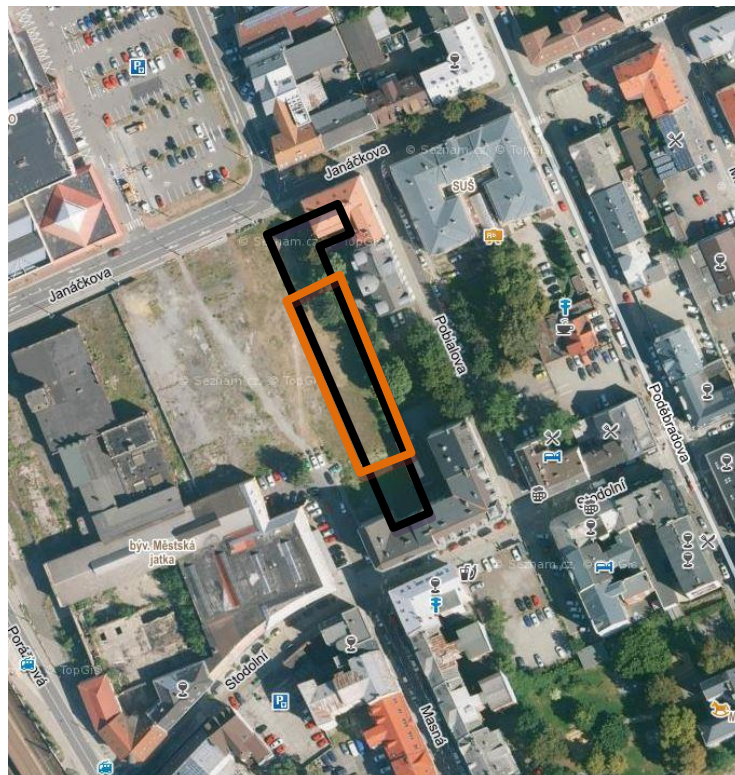


Moravská Ostrava – city centre

MASNÁ SITE

***parcel nos. part of 1960/23, 1960/14,
1960/15 and 1960/7 cadastral area
Moravská Ostrava***

Basic regulatory conditions



**Compiled by: Department of Spatial Planning and Building Regulations, Ostrava
City Authority, MAPPA Urban Studio**

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I. Introduction

According to the currently valid zoning plan, the site (currently vacant) consisting of parcel nos. 1960/7, 1960/13, 1960/14, 1960/15, 1960/23 and 1940 (in the cadastral area Moravská Ostrava) is located in a mixed-use zone (residential and civic amenities).

The area of interest, where a new polyfunctional building is to be constructed, consists of land in the following parcel nos.: part of 1960/23, part of 1960/14, 1960/7 and 1960/15. It covers an area of approx. 1,770 m².

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

According to the currently valid zoning plan, the site is zoned for residential purposes and civic amenities that are primarily integrated into typical urban buildings. Most buildings in the vicinity are high-density multi-storey structures with more than 3 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, in a peripheral part of the urban heritage zone, at a location that is currently used only to a very restricted extent. In the vicinity is the historic former municipal slaughterhouse building, which is currently undergoing reconstruction to create a cultural/community centre, as well as the former Bauhaus store (a large shed-type structure) which is currently used as a cultural venue.

The site is on level terrain, currently covered with low grass. It is vacant land at the location of former buildings, which did not form part of a complete block with the existing buildings. A residential building was finished in 2021 on the corner of Janáčkova and Masná St. (with a height of 5 storeys and an extension of 6 storeys in the corner). In view of the block configuration of the buildings in the surrounding vicinity, it is recommended to design a structure that abuts directly onto this new residential building, thus creating an unbroken line of buildings along the extension of Masná St. The buildings in the vicinity have between 2 and 5 above-ground levels.

The optimum use for the site would be the construction of a polyfunctional building primarily (approx. 80%) for residential use.

The site is not encumbered with existing technical infrastructure/utilities networks. Transport access (including pedestrian access) is possible from the existing Janáčkova St. and the new extension to Masná, which flank the site on the north and west sides.

Most of the parcels in the area of interest are owned by the City of Ostrava; parcels 1940 and 1960/13 are owned by a legal entity.



