

A

Basic
information
on value of
the property

Components
of the image,
description
of valuable
features

SWOT analysis

MANAGEMENT PLAN
FOR CONSERVATION OF
WORLD CULTURAL HERITAGE
OF THE HISTORIC CENTRE
OF PRAGUE – PART 001



List of abbreviations and explanatory notes

a.s.l.	above sea level	NCM	National Cultural Monument
AUA	Architectural-Urbanistic Analysis	NHI	National Heritage Institute
Airbnb	a web service brokering rental of accommodation	NHI RO P	National Heritage Institute Regional Office for Prague
CAS	Czech Academy of Science	NSTR	North-South Through Road
CLCM	Central List of Cultural Monuments	OUV	Outstanding Universal Value
CM	Cultural Monument	P+R	catchment parking lots for the Park and Ride system
DPP	Prague Public Transport Company	PBR	Prague Building Regulations
ERS	City of Prague Emergency Rescue System, functioning in close coordination with the “Integrated Rescue System” (IRS)	PCH	Prague City Hall
EU	European Union	PCH HD	Prague City Hall Heritage Department
GIS	Geographic Information System	PCT	Prague City Tourism
GTR	General Technical Requirements for Construction in the City of Prague	PHR	Prague Heritage Reservation, (in relation to UNESCO this is Part 001 of the UNESCO site – note: Part 002 is Průhonice Park)
HD	Heritage Department (of Prague City Hall)	PID	Prague Integrated Public Transport
IAA	Important Archaeological Areas	Part 001	the area of the PHR – Prague Heritage Reservation
ICOMOS	International Council on Monuments and Sites	QOL	Quality of Life
IIS_ARP	Integrated Information System of Archaeological Resources Prague	SHC	state heritage care
IPR	Prague Institute of Planning and Development	SWOT analysis	(Strengths, Weaknesses, Opportunities, Threats) – an analysis through which it is possible to identify the strengths and weaknesses, opportunities or threats associated with a certain project, type of business, business plan, policy, etc.
IRS	Integrated Rescue System	TAM	Territorial Analysis Materials
LUD	land use decision	TSK	Technical Administration of Roads
LUPD	City of Prague land use planning documentation	WHL	UNESCO World Heritage List
MC	Ministry of Culture of the Czech Republic	WHMO	World Heritage Monument Office
MgP	Management Plan for Conservation of World Cultural Heritage of the Historic Centre of Prague – Part 001		
MIS	Metainformation System		
MP	City of Prague Land Use Plan – Metropolitan Plan, shortened as Metropolitan Plan		

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United Nations
Educational, Scientific and
Cultural Organization



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Historické centrum Prahy

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An aerial, black and white photograph of a historic town, likely Prague, showing a dense cluster of buildings with tiled roofs and several prominent church spires. The foreground features a large, ornate stone balustrade with intricate carvings. The text is overlaid on the right side of the image in a white, serif font.

The cultural heritage and collective memory of every place and every community are irreplaceable and form the basis for development, for both the present and the future.






1

Basic
information
about the
values of the
property



Legend:

-  Heritage Reservation in the City of Prague
-  Buffer zone of the Heritage Reservation in the City of Prague
-  Heritage zones in the City of Prague
-  Territory with a ban on high-rise structures

1.1 Name and definition of the property

1.1.1 Name of property

**Historic Centre of Prague – Part 616-001,
and Průhonice Park – Part 616-002**



By acceding to the Convention Concerning the Protection of the World Cultural and Natural Heritage, the Czech Republic undertook to participate in the efforts of the international community to protect, preserve and pass on to future generations the cultural and natural heritage with outstanding universal value.

After more than two decades of hard work on regenerating and maintaining physical monuments, the city administration now wishes to adopt an important document that builds on efforts to date and opens up new possibilities for enhancing quality of life in Prague's historic core. We stand on the threshold of a new phase, where the focus will not be merely on preserving the unique physical heritage, but also on further cultivating functions and activities in the historic centre and further improving the quality of the environment, including by establishing suitable conditions for diverse groups of users. The Management Plan (hereinafter also "MgP") for the Historic Centre of Prague, Part 001, is a document that sets the objectives and measures for how the capital will protect its heritage against inappropriate encroachments that could damage the outstanding universal value (OUV) of the property in the future.

We view these efforts as a long-term endeavour in which it is also necessary to deal with the mistakes of the past twenty years. This cannot be done solely in a narrow jurisdictional professional framework. For this purpose it is necessary to systematically activate not only experts across various fields, but also politicians and agents of city administration, as well as representatives of the general public. Consensus on the future development of the city's core must be patiently sought out, not settling for rigid stereotypes and habitual customary procedures. If this is successful, it will be a gradual process open to broad societal debate.

The Historic Centre of Prague is a serial property, recorded on the UNESCO World Heritage List (WHL) under number 616. The Historic Centre of Prague consists of two components, the historic centre itself – Part 616-001, and Průhonice Park – Part 616-002.

The submitted Management Plan is specially created for the needs of managing Part 001.

Part 616-002 – Průhonice Park – is by its nature fundamentally different than Part 001 and has its own specific default characteristics and problems. The management plan for this part, i.e. 002, is based on this and is therefore a separate document, drawn up by its administrator,

the Czech Academy of Sciences Institute of Botany, solely for the care needs of this part.

1 1 2 1 Procedure and method of work in creating the Management Plan

The Management Plan is the result of work based on a broad-based and primarily professional discussion between prominent experts, representatives of affected institutions and representatives of the city administration, including affected municipal districts.

Organisationally, the work was initiated and then regularly consulted with the Management Plan Editorial Board established for this purpose. The individual members represented city institutions directly or indirectly responsible for heritage protection, representatives of the academic sector, eminent experts from the field of cultural life in Prague, and renowned independent experts. Work also took place under the supervision of representatives of the World Heritage Council, set up at Prague City Hall.

The drafting team itself was formed by approaching influential personalities of a broad professional composition recommended by the board. These ranged from representatives of the heritage sector, historians, archaeologists, to architects and urbanists, sociologists, demographers, geographers, tourism and transport experts, all the way to representatives of local government, the religious sector and more.

Ongoing work was based on regular discussion meetings by the drafters and consultation sessions of the Management Plan Editorial Board.

Actual work on the text was conducted at two levels. The first unfolded over three basic stages based on joint day-long working meetings. Invited to these working conferences and workshops, which representatives of the city leadership attended and supported, were – aside from all drafters – representatives of a broader spectrum of experts, the academic sector, and also members of the World Heritage Council and other guests. Each of the meetings thus brought together approximately thirty participants. Discussions were carefully recorded in the text. After being evaluated, this was an important source of suggestions that were gradually incorporated into the final document. The time span of the discussions and breadth of topics tabled, often stretching beyond the actual issue of the Management Plan, did not allow everything to be incorporated in its full breadth or detail.

The first joint meeting was focused on updating the information on the state of the territory and formulating a basic concept for the material being generated. At the second the basic theses of the individual

collaborators were presented, with discussion on them following. The third meeting focused on consultation with representatives of the affected municipal districts and relevant departments. Also invited were representatives of the public and citizens' groups. The point of this meeting was to obtain some reflections on the first overall concept for the material. The resulting suggestions were then homogenised and incorporated.

The second, parallel line of work was the gradual acquisition of written contributions, both from the addressed contributors and from the collaborating city institutions and heritage authority representatives. These were a result of numerous joint meetings of all collaborators and spontaneously arising sub-groups connected by a shared issue.

The drafting process brought out many new ideas, theoretical considerations and suggestions, both those expressed and those in the form of separate texts that could not, due their scope, all be organically incorporated into the obligatory synopsis. In an attempt to make use of them, a separate part of the material has been created including at least those that are reflected in the minutes from the workshops or as open texts arising from the joint discussions.

The plan cannot be viewed as a static document, however much the basic principles of approach and certain measures listed in the index will likely persist indefinitely. It is expected that the Management Plan will be periodically reviewed in cycles of 5 years, and thus work on the plan can be understood as an ongoing activity.

1 1 3 Geographic coordinates and basic data on the territory of Part 001

Coordinates:	50 ° 06 " N lat. / 14 ° 25 " E long.
Area:	894.94 ha, i.e. 1.7% of city territory
Area of buffer zone:	9015.89 ha
Number of residents:	44 200, i.e. 3.5% of whole city
Number of economically active inhabitants:	4%
Number of job opportunities:	170 000, i.e. approx. 20% of whole city
Number of sites recorded on CM list:	1 366

1 1 4 Composition and area of property Part 001

The territory comprises all the historical Prague towns: Old and New Town, Malá Strana, Hradčany, Josefov and Vyšehrad, as well as parts of several other cadastral areas – Podolí (buffer zone of NCM Vyšehrad), Nusle (eastern slope of Vyšehrad), Vinohrady (part of Folimanka park between New Town fortifications and the Botič stream, as well as the area around the building of the former Federal Assembly along with the historic Main Train Station building), Holešovice (part of Letná) and Smíchov (the embankment from the Legion Bridge up to the Vyšehrad Railway Bridge).

1 1 5 Boundary of core territory and buffer zone for Part 001

The territorial scope of the Historic Centre of Prague is identical to that of the Prague Heritage Reservation (PHR, hereinafter as Part 001), which was declared by Government Order No. 66/1971 Coll., on the Heritage Reservation in the City of Prague. Its scope is defined as the cadastral areas of Old Town and Josefov, Malá Strana, Hradčany with Prague Castle, and New Town with Vyšehrad, and parts of the adjacent cadastral areas. The boundaries of the reservation essentially follow the line of the historical fortifications of Old and New Towns, Malá Strana and Hradčany, and they also include the most valuable seats of the Czech rulers – Vyšehrad and Prague Castle.

Located within the property are 26 National Cultural Monuments (including the Prague Castle and Vyšehrad complexes) as well as 1 366 immovable cultural monuments (as of 2014) that enjoy protection under Act No. 20/1987 Coll. on State Heritage Care, as amended (see below).

1 1 6 Buffer zone

An integral component of Part 001's OUV is preserving the panoramic lookout values, the perception of the composition as a whole, its scale and its silhouette. Conservation of these values is secured by protecting the broader spatial context, which is the Buffer Zone in UNESCO



terminology, i.e. the territory surrounding the property itself, including the visual values of the configuration of the terrain and horizons that define the broader space of the historic city. The function of the buffer zone is, inter alia, to eliminate the potential emergence of disruptive influences on the boundary of the protected area and to maintain an organic transition from the quality of the historic structure to the surrounding parts of the city, including disruptive elements on the visual horizon of the protected part of the property. The buffer zone also includes the urban heritage zones surrounding the circumference of the property.

The function of the buffer zone is fulfilled by the Prague Heritage Reservation buffer zone, with an area of 9 015.89 ha, which was established by a decision of the City of Prague National Committee in 1981 (no. Kul/5 – 932/81 of 19 May 1981 Decision of City of Prague National Committee Department of Culture defining a buffer zone for the heritage reservation in the City of Prague).

