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Bratislava

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15.01.2019

Re:

Information on land use in terms of the interests of the City District, Panenská ul.

Location	Kúpele Grössling (Grössling Spa)
Cadastral area:	Staré Mesto
plot nos.	218, 219, 220, 221/1
Zone	CMO (Central City Area) – centre
Request dated	15.01.2019
Applicant	Gabor Bindics
Intention	–

Territorial plan of the Slovak capital city Bratislava, year 2007, as amended, stipulates for the territory including the lands of interest KN reg. "C", plot nos.: 218, 219, 220, 221/1 cadastral area Staré Mesto, the following **functional utilisation of the area: MIXED AREAS – mixed areas of housing and public amenities**, function code **501, stabilised areas and surfaces**. Lands of interest are part of the **compact city – territory of the zone A including PZ CMO – centre**.

MIXED AREAS

501 mixed areas of housing and public amenities

CONDITIONS FOR THE FUNCTIONAL UTILISATION OF AREAS

Areas serving especially for the location of multi-functional objects of housing and public amenities in the zones of municipal and supra-municipal importance and on the development axes, with the emphasis on the creation of an urban environment and public facilities ensuring a high complexity of the central environment and urban boulevards.

Based on the location within the city organisation, this concerns mainly multi-storey buildings and buildings with fewer storeys in the suburbs. The percentage of housing ranges up to 70% of the total floor surfaces of buildings in the functional area. Public facilities are mainly incorporated facilities in the multi-functional objects.

The territory shall include green areas, water bodies as part of the parterre, traffic and technical equipment, garages and fire and civil defence facilities.

UTILISATION METHODS OF THE FUNCTIONAL AREAS

prevailing

- multi-functional objects of housing and public amenities

permissible

Within the territory it is permissible to locate especially:

- residential buildings
- public facilities ensuring a high complexity of the central environment and urban boulevards:
- administration, management and control facilities
- cultural and entertainment facilities
- church facilities and for performing ceremonies
- tourist accommodation facilities
- catering facilities

- facilities for commerce and services
- healthcare facilities and social welfare facilities
- facilities of education, science and research
- line and areal green areas
- water bodies as part of the parterre and green areas
- equipment and management of technical and traffic facilities for servicing the territory

permissible to a limited extent

Within the territory it is permissible to a limited extent to locate especially:

- detached houses
- sports facilities
- purpose-built facilities of public and state administration
- facilities of small production and service businesses without disruptive effects on the surroundings
- facilities for separate collection of municipal waste of local importance, including municipal waste containing pollutants from households

inadmissible

Within the territory it is inadmissible to locate especially:

- facilities with negative effects on the buildings and facilities in their vicinity
- areal public facilities with high concentration of people and high demands on servicing of the area
- wholesale facilities
- camping sites
- areas of industrial enterprises, facilities of industrial and agricultural production
- warehouses, distribution centres and logistics parks, building yards
- buildings intended for individual recreation
- waste management facilities, except for the ones permitted on a limited scale
- technical equipment transit lines of paramount importance
- structures and facilities not related to the function

Area utilisation intensity:

The territory which includes the plot nos.: 218, 219, 220, 221/1, is defined as a **stabilised area**.

A stabilised area is a city area in which the Territorial plan maintains the current functional utilisation, anticipates the scope of building interventions mainly in the form of completions, extensions, superstructures, reconstructions and new constructions, while the character of the stabilised area shall remain fundamentally unchanged.

The criterion and limit for the new construction in the stabilised area is mainly the characteristic image and proportions of the specific territory which must be accepted, protected and developed in the course of the obtaining of more detailed documentations or during the evaluation of the new construction in the stabilised area. Evaluation of the completions, reconstructions, superstructures and new constructions within the stabilised areas is carried out on the basis of area utilisation intensity indicators in the functional area.

From a city-wide perspective, it is neither possible nor practical to include the detail and complexity that a building in a stabilised area represents. If the new design fails to respect the characteristic principles represented by the existing buildings and brings an unacceptable contrast to the built-up area or disproportionate loading of the land, such a structure cannot be located in the stabilised area.

Regarding the connection of new buildings to the existing structure, it is necessary to take into consideration:

- **in the area of the city centre**
 - **in the remaining territory of the city centre** there is prevalence of a block character of the existing buildings within the stabilised areas. Blocks of buildings with different intensity of buildings may be located within individual functional areas. In terms of their completion, it is required to respect the typical character of the block. In certain cases – accentuation of corners, superstructures – there may be a higher intensity of land use compared to the existing surrounding buildings. However, the regulations (building alignment, height, distance, etc.), resulting from the existing structure of the block, shall be determinative.

The basic principle for regulation determination of the stabilised area in the city is to apply the requirements and regulations of functional completion of the area in order to increase the quality of the environment (not only to increase the quality of buildings, but also to increase the operational quality of the area).

Regulations of the urban composition and completion of the city image:

The plot of interest is also part of the compact city territory – **area of the zone A including PZ CMO – centre**, where it is necessary:

- to respect the height of the existing buildings of 21 m (6-7 storeys); if the height of the block structure exceeds the limit of 21 m in any part, within its completion or reconstruction it is possible to design the building in the scope of the existing prevailing height of objects so that the characteristic historical buildings in the street or city block are maintained and the proportions of the existing urban structure are preserved, and so that the change of height configuration does not disrupt the urban composition, scale or outline in the affected city area.

When completing the block in parts and areas in which a Cultural Heritage Monument is located, it is necessary to respect its historical number of floors and height.

Given the above and the fact that no territorial plan of the zone or land-use material on the zone level, which would determine additional more detained utilisation of the lands, is drawn up for the subject territory which includes the plot of interest, in the case of a specific investment project being prepared, we recommend to consult the suitability of the intended project with the Department of Guidance on Investment activity of the Municipal Authority of the Slovak capital Bratislava, which shall comment on the project documentation with a statement of the capital city, or respectively with specialists from the Regional Monuments Board.

Please note:

- land-planning information regarding the same plot may be issued to more than one applicant;
- the subject of land-use information does not include the property rights to the land;
- Information on land use is valid for one year from the date of its issue, unless a new land-use planning documentation has been approved, or any amendments thereto on the basis of which it was issued.

Yours sincerely

Ing. Anton Gábor

Department of territorial planning and development