Section from the zoning plan

III. Types of use, spatial regulations

- **types of use** – according to the currently valid zoning plan the site is designed for mixed use – residential and civic amenities:

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.
- **type of buildings**
urban-type multi-storey structure of high architectural quality in keeping with the city centre location.
- **height**
the height of new buildings is set at max. 5 storeys (with extensions max. 6 storeys)
- **building lines** - *The building lines are marked in Appendix 1 – Regulatory elements*
delineate the area within which it is possible to build, and are defined as follows:
 - **maximum (obligatory) building line:** continues from the line of the street-facing façade of the new residential block on the corner of Masná x Janáčkova St. and along Masná St. will continue from the line of the street-facing façade of the building at the corner of Masná x Stodolní St
 - **recommended building line** in the inner courtyard: continues from the courtyard-facing façade of the new residential block on the corner of Masná x Janáčkova St. and from the courtyard-facing façade of the current building on the corner of Masná x Stodolní St.(slight changes to the line are possible depending on the chosen structural system and type of use).

- **land use**

the use of the new development will be in accordance with the regulations of the zoning plan, it is expected to build a multifunctional building with a predominant function of housing (80%), and the ground floor will be 80% used for commercial use. The building will have one underground floor to accommodate parking spaces.

- **building at the site**

the recommended area for above-ground structures covers 1,100 m² and is bounded by the street-facing (maximum) building line and the courtyard-facing (recommended) building line. For below-ground structures the entire area of interest can be used. The building will be designed as part of the urban block-type configuration, directly abutting the finished residential building on the corner of Janáčkova x Masná St., which at the point of abutment has 5 above-ground levels. The planned building will not exceed the height of the adjacent buildings at the point of abutment with them. The building may feature sections of varying heights (penthouses, studios, terraces etc.), but the maximum height may not exceed 6 above-ground levels. No specific roof shape is prescribed.

The south side façade of the new building will enable later construction to complete the block at parcel no. 1940, which is not owned by the City of Ostrava.

The zoning plan stipulates that new buildings at these sites must retain the existing urban structure, representing sensitive additions at currently vacant sites which will not lead to insensitive developments of excessive density detracting from the overall urban structure or lowering quality of life for residents. Street-facing façades should be of appropriate quality for public view.

See Appendix 1 – Regulatory elements

- **green areas**

Inner courtyard areas should include recreational zones for residents of the building, including elements of greenery. “Green roofs” are also welcome.

See Appendix 1 – Regulatory elements

IV. Transport

- **transport access**

Transport access to the building will be from the extension of Masná St. (planned).

- **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 – mostly in Janáčkova St. (drinking water, combined sewer, low-pressure gas main, heat main, underground LV power line and telecommunication cable). The proposed connections will be negotiated with the administrators of the individual networks.

See Appendix no. 2 for the location of current technical infrastructure networks

- **Limitations on the use of the site**

The site is located in the Moravská Ostrava urban heritage zone (proposed building work must be approved by the responsible state heritage management authority). The design must respect the volume and spatial structure of the surrounding buildings and the finished building on the corner of Janáčkova x Masná St., and the south side façade of the new building will enable later construction to complete the block at parcel no. 1940. No other significant limitations apply.

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 Studion and with the relevant Building Authority.

VII. Summary of the development

area of interest approx. 1,770m²

<p>The area of interest (approx. 1,770 m²) will be the site of a development with a new street-facing façade incorporating primarily residential functions. The ground level will feature both residential and non-commercial non-residential premises (community areas for residents, laundry rooms etc.) or commercial premises. Part of the residential block on the corner of Janáčkova x Masná St. has 6 above-ground levels, another part has 5 above-ground levels. The new development should have 5 above-ground levels + a recessed level.</p>		
built-up area	1,100m ²	
gross floor area of below-ground levels	1,100-1,690 m ²	At a minimum, the below-ground levels will cover the space under the above-ground levels extending the full distance back to the courtyard-facing building line. At the maximum, the below-ground levels will cover the entire area of interest, i.e. up to the site boundaries.
gross floor area of above-ground levels	6,456 m ²	Primary function = residential.
floors	5 above-ground levels + recessed level*	
enclosed volume of above-ground levels	23,160 m ³	
enclosed volume of below-ground levels	3,390-5,000 m ³	Min.-max. values of gross floor area (below-ground levels).
percentage of non-residential functions at ground level	approx. 80%	Commercial/non-residential ground level, residential premises possible in the courtyard-facing part.

VIII. Appendixes

IX. Regulatory elements

X. Technical infrastructure networks

XI. Ownership situation