Also located within the buffer zone are a number of heritage zones, specifically the urban heritage zones: Vinohrady, Žižkov, Vršovice, Nusle,

Barrandov, Smíchov, Baba, Dejvice, Bubeneč, Horní Holešovice, villa colony Ořechovka, Staré Střešovice, Tejnka, Karlín, and the rural heritage zones: Budánka colony, Střešovičky, Rybáře colony.

A shared characteristic of a majority of the areas in the buffer zone is an urbanistic coherence and specificity with an additional spatial orientation that intersects with the centripetal vistas in the form of dialogue with the main dominant features of Part 001.

The zones also have their own potential for oriented vistas, the combination of which toward long-distance and local destinations, as is the case for example in Vinohrady or Žižkov, underscores the presence of multilayered scenic nature of the public space in areas around Part 001, as well as outwards past the buffer zone, and develops in a dialogue between neighbourhoods and the centre beyond the central Part 001 as carrying principles.



1.2 Duration of Management Plan and monitoring of fulfilment

The Management Plan is drawn up for a period of six years and is subject to approval by the competent decision-making body of the City of Prague as a periodic conceptual document of the capital ensuring conservation of the OUV of Part 001, as well as its authenticity and integrity.

Its fulfilment in terms of preserving the OUV and the authenticity and integrity thereof is monitored on an ongoing basis under the jurisdiction of the Prague City Hall Heritage Department (hereinafter also PCH HD) in coordination with the other concerned departments of Prague City Hall and city-run specialised organisations.

Every three years, PCH HD draws up a “Periodic Summary Report on Three-Year Fulfilment of the Management Plan” and submits it to the city’s decision-making authorities along with a proposal for adopting relevant measures and with the opinion of the World Heritage Council, inter alia on updating the valid Management Plan, all this by 30 September at the latest.

The main subject of every Periodic Summary Report on Three-Year Fulfilment of the Management Plan is fulfilment of MgP goals and adoption of effective measures (see next text) in terms of preserving components that help generate the OUV of Part 001, its authenticity and integrity, with regard to the below General Indicators for Management Plan Fulfilment (see Chapter 4.1).

In the case of serious findings concerning even potential threats to the OUV, authenticity and integrity of Part 001, or the violation of the approved MgP, the PCH HD shall however inform the city’s decision-making bodies without needless delay outside the system of three-year Periodic Summary Reports with a proposal of relevant recommendations to rectify the situation and with the opinion of the World Heritage Council.

Important base materials for drafting the Periodic Summary Reports

on Three-Year Fulfilment of the Management Plan are the annual monitoring reports, currently produced by the National Heritage Institute (City of Prague Regional Office), on the state of the Historic Centre of Prague world heritage site, which are drawn up according to the appropriate methodology of the Czech Ministry of Culture (MC) based on continuous monitoring of the state of Part 001 according to permanent indicators.

1 2 1 Basic premises

The concept of the Management Plan is based on the need for a responsible and realistic approach to protecting the territory of Prague's historical city that reflects its current situation. The material presents a view of conserving the property's values with an awareness of their significance and specificity, which must not only be preserved, but also further maintained and cultivated with an understanding of them and the respect resulting from that understanding.

Several basic **facts and premises** pervade the Management Plan:

- ❖ The Historic Centre of Prague is a **unique set** of artistic-historical and architectural-urbanistic **values**.
- ❖ The Historic Centre of Prague is a significant **irreducible symbol** of the city and the country, with a qualitatively-based potential for further development.
- ❖ Despite the fact that it occupies an insignificant portion of the city's overall area, it is the entirely **dominant bearer of the whole city's identity**, which is frequently part and parcel of the historical or national identity.
- ❖ The material structures that create its value are **stabilised**, yet they do not lack a certain internal **dynamic** in the form of their possible future **content, activities** or qualitative changes.
- ❖ The Historic Centre of Prague is an irreplaceable **vital** (not merely historical) **part of a whole** and fills many central roles for the city, including the fact that it is the country's capital. As such it is the site of important cultural, political, administrative, social, economic and visitor activities.
- ❖ The dominant component of its vitality is the fact that it has also remained a **populated city with its own lifestyle**.

- ❖ The developments of the last decades have confirmed the trend of an increasing level of physical and operational functional exploitation endangering the traditional **internal balance** of the area's life.

1 2 2 Deliberations about the Management Plan

Considering the fact that the territory of Part 001 is a protected whole, it is a moral and legal obligation to care for and preserve its OUV.

A monument is never isolated, but is part of a situation that transcends it into both the past and the future.

In terms of the spatial formation of the composition, what is central for Part 001 is the medieval urban structure which to a considerable extent the following stages of urban development also respected.

The life of a city is not just its past, but above all its future, the expanded historical interpretation of the monument becoming the principle of creativity.

The measure of creativity is thus the continuity between the already existing and the new, which does not lead to either problems or conflicts, but rather to an overall improvement of city life.

This awareness of continuity unfortunately does not find support in today's efforts to be original, exclusive and radically different. In this way of thinking, a "site" has been defined since the 19th century as a "monument" and in its uniqueness as a "landmark".

The reciprocity of part and whole determines a deeper relationship that exists between architecture and the city, and answers the question of what the contemporary environment is and the role of a site within it. It should be emphasised that anything could potentially become a monument, even if it is just a matter of the relationship to the historic configuration of the city preserved in its layout.

Numerous discussions on the appropriate form and extent of protection and care stem for one thing from the improper regulation of the city, and also from a narrow concept of time, in which the long-term interests of the city are reduced to short-term ones. Following from this are not only the importance and urgency of proper regulation, but also support for the natural cycle of everyday life in the protected part of the city.

For the future development of Prague and possible changes in its appearance, the deciding factor will be to understand which changes are merely superficial and temporary from the perspective of time, and

which affect the deeper long-term character of the city. An understanding of the temporal nature of the problem is a prerequisite for a possible solution.

The Management Plan describes the values of Part 001 both on the level of “material” elements, borne by the architectural or spatial structure, and on the “non-material” level, which is represented on the one hand by expressions of life and functions such as housing, work and leisure activities, and on the other by values generally referred to as cultural. To maintain the identity of the environment it is necessary to preserve, or establish a balance of, these qualities or components.

The following theses stem from the above:

- ❖ **The appearance (image) of the city is evolutionary in nature, but with certain constants that arose during the city’s development where its image stabilised.**
- ❖ **Where this is not the case, it is essential for the purpose of rounding out the city’s image (its continuing evolution) that the evolution accept the values of the past and resonate with its already stabilised image.**
- ❖ The evolutionary dimension of this form must be understood as an asymptotic fulfilment of the (ideal) image of the city, which does not consist of a constant transformation of the whole, but of gradual harmonic rounding out and stabilisation projected onto the shared need for conservation.
- ❖ The gradual crystallisation and filling in of the city’s form is characterised by a limited and fragile **ability to assimilate** based on a deep respect and understanding of the existing values, on work by successive creators with a strong will to harmonise the whole, and on an approach in which the existence of partial interventions always interacts with the whole so as not to disrupt the unique, time-honoured configuration.
- ❖ Thanks to its long and rich organic development, the historic centre has to date preserved a highly **diverse and heterogeneous architectural and urban structure** formed by extraordinary buildings and spaces, but also created by structures and places that are more mere support for them, which create the necessary and irreplaceable framework for the extraordinary values.
- ❖ From an urbanistic viewpoint, it is an internally structured whole, the components of which exhibit **significant specific attributes** that must be protected in order to maintain the overall value and character of



the property in its diversity, primarily through a **locally and material-ly differentiated approach**. These components are smaller, urbanistically homogeneous or functionally autonomous units (locales).

- ❖ Considered an essential characteristic of the chosen approach to conservation of the property is the **indivisibility of the material environment** (buildings and space delimited thereby) **and its activities** (operational and functional manners of use).
- ❖ The Historic Centre of Prague is a **connector** between top sociocultural values (“**the vertical**”) and a particular everyday lifestyle (“**the horizontal**”) that in their indivisibility and irreplaceability create the value of the whole.

In terms of scope, the Management Plan deals with the property on three scales:

- ❖ within the boundaries of Part 001
- ❖ within the buffer zone
- ❖ in a city-wide context

1 2 3 Complexity

The Management Plan is in essence the basis for protecting the image of historical Prague as a cultural property.

The document understands the city holistically and seeks a balance between preserving values and the interest of enhancing quality of life in the city. The Management Plan thus extends beyond the narrow framework of heritage conservation in the traditional sense of the word and also takes into account other factors of the city's form and content.

1 2 4 Agreement on values and direction of city's cultural heritage

After the difficult period of totalitarian regimes, in recent years a gradual societal reflection has been coming about leading to a re-emerging cultural identification in what is today an otherwise complicated cosmopolitan and multicultural environment. The changing local and especially global situation brings to the fore a new issue of the early 21st century, somewhat distinct from previous decades, with new questions and problems to which the Management Plan attempts to respond with proposed measures.

Howsoever overcoming the problems of decades past and present was not and will not be easy, nor ever completely finished, new problems are turning up, the solution to which is essentially decision-making about the public interest. In this case this is the interest in preserving the OUV while simultaneously creating the conditions for a rewarding way of life in Prague.

The Management Plan for the cultural heritage of the Historic Centre of Prague can also be viewed as a manifesto of a specific society in a specific time and place that bears witness to its ethical dimension.

1 3 Character and history of the city

The retrospective declaration of Outstanding Universal Value of the property Historic Centre of Prague (Part 001), and Průhonice Park (Part 002) from 2016

"The inscribed site is a serial property comprising the Historic Centre of Prague situated on the territory of the self-governing administrative unit of the City of Prague (Part 001), and of the Průhonice Park, located southeast of the city on the territory of the Central Bohemia (as Part 002).

Prague is one of the most beautiful cities in Europe in terms of its setting on both banks of the Vltava River, its townscape of burgher houses and palaces punctuated by towers, and its individual buildings. The historic centre represents a supreme manifestation of Medieval urbanism (the New Town of Emperor Charles IV built as the New Jerusalem). It has been saved from any large-scale urban renewal or massive demolitions and thus preserves its overall configuration, pattern and spatial composition. The Prague architectural works of the Gothic Period (14th and 15th centuries), of the High Baroque of the 1st half of the 18th century and of the rising modernism after the year 1900, influenced the development of Central European, perhaps even all European, architecture. The historic centre also represents one of the most prominent world centres of creative life in the field of urbanism and architecture across generations, human mentality and beliefs.

