

LEGEND

- area of interest
- current buildings
- grass area
- power line protection zone
- building heights
- area designated for construction
- closed building line
- open building line
- flexible building line
- gas supply
- entry

COMMENTARY

New buildings must **delineate the street areas facing onto Plzeňská and Horní St.** as well as helping to create a better segmentation of the space drawing on the current configuration of low- and high-rise structures.

The street line delineates the street areas (streets, squares, roads, open spaces forming the main public routes) and the construction blocks (mainly for buildings) or non-construction blocks (mainly gardens/parks).

The building line delineates the part of the block designated for construction.

Closed – buildings must not deviate from this line along the entire length of the area designated for construction

Open – non-continuous buildings along the length of the area designated from construction; buildings must not deviate from it

Flexible – non-continuous buildings along the length of the area designated from construction; buildings may be recessed from this line

GFA in the area of interest should be 25000 – 35000 m²

Max. building height 24 m

The new buildings should **provide functions currently lacking in the area.**

The ground floor facing onto Plzeňská St. should contain civic amenities and the main entrances to the buildings.

As part of the transformation of the road into a genuine urban boulevard, it is recommended to route **cycle paths** along both sides of Plzeňská and Horní St., with at least 1 one-way lane for cyclists.

Permissible use under the valid zoning plan and building regulations is for basic civic amenities (except shops) with up to 2000 m² built area; provisionally permissible use is for basic civic amenities (except shops) up to 3000 m² (e.g. shops, services, public administration, offices, accommodation, community/sporting/leisure facilities, religious use).

REGULATORY SKETCH

Documentation for the development competition Plzeňská/Horní St.

Date 25 November 2020

Scale 1:2500

MAPPA!!!