In the course of the 1100 years of its existence, Prague's development can be documented in the architectural expression of many historical periods and their styles. The city is rich in outstanding monuments from all periods of its history. Of particular importance are Prague Castle, the Cathedral of St Vitus, Hradčany Square in front of the Castle, the Valdštejn Palace on the left bank of the river, the Gothic Charles Bridge, the Romanesque Rotunda of the Holy Rood, the Gothic arcaded houses with Romanesque cores around the Old Town Square, the Church of

Our Lady in front of Týn, the High Gothic Minorite Church of St James in the Old Town (Staré Město), the Early Gothic so-called Old-New Synagogue in the Jewish Quarter (Josefov), the late 19th century buildings and the medieval town plan of the New Town (Nové Město).

As early as the Middle Ages, Prague became one of the leading cultural centres of Christian Europe. The Prague University, founded in 1348, is one of the earliest in Europe. The milieu of the University in the last quarter of the 14th century and the first years of the 15th century contributed among other things to the formation of ideas of the Hussite Movement which represented in fact the first steps of the European Reformation. As a metropolis of culture, Prague is connected with prominent names in art, science and politics, such as Charles IV, Petr Parléř, Jan Hus, Johannes Kepler, Wolfgang Amadeus Mozart, Franz Kafka, Antonín Dvořák, Albert Einstein, Edvard Beneš (co-founder of the League of Nations) and Václav Havel.”

1 3 1 Outstanding Universal Value – OUV Recognised OUV criteria: integrity and authenticity

The historically and architecturally most valuable part of Prague was inscribed on the World Heritage List on 14 December 1992 at the 16th session of the World Heritage Committee (hereinafter the Committee) in Santa Fe in the United States of America on the basis of criteria (ii), (iv) and (vi). The official name of the inscribed site is: Historic Centre of Prague, nomination number 616.

1 3 2 Grounds for inscription

According to the ICOMOS evaluation from 1991, “Prague belongs to the group of historic cities with a still strongly evident development structure. Its core has the character of an urban settlement that has grown in a complex development and yet which has preserved its configuration, its layout structure and its spatial composition of gradual phases of transformation and growth. The appearance of the historical core of Prague, clearly delineated on both banks of the Vltava, acutely predominating

over the adjacent development mostly from the 20th century. Prague is one of the most significant European representatives of the urbanistic and architectural development over the 1100 years of its existence.”

1 3 3 Declaration of Outstanding Universal Value

Based on the nomination documentation and ICOMOS evaluation, a Declaration of Outstanding Universal Value was compiled, which is to briefly summarise the grounds for inscription, and without this value the given property may not be inscribed on the UNESCO World Heritage List. The declaration also includes a declaration on integrity and authenticity.

Based on the characteristics listed in the Operational Guidelines for the Implementation of the World Heritage Convention (Chapter II.D, Section 77), the following criteria of Outstanding Universal Value were recognised for the Historic Centre of Prague:

1 3 3 1 Criterion (ii) under Section 77

The nominated properties must exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design.

“The Historic Centre of Prague admirably illustrates the process of continuous urban growth from the Middle Ages to the present day. Its important role in the political, economic, social, and cultural evolution of Central Europe from the 14th century onwards and the richness of its architectural and artistic traditions meant that it served as a major model for urban development of much of Central and Eastern Europe.”

1 3 3 2 Criterion (iv) under Section 77

The nominated properties must be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history.

“Prague is an urban architectural ensemble of outstanding quality, in terms of both its individual monuments and its townscape, and one that is deservedly world-famous.”



1 3 3 3 Criterion (vi) under Section 77

The nominated properties must be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. (The Committee considers that this criterion should preferably be used in conjunction with other criteria).

“The role of Prague in the medieval development of Christianity in Central Europe was an outstanding one, as was its formative influence in the evolution of towns. By virtue of its political significance in the later Middle Ages and later, it attracted architects and artists from all over Europe, who contributed to its wealth of architectural and artistic treasures. The 14th century founding of the Charles University made it

a renowned seat of learning, a reputation that it has preserved up to the present day. Since the reign of Charles IV, Prague has been intellectual and cultural centre of its region, and is indelibly associated with such world-famous names as Wolfgang Amadeus Mozart and Franz Kafka.”

1 3 4 Integrity

“All the key elements that convey the Outstanding Universal Value of this serial property are situated within the inscribed area. The boundaries and the areas of the two component parts of the serial property are adequate. At the national level, their buffer zones are defined in

accordance with existing regulations. The two component parts have stabilised town-planning structures.

The integrity of the Historic Centre of Prague is threatened by the pressure of the developers wishing to build oversized new buildings in the historic centre and its buffer zone. For this reason, the height and volume of new buildings must be reviewed by competent authorities. The integrity of the Historic Centre of Prague is also threatened by an increasing development pressure on the roofscape and it might have a negative impact on the visual integrity of the city which has remained well-preserved so far. The integrity of the Průhonice Park is threatened by the pressure of urban development in its buffer zone. This fact is provoked by the location of Průhonice close to the capital city.”

135 Authenticity

“The Historic Centre of Prague is of high authenticity. It represents an organic urban development over more than a thousand years.”

“The degree of authenticity of single buildings or building complexes is also very high, especially in terms of preservation of their original plots, massing, structures, materials, decoration and architectural details, in spite of the fact that some adaptations and changes were made necessary to allow continued use. The present form and appearance of the Historic Centre of Prague reflect different stages of its centuries-long development, which also proves exceptionally valuable archaeological terrain, which is protected by law. The long tradition of conservation in Prague helps to keep the authenticity of the property. Restoration works are carried out in accordance with strict criteria and using historical materials and technological processes.”

The outstanding value includes the preserved original layout, building materials, number of historical roofs, starting with the Gothic, the numerous excellent testaments to artistic craftsmanship in buildings, etc. What is important here is the role of heritage care as a professional discipline that thoroughly defends the authenticity of architectural works.

The decline in artisanal details, original materials and partial structures today no longer has a significant impact on the overall change of authenticity of the inscribed property.

Restoration work is carried out in accordance with strict criteria, using historical materials and technological processes, and according to the law it is carried out by entities with state-issued licences for the appropriate specialised activity.

The urbanistic structure of Part 001 and its buffer zone is co-formed by the preserved historical street network and, in the vast majority of its area, also the allotment from the time the original independent municipal districts were established.

Razing only took place in a few locations within Part 001 after the end of the 19th century. Even so, this fact partially weakens the authenticity and integrity of its urban composition. Currently only a few cases of partial demolition take place per year. These are assessed, monitored and permitted on an individual basis, in certain cases despite the negative stance of the professional and often also general public.

To date the image of Prague has remained well preserved, stretching over both banks of the river Vltava, comprising the terrain configuration and the urban landscape with its burgher houses and palaces, underscored by many primarily church towers, as well as the other historical buildings and associated gardens and parks.

The long tradition of heritage protection in Prague helps preserve the authenticity of the property at a very good level, and future preservation of a high level of authenticity is ensured by the law, which monitors this with its emphasis on assessing any plans within the property and prescribes full respect therefor.

The risk of pressure for more intensive use of the territory has thus far essentially been faced well, in part due to the instruments of territorial planning heritage care, and in part through application of further legal regulations. In this case a balance must be maintained between colliding interests.



2

Components
of the image
of the Historic
Centre of
Prague, Part 001,
that create the
Outstanding
Universal
Value (OUV),
description
of values



2 1 Tangible components

2 1 1 Basic area of the city

The boundaries of the property are precisely delineated in the documents defining Part 001 and are identical with the border of the Prague Heritage Reservation. Topographically the space of the historic centre of the city must be understood as the territory delineated by the hills of Hradčany, Vyšehrad and Vítkov. Connecting their peaks creates an equilateral triangle with pinnacles almost exactly equidistant from each other, with the sides of this triangle measuring 3 500 m. In relation to the city as a whole it is a rather small space, the dimensions of which lend the historical area a “surveyability”, which is of fundamental significance for the panoramic views of the city.

The impressiveness of the defining elements of this area is enhanced by the significance of its dominant structures. The area's axis is the flow of the river in the form of the Old Town meander. Spread over it are the city's settlement development and unique solitary structures that shape the city. They are harmoniously incorporated into the morphology and scale of the terrain and situated at mutually optimal observational sites and distances.

The numerous vertical and spatial dominant features stand in a diverse yet not chaotic composition, offering a nearly endless number of various views of the city, a kind of dynamically perceptible and mutable veduta. Lookout points and lookout routes on the hillsides of the surrounding slopes, particularly on the left bank, present the city in all its diversity. The city spread out beyond the horizons that define this basic area is not visible from the level of the river's floodplain, which lends the historic part's atmosphere an intimacy, while also evoking an image of free space beyond the visible boundaries of the terrain. This uniqueness is a distinct value, the preservation of which requires height limits to be set for structures beyond the horizons that define the river corridor.

The contrast between the plastic shape of the terrain, the structures of the historic centre and the still visually open distant horizons with rather level building heights accents the impressiveness of the inner scenery.

To this day there exists a visual link between the city and the surrounding countryside along the axis of the river with very long vistas cutting through the concentrated ring of urban development. The views reach far beyond its borders into the adjacent countryside, over 10 km distant from its centre. The complementarity and interplay of intimacy of the space viewed from the river and the generosity of the long-distance views from elevated sites are a unique attribute of the city worthy of the highest protection.

From an artistic standpoint they lend the whole a marked picturesque quality, which is based on the aforementioned plasticity of the terrain, the interplay of forms and the scales of the overall urban visual scene. The profile of the river area, bounded by the horizons of the surrounding slopes, is changeable. Its varying width creates smaller sub-spaces along the line of the river. In the south and north-east, it is defined by narrows, which create notional gateways to the inner part of the historic city. In the south, at the level of Vyšehrad, the horizons are approximately 860 m apart, while the eastern boundary of the city's central area around Vítkov and the Letná formation has horizons approximately

1200 m apart. In contrast, at the broadest site of this space, the horizons are over 5 000 m from each other.

Currently the described existing relationship between Part 001 and the city around still applies, despite partial changes in the form of new high-rise developments on its more distant horizons. New plans concerning construction projects in the southern and eastern sector of the city could pose a certain threat.

2 1 2 The city and its natural setting

A variable that co-generates the OUV of Part 001 is the natural setting in which the city has been developing since earliest times, both within the territory of Part 001 and in the further context. In terms of preserving and protecting the character of Part 001, it is necessary to respect the relationships between the basic elements of the original landscape with the river as its backbone and the emergence and development of the city, as the constant and ubiquitous intermingling of settlement and landscape is one of its basic qualities. A precondition for protecting and supporting this synergy is a sensitive perception of the differences between the individual sites (locales) in Prague and the transitions in the environment, both within the city and the internal natural setting defined by the area of the river with preserved elements of a natural character, and in the further locales of the constantly expanding peripheral ring transitioning into open landscape. The scientifically justified protection of what is visible is not possible without a deeper understanding of the realities hidden in the layers of the natural and cultural environment, which bear witness to the causality of its development and facilitate further identification.

As a result of the expansion of suburbs, shopping centres and warehouses, it is no longer possible in Prague to create the once considered and conceived continuous green belt around the city. What does remain a possibility however is maintaining a system of green wedges running from the open landscape all the way to Part 001. Aside from their significance for the OUV of Part 001, these also have a unique recreational potential. Moreover, it is possible to continue via them, by foot or by bicycle, from the centre to the forest complexes of Hřebený, Bohemian Karst, the Říčany region and the Sázava part of the Central Bohemian Uplands.

The issue of the natural setting stretches beyond Part 001 or even the whole city, yet its significance for all these parts commits us to



protection and to the conceptual approach contained within the valid land use plan and other conceptual documents. The process of change should not take place so spontaneously, but should be directed.

2 1 3 The river area

In Part 001 the river must be understood as a phenomenon comprising not only the waterway and natural element itself, but also the more broadly understood situation with the spatial, visual and meaning-related context, which offers an opportunity for intensive sensory and spiritual perception and further interpretation. The space of the river traditionally offers an accessible counterbalance to the hectic city centre, a place for short-term recreation for locals, and an unparalleled “observation point” for the territory’s historical values. It is a calming “living room” for the central part of the city. Along the surface of the river’s midpoint runs the imaginary centre point of the city with the greatest perceived intensity (the area around Charles Bridge).

The river as a line flowing through the historic core of the city, or rather the continuously built-up inner city, forms an internally diverse whole. Aside from the landscape, the space contains significant architectural qualities in the form of structural and non-structural modifications to the riverbanks, and especially the bridges, which along with the weirs break it up and rhythmicise it in accordance with the terrain formation into sections with particular aesthetic, architectural and operational-functional expressions. The bridges form boundaries of the individual units, and at the same time as a whole create a completely unique set of (bridge) architecture characteristic for Prague.

The river forms the primary spatial axis of the city. The shaping of its banks, and the surrounding terrain formations, is the most prominent element that articulates the space of the river into distinctive linked sub-spaces, or landscape and urban units that form the foundation of the city’s image. Within Part 001 this is a space roughly 4.5 km long, delineated by the horizons of the surrounding hills and terraces, on average of 40 to 60 m above the surface of the Vltava. The width of the river ranges between 150 and 450 m. These parameters, much like the adjacent buildings, give the space of the historic part of the city its basic and constant scale. The existing situation lends the surroundings of the river an almost intimate and idyllic atmosphere within the context of the city, and on the other hand, due to the spectacular views of the distant landscape, also an important monumentality, enhanced in the view in the opposite direction from the visual vanishing point, formed by the dominant Prague Castle.

2 1 4 Green space

2 1 4 1 Historical gardens and parks

Aside from nearly natural locales, over the centuries gardens with an evident period architectural design were created. Their appearance and size often changed in line with period trends. Though some of them have disappeared completely, over 280 historical gardens of varying size and significance have been preserved within Prague, contributing to various extents to the semblance of the city. The oldest, from the Middle Ages, were the monastery gardens. The Renaissance is represented by ostentatious gardens by palaces and burgher homes. In Prague this period is most represented by Baroque gardens. Palace gardens, often terraced



to make use of the sloping terrain, are concentrated primarily in Malá Strana, where they take up an area of 42 ha. A great number of historical gardens with worthy modifications from the start of the 20th century have also been preserved by Prague Castle. These left-bank gardens recently underwent arduous rehabilitation.

In the 19th century with the expansion of industrial development in Prague, city parks were created as a counterweight to urbanisation. In part these were established on unused lots, or they were designed for the newly emerging residential developments as an essential urbanistic element of the city, quite frequently in place of the scrapped Baroque fortifications. At that time a park was also created on the former market-place, today Karlovo náměstí (Charles Square). The second half of the 20th century also brought Prague several important parks that helped boost the “green” component that co-generates the OUV of Part 001, but these were already realised exclusively outside Part 001.

Segments of the preserved city fortifications also became part of the green spaces.

A not insignificant component of Prague’s greenery is cemeteries. With their artistically valuable funereal elements, they are part of Prague’s heritage. In Part 001 this refers primarily to the Vyšehrad Cemetery and the Old Jewish Cemetery in Old Town.

In the adjacent belt of the Part 001 Buffer Zone, the green space component is panoramically significant. These include further historical Prague gardens, and in the natural landscaping style, gardens and parks of other chateaux and estates located beyond the boundaries of Part 001 have also been preserved.

The character of the environment, especially the street network, contains further elements of greenery, including the odd row of trees, while valuable solitary trees are rather found in inner courtyards.

An irreplaceable role in the panoramic values and in the impression of the roofscape is also played by the visually contributing spaces covered in self-sowing semi-park greenery. Aside from the visual effect, breaking up the built-up areas in panoramic vistas, they also have their recreational, climate and biological functions.

Historical gardens within Part 001 are carefully recultivated and maintained. In contrast, certain unsettled green spaces, particularly in the buffer zone, are in places insufficiently maintained, with overgrown tree cover, and the recreational potential of these is not sufficiently utilised. These areas are often the subject of intense interest from investors.

2 1 4 2 Green spaces in courtyards

The Historic Centre of Prague (Part 001) is characteristic in its historically determined high proportion of undeveloped green spaces. These consist in part of purposefully established historical gardens, parks and orchards, as stated above, but also to a large extent of a range of small-scale greenery in inner courtyards and yards. These document the prior development of the city and represent both an urbanistic and ecological value, providing also hygienic quality for the densely inhabited city. They are fundamental for everyday life within the contemporary city centre and one of the preconditions for sustainability of its residential and highly valuable visitor functions.

A threat is the pressure to increase the proportion of built-up space in courtyards, leading to a disappearance of green space and solitary trees.

2 1 5 Proportions of terrain relief and its dominant features

An essential factor for the value of the spatial situation of Part 001 is the relationship between the formation of the terrain, particularly its rises, and the height of the dominant structures. The lowest altitude of the river in Prague is 170 m a.s.l., while the promontory of the Prague Castle reaches a height of 260 m a.s.l. and the highest point of Part 001 is Petřín at 327 m a.s.l.

The maximum height differences of the terrain in the main area of the city range around 90 m, thus determining the scale of its general building height and the dominant vertical features.

The layout and height proportions of the individual landscape formations, along with their morphology, form the basic proportional and aesthetic framework, the regulation ("limit constant") for all structural interventions in the panoramic context of Part 001. The value of the composition of the dominant features in the historical city is a reflection of the proportional relationships with the terrain relief and the conscious hierarchisation of heights, which not only correspond to the significance of the structures, but also of the specific sites and the overall configuration of the urban structure. Here the spatial principles harmonically conform to the importance of the individual dominant features.

The highest tower of the St Vitus Cathedral reaches a height of 90.5 m (the heights are in absolute values). The dominant features that visually tie

to the river reach heights of around 50 m (St Francis, the Charles Bridge tower, the historical water towers), while the majority of towers in Old Town churches reach heights of around 45 m. The spatial centre of Old Town is marked by the Týn Church, with a tower height of 78 m and the Old Town Hall tower with a height of 60 m.

Beyond the borders of Part 001, in its buffer zone, the scale and character of the dominant features has to date largely corresponded to the harmonic nature of the of the visual whole. On the outer edges of the buffer zone however, modern visually dominant profane structures of varying quality have turned up, from the perspective of the panorama in inappropriate positions.

What is essential for the impression of the dominant features is a balanced relationship between their height and the buildings around them along with their placement in the structure of the city and the baseline of the terrain, which is specific for parts of the Part 001 territory. A threat is the gradual height increase in the buildings surrounding dominant features with new intrusive structures, the dimensions and sometimes also harsh shapes of which disrupt the proportions, harmony and characteristic softness typical of Prague, particularly on the river's right bank.

2 1 6 Basic character of buildings from perspective of panorama values

The impression of the established citywide vistas is based primarily on a dialogue between the configuration of the left and right bank: the left bank with its dramatically formed terrain and the no less dramatic composition of its dominant structures, and the right bank, whose terrain rolls calmly towards the east with a broad open horizon and gradual decline in distinct dominant structures.

This historical framework has been added to on the distant horizons of the visual plane in modern times with horizontal lines of prefab housing development complexes. In the last roughly 50 years, certain closer visual horizons have also been transformed (the development of Pankrác Plain with an ensemble of high-rise buildings, construction on the Vinohrady and Žižkov horizon, currently in the area of Vysočany).

Subcomponents of the area with distinctive forms of development create what are to a certain extent autonomous panoramic units, which can be distinguished in the skyline by their absolute height, the level of



217 Composition and structure of the city and panoramic characteristics in long-distance views

Characteristic for Part 001 is the composition of the historical urban composition, which in combination with the natural conditions forms the intrinsic character of the urban landscape. This is represented primarily by the relief of the terrain rising amphitheatre-like from the river with large green spaces that often form the visual horizon of the city centre (Petřín, Letná, Vítkov), and the meandering river.

Prague's characteristic skyline is based on the inextricable interaction between the morphology of the terrain, the river and the urban built-up area with the varying height of historic buildings and especially the most significant vertical dominant features. These characteristics are represented by unique vistas from the central part of Prague (in particular the Hradčany skyline from the Old Town riverbank), as well as views in the opposite direction, i.e. from the dominant terrain features – Petřín, Prague Castle, Letná, Vítkov and Vyšehrad into the centre of the territory, in particular Old Town, New Town, Malá Strana and Hradčany.

There has been some disruption of the long-distance views from and towards the centre with the compositionally ill-conceived placement of high-rise or oversized and non-contextually shaped structures. The emergence of a backdrop of housing estates, even visible from some inner viewpoints in Part 001, has brought the distant horizons closer perceptually. The rise of new vertical dominant features on the horizons has then led to a weakening of the dialogue between the dramatically shaped historical part of the city and the previously calm balanced urban structure surrounding it.

What is essential for preserving the uniqueness in this respect is above all protecting the ring of neighbourhoods surrounding Part 001 created at the turn of the 20th century with their relatively calm and homogeneous buildings.

The basic compositional axes of the historic centre of the city are the river and the axis crossing it of the "Royal Route". The intersection of the urban axis with the landscape axis at the position of the Charles Bridge is the apex of the Prague dialogue between city and nature.

The terrain of the built-up area is made up on the west side by the steep amphitheatre of the Malá Strana ravine, facing the opposite bank with the flat river floodplain, the area of Old Town. Further to the east

evenness of the height line (for some areas major height differences are characteristic), the morphology of the roofs, and the materials used and colour scheme of the roofing.

The relationship between the heights of dominant features and normal buildings in Malá Strana and Old Town is highly dramatic compared to the more even situation in New Town, where the numerous dominant features are more modest in height and the surrounding buildings much higher. The primary concentration of dominant vertical features is in Old Town and Malá Strana.

In the case of Malá Strana and Old Town, the proportion between general building heights and dominant features is essentially stabilised, with the exception of local changes caused by new construction. In the case of New Town however, this proportion is changing in places in connection with the construction of massive new administrative buildings or additions to older ones. The threat thus consists not only of the absolute height and mass of new structures, but also in the failure to respect the proportional relationships already in place.

it faces the much larger and opener amphitheatre of New Town, rising up to the horizon of Vinohrady.

From the perspective of the **composition of dominant structures**, the vertical, the left bank is based on the effect of the two most important – the St Vitus Cathedral, which dominates the whole of Part 001, and the St Nicholas Church, which rises above the composition-al centre of Malá Strana.

The composition of the right bank's dominant features is characteristic in that Old Town forms an accumulation of vertical elements around the centre point, which is the Týn Church. The composition of New Town corresponds to the division of the city into three tracts, dominated by the bell tower of the Church of St Henry and the tower of the New Town Hall, with the Church of Our Lady of the Snows in the middle.

From the perspective of the **structure of buildings** and the character of the street layout, the historical part of the city is not entirely homogenous. The spatial formation and character of the left bank is influenced by the dramatic configuration of the terrain. The street network on the slope consists primarily of the important arterial streetscape and short winding side streets. The flat part of this area by the river is a system of irregular streetscapes with frequent squares. The buildings in this part of the city are of an organic nature reacting to the irregularity of the terrain. In the context of Part 001 they form an original panoramic whole.

The right bank – its flat part, particularly Old Town – is formed by a highly dense block structure, creating a largely softly laid out street network that often copies very old routes.

The connecting New Town is an expansion on the basic compositional principle of the Old Town with a modified scale of its block structure. It connects to the Old Town with a reaffirmation of its radial arrangement stemming from the centre of its structure, but also through certain other analogous motifs of the spatial arrangement. A modern aspect here is the generous scale, straight streets and geometrical regularity of the squares.

A threat to the compositional relationships of Part 001 as a whole and of its components is the building of large commercial or administrative structures – or the expansion of older ones – the height of which weakens the clarity of the composition of existing dominant features and the form and impression of which changes the architectural scale and character of the environment.



218 Visually exposed compositional axes, public spaces and building facades

The most important visual axes of Part 001 are the long-distance vistas along the axis of the river and the axes formed by the city's significant public spaces, as well as the routes they form together.

Also significant for Part 001 is the complex or long-distance exposure of major units of building facades (the right-bank buildings of the Old Town and New Town embankments), the facades of the best known squares in the city centre (Old Town Square and Wenceslas Square) and the edges of the built-up area visible in long-distance panoramic vistas (for example the border between built-up zones and undeveloped green space).

A threat to the visually exposed axes is their erosion with the effect of new oversized or oddly shaped structures that stick out in the important sightlines, often even from a great distance. A threat to the visual values



of the exposed street face is the arrival of structures or extensions that do not fit the context in scale or style.

2 1 9 Roofscape with historical height dominants

The roofscape represents an important phenomenon of Part 001 of the city's historical core, and to a considerable extent helps determine the character of Prague's panoramic views. As such, it is one of the fundamental components of the city's image. Key factors are the morphology of the roofs, their materials, the roofing and the resulting distinctive colour. This aspect is compositionally rounded out by the buildings of dominant height and local architectural accents in the form of corner towers, gables, or architecturally originally shaped roofs. The roofscape is also a testimony to the exceptional number of preserved historic roofs, including roof framework.

Currently the most serious threat to the roofscape within the Historic Centre of Prague (Part 001) is the constantly increasing pressure to raise the level of exploitation of lots through extensions and also the commercial and speculative utilisation of attic spaces in the form of attic additions. No less significant is the negative tendency to roof over yards and passages, or to develop whole inner courtyards. New visual elements are entering the historical context, such as inappropriately designed glass roofs, dormers, and rooftop or studio windows, which serve to light newly utilised attic spaces, including in locations where they did not occur historically.

The historical **dominant tall buildings** include primarily the towers of the city's churches, the bridge, town hall and castle towers (Old Town Hall and New Town Hall, Powder Gate and others). This composition of vertical dominant features is rounded out by the dominant public structures of the 19th century (National Theatre, Rudolfinum, National Museum, Main Train Station). What is especially important for the overall impression is the still existing height hierarchy, i.e. the proportion between the regular burgher houses, the palaces, public buildings and the main dominant tall buildings. To date it is sacred or public buildings, primarily for cultural or social uses, that remain dominant in the panorama. This composition of dominant features is complemented by minor architectural high-rise accents of residential buildings in the form of decorative corner towers, etc.

A threat to the impression of the historically established and preserved proportions of the heights and forms of the dominant features is the permanent pressure to build additions on the existing surrounding buildings, changing the existing proportions of the dominant features in relation to their surroundings, as well as the placement of new commercial buildings that are not suitable in their size, height and form, which compete with the more subtle historically dominant features and disrupt the compositional situation.

The actual configuration of the roofscape differs locally and lends a specific character to the various parts of Part 001. One aspect is the equilibrium or differentiation of building heights, another is the specific morphology of the roofs, the type of roofing used, and also potentially the type of roof openings. Thus in panoramic views areas of differing visual character of the rooftops emerge.

The differentiated nature of the roofscape creates impressive panoramic units that fill in the composition of the urban landscape.

Another threat arising from the constant pressure to increase the exploitation of lots and structures is the desire to raise them to the level of the highest buildings, thus levelling off the heterogeneous structures, and vice versa diversifying the homogeneous units with new additions.

2 1 10 Character of the built-up area and individual urbanistically valuable buildings

The Historic Centre of Prague is an example of a process of continuous urban growth, which within itself retains elements of all its historical phases, from the time of the Middle Ages to the present, as well as examples of unique achievements of medieval urban planning.

The various phases of historical urbanism persist in the current structural form and the structure of the various neighbourhoods; they are not threatened and thus form an independent source for understanding the city's historical development, including its heterogeneity.

From an urbanistic perspective, the Historic Centre of Prague, Part 001, is a heterogeneous formation made up of various urbanistic units that represent various stages in the city's development. Some of these units have to a large extent preserved their unified architectural format, others are ensembles of highly differentiated buildings, whether chronologically, stylistically or in terms of size, yet the historical layout of

the street network and squares has remained preserved. Some buildings that do not represent the typical, dominant character of the area have however now already become an integral part thereof and are themselves a testament to the historical urban development and are in this regard urbanistically and historically valuable. A typical feature for certain parts of the historic centre where historical buildings intertwine with razed areas is this very heterogeneity. This applies to certain smaller sections of Malá Strana and the Old Town (e.g. the area around the St Castulus Church). A more significant heterogeneous area in this sense is New Town, in particular around the main urban avenues and squares (the ring around the Old Town, Wenceslas Square), or in several smaller enclaves (Petrská čtvrť).

Although heterogeneity is mentioned as a characteristic of certain parts of 001, it cannot be unequivocally stated that it is a quality. It is thus necessary to distinguish its specific or local quality; its benefit for the value of the whole. One threat could be the transformation of locally specific character by levelling out the height level of the buildings or, conversely, upsetting it. Thus heterogeneity cannot be an argument for foreign forms of structural modifications.

2 1 11 Original medieval allotment

The parcel allotment is an important mark of the history and development of Part 001. In the centre of Prague the allotment preserves traces of the various phases of historical urbanism. In a considerable part of the territory the original medieval structure has been preserved to date. Changes to it are a testimony to the city's long-term urban development. They are an indirect projection of the internal property and operational relationships that took place over time, as well as of the development of urbanistic typology. The historic allotment is the dominant determinant of the form of public space. In places its endurance exceeds the existence of the original development for which it was delineated. Despite its virtual nature, it significantly preserves the scale, volumetry and nature of the built-up area, and is thus a factor in protecting it. The basic delineation of public space associated with the allotment has essentially been preserved, with only partial changes associated with the expanding and correction of the streets at the end of the 19th century and in the inter-war period of the 20th century. At the level of individual structures,



2 1 12 Historic street network

The street network is the most enduring element of the urban structure, essentially outliving the buildings that define it.

Prague's preserved historic street network along with its squares reflects the city's stages of development from the Romanesque period to the present. In particular the area around Old Town Square and along the line of the Royal Route is a record of the oldest organic phase of the city's development. New Town, based on a unified concept, is distinguished by a more or less regular street network. The original street network is a testimony to the historic concept of the urban structure. It forms the city's stable and stabilising skeleton. There are various layout forms to the street network in the historic centre – from organically formed ones to radial to rectangular. The street profiles differ highly from each other, sometimes even fluctuating, ranging from seven to an exceptional sixty metres in width on Wenceslas Square.

A threat are partial conversions that do not respect the principle of spatial formation of the street network (street line, height, scale and articulation of facade, material and colour design) and disrupt the appearance of the whole or endanger the basic spatial configuration, including valuable sightlines.

2 1 13 Public space and its importance

An essential value of the historic city is the continuum of public spaces, particularly in the form of the street network, squares, embankments and public park greenery. These form the public urban interior and help dictate the city's identity. It is a unique set of connected spaces that form a greater compositional whole. Public spaces are also one of the bearers of historical functional and compositional relationships in the form of urban axes and important routes (e.g. the Royal Route, the Old Town ring, or Charles IV's New Town composition of medieval marketplaces). The individual connected spaces interact with each other aesthetically. In many cases they are accented by tall dominant features or the architecture of exceptional building facades (the building At the Five Crowns), which add the finish touches to the sightlines down individual streets and squares. The value of the individual public spaces is, aside from their spatial configuration and

the existing medieval allotment has primarily been preserved in parts of Old Town and Malá Strana. The medieval allotment has also remained preserved despite numerous conversions or complete destruction of the medieval cores of the buildings for a considerable part of New Town and even Josefov.

The historic allotment is a central component for forming the urban structure and its specific character. *Changes to its locally specific nature are a serious threat with a possible impact on the form leading to undesirable volumetric transformations, felt not only in inner courtyards, but in places also in public spaces in the form of unsuitable changes to the scale of structures, the roofscape, and as a result also the skyline. The pressure to merge individual lots and subsequently functionally connect several neighbouring buildings is also a threat.*



composition, determined by the historically preserved intact streetscapes (facades).

Public spaces are the backbone of the city's physical structure, guaranteeing its stability and thus protecting its heritage structure, the hierarchy of spaces and the continuity of meaning.

The historical development of the public space is defined by its morphological formation and the types of material structures that delineate it, or rather form it and lend it its "ethical significance". The basis for the value of Prague's public space is the medieval structure enriched by the Baroque "scenery" to include dramatic and surprising visual orientation and visible hierarchies. The interplay between types of spaces and the topography contributes to the existence of places that within the environment of Prague create a characteristic semantically and visually constituted and stabilised spatial continuum, a network of spaces, squares and streets. The comprehensive and contextually understood protection of these values is a prerequisite for preserving them.

In places inappropriate transformation is taking place in the organisation of the streetscape, both from a physical perspective (the breakdown of drivable and walkable spaces conforming to priority for automobile transport, or the use of inappropriate surface materials), and from a functional-operational one (for example the creation of spaces for parking vehicles, or building entrance ramps into subterranean garages). The historically disparate nature of the various parts of the territory and its public space require a differentiated approach to any potential modifications thereto.

Generally speaking, public space is also the most important bearer of a distinct way of everyday life, i.e. of cultural "horizontal" that help form the value of the whole.

Currently, public space is managed and maintained by various organisations.

Administration by discrete organisations creates a problem in defining jurisdiction and managing details such as investments, maintenance and cleaning.

At the same time such space is utilised as a source of revenue for the city, and according to a study 70% of it is subordinated to automobile traffic. Not only do the streets belong to cars, but part of the sidewalks as well, while pedestrian and bicycle traffic is pushed into the background and with it the city's more accommodating face.

2 1 14 Preserved historical layering in the cores of historic buildings

Within the Historic Centre of Prague an extensive set of structures has been preserved to date that preserve traces of continuous architectural development from the Romanesque period to present day. Preserved cores of medieval homes are numerous. This stock includes a significant collection of Romanesque houses preserved at the subterranean level, particularly in the original area of Old Town, south of the Old Town Square. Many buildings underwent frequent conversions and nearly all the important stylistic stages are in evidence here. Proof of this process is still contained in their structural foundations and they represent an irreplaceable resource for learning about the development of medieval and modern construction and its historical structural stratigraphy and unique layering.

Characteristic of the existing building stock is a significant level of authentic materials and constructions, including preserved structural details (original window and door frames, metal fittings, and other details).

Prague heritage authorities steer builders to preserve the stylistic layering of buildings, which is essentially successful in the case of buildings that are cultural monuments. In greater danger are those buildings that lack that status, including the archaeological grounds underneath them.

2 1 15 Subterranean parts of historical structures

This concerns primarily the collection of Romanesque “cellars” of European significance, which were previously part of the ground floor of buildings but were swallowed up by the growing city, as well as Gothic and more recent cellars and local water infrastructure connected to wells or water collected from roofs. These must be considered



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an integral component of historic buildings. Cellars and wells filled with sediments are also almost always archaeological sites.

Archaeological sites are a subject of intense interest for heritage authorities and the general public, and are protected by law. If necessary, archaeological rescue surveys are conducted. There is particularly evident effort to leave important immovable archaeological finds “in situ” (in their original location), or to utilise them visually in performing structural modifications.

Protection of the underground must also be applied to technical monuments, which are preserved water and drainage systems. For one thing they are technical monuments, but they also have a practical importance for protecting the building’s statics. The historic drainage systems of Hradčany, the Strahov Monastery and to a certain extent Malá Strana form pits and shafts. The oldest parts of the water lines are from the Romanesque, but the greatest rebuilding took place in the 16th–19th century. In some cases the drainage function has been forgotten today, particularly where these systems are not sufficient known or studied.

2 1 16 Valuable archaeological sites

A vital component that positively influences the OUV of Part 001 is its archaeological sites, which are also important for learning about the historical development and material cultural of the city, which are an integral part of the material essence of the property and its stratigraphy. A high level of preservation and potential of original historic sites attesting to the continuity of settlement has been recorded on a significant area of Part 001 of the Historic Centre of Prague. The Historic Centre of Prague hides underground significant evidence of the historical development of our capital.

The whole area of Part 001 of the property is a locale with archaeological finds. There have been 137 “important archaeological areas” identified comprising areas with archaeological sites that have been preserved to date and whose continued preservation is most desirable as components helping create OUV. In connection with the city’s development, valuable archaeological sites are shrinking, which is an irreversible process that degrades the value of this part of Prague’s cultural heritage.

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The system of protection allows for spot or line excavation necessary for the normal functioning of buildings, but rejects new blanket excavation for construction of extensive underground spaces (new basements, underground parking lots, etc.).

2.1.17 Architectural values

Prague is rich in preserved specimens of architecture that are exceptional in both a European-wide and global context. Exceptional examples that had an influence on the development of the Late Gothic in Central Europe are the St Vitus Cathedral or the Vladislav Hall in the Prague Castle Royal Palace. In addition to this there is an extraordinary number of preserved examples of top architecture from other stylistic periods as well, and ensembles thereof, from the Romanesque period through the 20th century. The high standard of architecture in Prague is however also evidenced by the ordinary building production and structural changes and urban growth. In this manner the historic development is demonstrated not only by the important historical buildings and complexes (the Prague Castle, numerous urban palaces, churches, monasteries, gardens), but also the compact ensembles of burgher houses.

Also important are the ensembles of architecturally valuable and in their own way unique tenement buildings from the 19th century (Josefov, Vojtěšská čtvrť). Likewise significant is the set of inter-war multifunctional buildings on the major urban boulevards, particularly on Wenceslas Square and its surroundings, as well as the individual tenement buildings scattered particularly in the residential developments on the right bank of the river.

A threat to these primarily residential buildings and ensembles thereof is the gradual loss of their original functional use, conversion into temporary housing, accommodation or for administrative purposes, and the associated inappropriate layout modifications. The result is a decline in permanent residents and the resulting change of the climate in certain parts of the city. Likewise threatened is the traditional utilisation of the street level for small-scale retail activities and services that serve the public due to centralisation into large shopping centres. The pressure to increase the level of utilisation of structures also often leads to inappropriate extensions or additions in courtyards, which it would be much better to free up and clear of inappropriate structures.



From an architectural and functionally meaningful perspective, a quite specific part of the historic centre's structure is the array of buildings with most frequently cultural and educational functions. These are stylistically heterogeneous and architecturally exceptionally valuable. These include either buildings conceived for purposes still existing today (museums, university buildings, palaces for public administrative authorities), or structures that were subsequently adapted to such purposes, primarily from prominent complexes of palace architecture.

These collections of buildings and their current use, including the societal, educational and economic structure of their users, help form the non-material value of the property and its climate. Their sustainability is thus significant in terms of preserving the "genius loci" (spirit of place).

The decline of the residential function in Part 001 presents a threat to the existing community structure of residents, or rather their replacement with temporary residents or mere visitors.

2 2 More detailed characterisation of historic neighbourhoods in part of the historic urban built-up area

The urban structure of Part 001 can be considered at the urbanistic level to be a developmentally completed unit. The absence of empty lots and blanket stability of the buildings as a whole ensures and strengthens the area's integrity. For more than a hundred years there have been no extensive blanket demolitions of blocks or street fronts within the property, nor fundamental changes to the urban structure. In several cases however there has been blanket demolition of valuable courtyard buildings. Localised exceptions were work associated with the building of metro stations and of the North-South Trunk Road ("NSTR"). Partial changes to the city's image are today more brought about by scattered modifications motivated by efforts to intensify utilisation of existing spaces and buildings, attic additions, extensions, building and roofing over of yards and courtyards, and new forms of utilising basements and underground space.

2 2 1 Character of the built-up area from the perspective of panoramic values

The character of the urban structures of the various portions of Part 001 is diverse and specific. One variable is the topographic situation and the associated form of allotment; the scale and typology of structures differs as well. Parts of Malá Strana and the central part of Old Town have more or less shared characteristics. New Town has a markedly different structure, with the specific character of the area of Wenceslas Square and the Old Town ring (and the "Golden Cross"), which stand out in comparison to other parts of the property in the generous size of the blocks, greater regularity of layout, and as a result the more modern

buildings with greater capacity. The older razed parts of the city also distinguish themselves, having been remodelled into a form analogous to the Prague neighbourhoods of the turn of the 20th century, primarily Josefov, Vojtěšská čtvrť, and former Podskalí. Upper New Town has a specific structure, characterised by the large closed complexes of former monasteries, today medical facilities. Quite outside these categories are then the complexes of Hradčany and Vyšehrad.



2 2 2 Hradčany and Prague Castle

The National Cultural Monument Prague Castle is located in the area of Hradčany. It has been the symbol of the city and the Czech state since the 10th century. In 1918, Prague Castle became the seat of the Czech presidents. Slovenian architect Josip Plečnik carried out significant alterations to the Castle arising from the need for it to fulfil this



new function in the 1920s and 30s. The majority of buildings in Prague Castle are unique landmarks with centuries of history.

Adjacent to Prague Castle is what was originally the town of Hradčany, as well as the originally independent areas of Pohořelec and Nový Svět, with its inimitable atmosphere. Through gradual development an extensive complex of individual palace, church, fortification and residential structures arose, as well as courtyards and gardens. Only a proportionally small part comprises residential buildings, concentrated on the area of Pohořelec and a unique collection of small structures in Nový Svět.

Also part of Hradčany are the Strahov Monastery and part of Petřín. On the northeast side, in the foreland of the Prague Castle gardens, a villa neighbourhood was built on the preserved segments of the Baroque fortifications at the start of the 20th century.

2 2 3 Old Town and Malá Strana

From a spatial perspective, the Old Town is the centre of gravity of Part 001. Along with Malá Strana it is the largest concentration of preserved medieval spatial structures and preserved historical buildings in the city. Its current appearance is not however uniform. The area extending along the Royal Route has a characteristic medieval appearance to date. The typology of the buildings, founded most frequently on Gothic lots or merged plots, forms its own structure different than the surroundings, while in many places the street network is extended by an extensive system of passages. The buildings are characteristic in their irregularity. In the area around Betlémské and Haštalské náměstí, significant redevelopment took place primarily at the end of the 19th century. At the edges of the razings, the new model of four- to five-storey tenement buildings meets with the older buildings and creates spatially and architecturally interesting – at times even bizarre – situations. In places differences in the level of the terrain, which was gradually raised, are also still evident.

Around the former strip of fortifications, today the Old Town ring, marked redevelopment was carried out at the turn of the 20th century. Modern structures of a metropolitan type arose here, rising high above the Old Town buildings. Likewise the redevelopment of Josefov led to the blanket rebuilding of part of the territory – called Vojtěšská čtvrť (along what is today Masarykovo nábřeží) – into a residential area.



2 2 4 Josefov

Josefov is a distinct area within Part 001. The original historic, organically formed urban structure of the former ghetto was essentially removed across-the-board during the razing at the end of the 19th century and replaced with architecturally, typologically and volumetrically uniform eclectic housing forming compact, even-heighted blocks of a predominantly residential character. Certain important sacred structures, primarily synagogues and town halls, were preserved. Based on the plan of the time, the street network was significantly altered spatially, leaving its directionality, and basically only fragments mostly associated with the preserved structures remain. To date it is possible to spot remnants of the pre-demolition terrain levels in certain streetscapes.



2 2 5 New Town

The built-up area of New Town is quite heterogeneous, both in terms of its age, as well as the typological forms and architectural expression and quality. The area was built with Charles IV's generous concept consisting of the placement of three important public spaces, the former marketplaces. The connections between them formed the basic spatial

backbone of the New Town, based on a monumental composition of a cross layout. This spatial composition is supported by the placement of important structural and symbolic verticals, the dominant features of New Town. Filling in the composition are large, regular blocks with originally spacious inner gardens, today mostly transformed into smaller courtyards, largely built over with secondary developments of quite variable quality. Over time the today quite characteristic differences in urban structures in the individual parts of New Town emerged.

The New Town building structures have already been considerably modified and include developments from practically all the periods of the city's construction, including a significant share of structures from the 19th and 20th century. In the 19th century important public buildings were erected here as well, rounding out the system of religious dominant features in this part of the city, while also being felt citywide.

From the perspective of the gradual transformation of the structure, not only is the exploitation of the large inner courtyards significant, but also the subsequent diversification of building heights. Characteristic in this regard is the existence of distinct enclaves (e.g. Petřská čtvrť and in part also Vojtěšská čtvrť and Na Zderaze, etc.). The most intensified forms of development are in the surroundings of Wenceslas Square, Jindřišská and Štěpánská, where at the turn of the 20th century there was a marked shift in the scale and nature of buildings. In the inter-war period especially these redevelopments led to the "metropolisation" of the centre of Prague.

What is true of the relationship between the dominant buildings of New Town and the surrounding structures is that their heights do not contrast as greatly as those in Old Town, for instance. Indeed, some are nearly lost in the new high residential blocks (the Churches of St Adalbert, St Michael, St Clement and others), or their impression is weakened by the modern structures and in many cases by the additions being built.

In places the height level is even, but more frequently it is incongruous. The roofscape has in many cases been variegated with architectural accents, but also problematically tainted with spontaneous additions or utilitarian technical devices. Around Wenceslas Square and the outer portions of the Old Town ring, modern buildings now predominate. Some structures from recent years are not up to architectural standards considering their historical context. Qualitatively they are rather average, which does not conform to the significance of this part of the city.



2 2 6 Vyšehrad and the area below it

The area of the National Cultural Monument Vyšehrad has been inhabited since prehistoric times. Its core is the site of the former prince's fortress established in the 10th century at a topographically pronounced rise above the river, forming there a symbolic gateway to the city, both complement and counterpart to Hradčany. Today this area, defined by



the massive Baroque fortifications, forms a citadel that is spatially separated from the surrounding city. Its open and diverse buildings are not an urban structure of the traditional type. It is a practically uninhabited area with a large proportion of fully grown park vegetation.

The area under the castle does not have any extensive regular structure, but rather separate and smaller local units surrounding the Vyšehrad citadel. These structural cores, formed primarily of tenement buildings from the end of the 19th century, partially follow the historic route network and create incomplete blocks. Their height somewhat weakens the impression of the Vyšehrad district, but the height was the standard for developments of the time. A specific component of this area are the villas and rental buildings from the “Cubist” period of Czech architecture.

The adjacent area of Podskalí to the north is a former rafters’ neighbourhood, which was fully razed at the end of the 19th century and rebuilt. The current regular residential blocks form a compact unit.

2 2 7 City fortification strip

Prague is one of the few European capitals where the urban fortifications have been preserved to such an extent. They represent all phases of their development. Aside from preserved segments of the Gothic fortifications, this primarily concerns the strip of Baroque fortifications. To a large extent the fortifications are connected with a strip of vegetation, particularly around the western and northern segments of the historic centre (Part 001)’s circumference. Along with the exceptional morphology of the terrain, this supports the urbanistic value of the property.

The relicts of the fortifications enjoy heritage protection and are not directly threatened, but there are insufficiently or poorly utilised green spaces in direct contact with them that must be guarded against inappropriate exploitation.

2 3 More detailed characterisation of the river space

2 3 1 “Old Town Meander” section – from Charles Bridge to Čechův most

The Old Town meander is the part of the river that gave today’s historic city its intrinsic shape and in the past delineated its original space. From a topographical perspective it is the most important given fact for its formation. As one moves along the curve of the river, the buildings on the riverbanks and the views of the city’s surrounding dominant features dynamically change. This causes the whole to become multifaceted in its visual variations. The regulation of the Vltava’s flow instituted at the turn of the 20th century was a crucial moment in the relationship between city and river. It can be stated that this construction brought not only a



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change in scale and a certain separation of the city from the river, but also undeniable values. Thanks to the efforts of the then emerging concept of heritage conservation, the left bank partially preserved its natural character and openness to the river despite the building of regulatory locks. Regulation of the riverbanks in this part of the city was implemented with a considerable dose of feeling for place. With its more natural character the left bank forms a complement to the right bank. The form of this part of the river is an iconic component of the river’s image in the city. The character of this area must be understood as unchanging, requiring priority protection of its appearance with all the given circumstances, including operational ones.

2 3 2 “Island Part” section – from Jiráskův most to Charles Bridge

The current character of the river in this area is determined by modifications made to it in connection with regulation of the riverbanks into the form of promenades with a cascade of weirs that form a calm water surface inside the city in the segments between them. Along with the



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meander they form the most visually and functionally exposed part of the river, with a unique individual recreational potential in the very centre of the capital. The scenic nature of this part of the river is its greatest value and one could speak of a completed image of the site. The existing islands have an important recreational potential within the whole city, with unique vantage points of the historic centre. There is a compelling dialogue between natural elements and surrounding buildings in contact with the calm surface of the river. The nature of the calm water surface allows for individual recreation in the form of little boats, which are here exceptionally protected against contact with boat shipping.

2 3 3 “Regulated River” section – from Vyšehrad Railway Bridge to Jiráskův most

The appearance of this part of the river originated at the turn of the 20th century. Regulation of both riverbanks and the associated rebuilding of the surroundings dramatically altered its previous character. With



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construction of the embankments, the original appearance of the former neighbourhoods on both banks was lost. The flow of the river is direct and calm, just like the relatively calm urbanistic form of the residential developments lining the banks. The continuous riverfront promenade on both sides, which on the right bank has become a promenade route to Vyšehrad, is valuable.

This part of the river is traditionally associated with recreational boat transport, in particular heading south. There are suitable conditions for moorings of this type here. The current use of the riverfront promenades for recreation and markets has positively animated this space.

2 3 4 Section from Vyšehrad Railway Bridge towards the south

The part of the river that enters Part 001 from the south is designed to preserve a natural setting. The existing buildings are of a rather solitary character with much greenery, while the riverbanks and existing islands



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serve for recreational or sports activities. Important here are the long-term panoramic views, both towards the centre observing the city's central landmarks (Vyšehrad and partially also Prague Castle), and away from the centre into the surrounding landscape.



2 3 5 “Eastern River and Holešovice Meander” section – from Čechův most to Hlávkův most

This part of the river encloses a visually short section of the river to the east. Viewed from Hradčany, this space stretches into a long, deep view to the east, bounded first by the Letná slope and the massif of Vítkov, then broadening out over Libeň, Vysočany, all the way to Černý Most on the horizon. The breadth and majesty of the floodplain is evident, covered on the right bank by the homogeneous buildings of Karlín and on the

left bank by the similar buildings of Holešovice. The flat and calm horizon in this area is accented by several solitary high-rise structures. On the banks, elements of greenery are strongly represented. Viewed from the east, the riverscape forms a monumental framework for a momentous view of Prague Castle. The recreational and aesthetic potential of this part of the river has not yet been sufficiently appreciated (the riverbanks, though it would be possible, cannot be walked along continuously).

2 3 6 Overall state of the river as a component helping form the OUV of Part 001

From the perspective of OUV in Part 001, the area of the river has not been spared of problematic changes. These concern to varying degrees all the sub-spaces of the river, both its banks and the surface of the river itself.

Currently one can observe the constant and growing pressure to make touristic use of the river, along with a resulting transformation of its atmosphere. This zone of calm is becoming a multilaterally exposed site, visually and acoustically congested, in many places with an enormous concentration of visitors (Charles Bridge). This is not just an issue of the banks and bridges however, but also a matter of marked congestion on the surface of the river, which in the summer months especially becomes overrun, particularly as a result of tourist cruise boats. The rising number of vessels and increased traffic thereof, as well as their at times highly dubious aesthetic quality, negatively impact the impression of the city's most important and most beautiful area. Boat traffic dominates visually in the area, and at the same time limits the possibilities for individual recreational use of the river by city residents. The noise pollution generated on boats that serve tourism in the form of musical performances is significant, often being operated into the late hours and resonating over the water all over the city. The burden of emissions from diesel motors without filters and light pollution are also substantial.

Exploitation associated with tourism especially strongly threatens the boundary between the water and the banks, which determines the space of the river in a dominant manner and is gradually being obscured by numerous mooring points, not just for vessels that travel along the river, but also for permanently anchored “ships” (offering catering or accommodation services) that visually disintegrate the river's monumentality.



2 4 Intangible components helping form the image of Part 001

The experiencing of the environment, including the reduction of Prague's traditional openness to external influences, and the concurrent social levelling of society during the previous era led to an ideological deformation and weakening of opportunities for intellectual and social life, including artistic life. With respect to the expectations that arose, the present has not yet filled the environment with sufficiently valuable intellectual and spiritual content, and the environment is in many places attacked by the pursuit of a quick profit, hurriedness and consumerism, along with the resulting trivialisation.

A defence against the impact of these phenomena is emphasis on experiencing the content and meaning of the preserved environment and increasing sensitivity to the non-material values contained in artworks of a material nature inherited from the past and created in the present. These phenomena and experiences can be summarised under the term "cultural verticals".

The material verticals of the Historic Centre of Prague (Part 001) have always represented the hierarchy of intellectual verticals, including the spiritual and social (and administrative) life of society.

A general problem of the material verticals emerging is the loss of traditional content for the sake of utilitarianism, or artistic aesthetic speculation. The decline in the ethical value of a work of architecture or an urbanistic unit through the loss of higher cultural content damages its comprehensive image, whether it is a monument or a new structure.

The process of comprehensive care for or rehabilitation of cultural heritage is also unthinkable without revitalising the community. Support for revitalising "community" must therefore be a subject for conservation and care of the cultural heritage of Part 001.

The planned renovation of the Railway Bridge under and visually connected to Vyšehrad could be a threat to the riverscape, with the potential for inappropriate filling in of the space at its northern left-bank bridgehead.

Both visually and operationally problematic are the proposals to increase the river's capacity by modifying the locks between the Šítkovský and Old Town weirs.

New construction on the embankments in Karlín and Smíchov is currently changing the scale of the river space with new higher construction that visually separates the historic neighbourhood of Karlín from the river, also changing the proportional impression of the significant dominant landmark of Vítkov, or in Smíchov Dívčí hrady.

A threat is the construction of structures that are unsuitable in terms of size and height beyond the horizons that define the space of the river that could visually impose on this area or weaken it in terms of scale.

2 4 1 Description of intangible components

Intangible components are understood here to mean activities and functions that take place within Part 001. From the perspective of the MgP, their quality, nature and balance are an important and integral condition of conservation, or a guarantee of the natural vitality of further harmonic formation of Part 001, its buffer zone and the broader area of interest. These activities are of a cultural nature in the anthropological sense of the word and are connected to the basic functions of the city, which includes housing, basic and advanced amenities, job opportunities and education, and the spending of free time including cultural and spiritual life in the strict sense of the word.

2 4 2 Culture in the strict sense

Since the Middle Ages Prague has been a crossroads of influence from many cultures. Its importance lies in the richness of the architectural heritage, the diversity and standard of its art, the quality of life of its residents, the level of development of education, and in the weight and reach of cultural influences that the Czech capital absorbs and which it brings to bear on the world around it.

Diversity and quality of cultural life is one of the important attributes of Prague's genius loci and inimitable atmosphere, which has contributed to Prague being recognised as having outstanding universal value on the basis of criterion VI.

The overall image of Part 001 that culture co-generates is threatened by *the unstable funding of the cultural institutions that fill the city with cultural content (in the strict sense), which can lead to the impossibility of creating a conceptually composed programme and thus lead to the loss of cultural institutions and their activities.*

2 4 3 Cultural entities – cultural verticals

Part 001 deserves an exceptional position in the cultural life of the capital. A great number of cultural facilities are concentrated within its territory, from institutions of national importance – such as the National Theatre,

National Museum, National Gallery or Czech Philharmonic to small experimental theatres, independent galleries and music clubs and individual short-term cultural projects.

From a legal perspective there are entities and organisations in Prague that provide cultural goods and services that are supported or run or directly founded by the City of Prague or the state, as well as many more completely independent organisations including private business entities, foreign cultural institutions, and last but not least groups of artists and independent artists, citizens' organisations and churches.

The structure and number of such institutions and individuals producing the overall cultural offer in the capital is variable. Utilisation of the space at certain traditional cultural institutions also changes, for example former cinemas become theatres or clubs with a diverse offer of artists and artistic genres, which is of course also true for Part 001. Even in the relatively stable infrastructure of visual art, several new important private galleries have emerged, focusing predominantly on current trends of the contemporary art scene.

Generally speaking however there is still a lack of non-static cultural verticals, i.e. cultural goods and services of at least European significance, the quality and importance of which not only intrigue domestic and international visitors so as to make repeat visits to Prague, but which above all are an impulse for developing Prague's own intellectual life and the cultural level of its inhabitants.

It is necessary to raise the offer of cultural events and the international significance so as to boost Prague's importance in the region between Munich, Vienna, Berlin, Warsaw, Budapest and Bratislava and build on the reasons for which Prague's OUV was recognised based on fulfilment of criterion (vi) in its past.

The localisation of a diversified structure of cultural goods and services outside of Part 001 as well is unbalanced. Diversification and strengthening of various parts of the city in terms of the cultural offerings and natural attractiveness of further sites will help disperse the number of visitors to Part 001 and fundamentally help increase the city's function as a balanced cultural complex.

Creating typological opportunities for the situating of cultural activities is also the role of urban planning, i.e. the valid land use plan for the city, including its newly emerging parts.

All manner of cultural and civic activities function as accelerators for improving life in the city, as aside from their importance for providing cultural goods and services, they are also a platform for mutual communication

and forming relationships both among residents and across various cultural and social sectors. They also have a function in prevention of socio-pathological phenomena such as social exclusion, vandalism, etc.

Smaller business entities in the cultural and creative industries also play an important role in the field of providing cultural goods and services. They are also frequently organisers of activities, the significance of which stretches beyond their base of operations. They form a creative and inspiring local microclimate which can positively influence the social development in the given neighbourhood, including in the buffer zone (Holešovice, Vršovice, Karlín, Hloubětín, Smíchov).

Despite the undeniable importance of diversifying cultural goods and services, the entities that provide them are not sufficiently perceived as key partners of the City of Prague for improving quality of life in the city and for expanding cultural tourism.

There is a lack of evaluation mechanisms and standards for the functioning of cultural institutions. So too does cooperation amongst institutions themselves and no space is created on an institutional platform for trend leaders and new talents.

In terms of various neighbourhoods in the city and their role in cultural life, it is in part the specific character of the neighbourhood's environment that is a determining factor, as this can be a source of inspiration and motivation for structuring a certain local social artistic community to stabilise the exceptional atmosphere, or the presence of an institution providing specific goods and services.

What is lacking however for success is coordination by the city and a willingness of individual municipal districts to cooperate in creating a joint concept for developing locales whose borders often do not correspond to the administrative boundaries of the municipal districts. This situation prevents identification and agreement by the political representation. A successful solution must be preceded by a common expert concept and political consensus.

Public spaces (historically especially marketplaces and squares) are also a full-fledged component of these cultural verticals.

2 4 4 Support for culture

The bearers of cultural life in Prague include nationally important cultural institutions that are financially provided for by the state budget



commensurate to its ability to do so. In addition to this the state contributes to the realisation of cultural projects of national and international significance through a system of specialised sophisticated grant programmes (e.g. the Prague Quadrennial – valued by UNESCO and funded by it and the EU, Book World, German Language Theatre Festival, Prague Spring, and others). In the case of state grants, for the Ministry of Culture's grant programmes, assessment is fully in the hands of the expert grant committees, which though they have an advisory status, their recommendations are fully respected by ministry authorities.

The concept of support for culture on the part of the City of Prague is based on the principle of abandoning the position of managing entities providing cultural goods and services and shifting to the position of a supporter of independent cultural entities, with the caveat that cultural activity should stem as much as possible from civic society, from individual activities to various collective forms of groups or associations, that have an influence on the overall cultural climate of a locale, generating a shared participatory environment of neighbourliness and creating opportunities for further active interest in the quality of life (QOL) of the city and its neighbourhoods.

The system of public support for culture also gives priority to those cultural projects and entities whose creation and functioning the for-profit (business) sector is not capable of producing.

Since 1996 the City of Prague has been implementing its system of funding for culture in the form of grants and partnerships, and since this system was put into practice the volume of funding for grants has been steadily growing.

The extent of this support is not and can never be however satisfactory for all parties. The amount of contributions applied for each year vastly exceeds the amount the city budget earmarks for supporting culture. It is necessary to seek out non-financial support externalities in the form of opportunities in the public space, and fulfil its role in that manner.

In contrast, the municipal districts, in the context of the powers and responsibilities entrusted to them, place emphasis on involving disadvantaged social groups in the cultural and social life and developing leisure activities (i.e. including cultural and artistic ones) for children and youth.

To date Prague does not even regularly evaluate data on creativity and does not utilise it for setting up cultural projects.

In light of the fact that Prague was inscribed on the World Heritage List in part on the basis of criterion (vi), i.e. because in its history it was

directly associated with intellectual movements and works of art of outstanding universal significance, and considering it should live up to this recognition in the future as well, it is an enormous deficit that it has no targeted concept for developing cultural goods and services and its perception of the "human element", be they its inhabitants, Czech citizens or the international public.

2 4 5 Spiritual institutions – churches

The importance of faith, and also religious institutions, consists of the offer of an alternative model of life to the consumerist model.

In the context of the city it is necessary to respect the high cultural value of sites with a spiritual focus, both in terms of the building itself





2 4 6 Tourism

The trend of increasing tourism in Prague is evidenced by statistical data, with more than 80% of visitors coming from abroad.

The influx of visitors to Prague is supported primarily by improved accessibility, higher quality tourist infrastructure (Prague has more than 87 000 hotel beds, which ranks it fourth in Europe in terms of accommodation capacity), a good ratio between price and quality of services, and the attractiveness of Prague as a conference destination. **The lack of regulation on Airbnb in Prague means a further threat of rising gentrification, increased speculation with flats and generates opportunities for tax evasion.**

Aside from the positive effects, such as money for the city's coffers, its share in employment, and the development of business activities, tourism also begets a number of negative effects. A problem of the utilisation of Part 001 for tourism consists of the overconcentration of tourists into a few frequented areas thereof. There has long been a failure to disperse visitors, especially those coming to Prague for the first time, into other, less high-profile parts of the city.

This has led to a great overloading of Part 001 (the number of tourists in Part 001 in 2011 was ten times the capacity of the rest of the city) and a negative development of sustainable development indicators. The level of intensity, penetration and use of Part 001 is higher in Prague than in comparable destinations for urban tourism, e.g. Vienna. Tourism in this form is thus one of the primary causes threatening the OUV and QOL, i.e. the exclusion of ordinary life from Part 001 and the process of gentrification thereof.

One reason for this, despite the current progress, is the lack of medium-term strategic planning by the city and marketing management in the field of tourism based on relevant quantitative and qualitative studies. The objective must be development of tourism that is sustainable long-term, based on increasing the attractiveness of other historically and culturally significant sites in Prague, focusing on more culturally mature clientele and increasing the cultural quality of the services offered (cultural tourism) as is the case in the strategies of other European cities. The subject must be a spectrum of offerings with quality content, even at the cost of exchanging quantity for quality of visitors. Orienting the tourism strategy on quality of visitors in the sense of the ICOMOS International Cultural Tourism Charter would very much help eliminate the negative phenomena accompanying the overloaded Historic Centre of Prague.

and of the overall situation and environment, which the religious monument along with its surroundings participates in. In the case of conversion of a landmark with a high cultural value, it is necessary to heed the ethical context of the building and its environment, and select a new function with great delicacy, suppressing denigrating plans and alterations both to the landmark itself and the adjacent setting which it dignifies with its presence. This concerns collaboration on cultural programmes, loans of artworks and access to religious landmarks. The opportunities are conditioned on intensive mutual communication on the usage of religious spaces for synergy between contemporary culture and religious culture. The Church offers an ethical function as part of the content of what is being provided (i.e. an object, space, etc.) on top of its own aesthetic or artistic value.

A central component of the historic city is its residential function. Unfortunately however the territory of Part 001 has long been struggling with an outflow of residents and is increasingly becoming a centre of commerce (including services for tourism) and private administration, mostly fulfilling the traditional function of the administrative, educational and cultural centre of the city, region and country, even though it is still a vital residential part of the city as a whole. In the past the residential function was represented more significantly in practically the whole territory of Part 001 and in all the historical forms of structures. Over the last two decades, when marked positive qualitative changes to the housing stock also took place, especially in terms of their structural and technical condition and the furnishings in flats, the character of the current housing stock is still highly diverse in terms of typology and quality. There is still an ongoing decrease in the number of residential buildings and residents, and the proportion of uninhabited flats is increasing.

While in 1980 there were still approximately 80 000 inhabitants living in Part 001, in 2014 it was only around 45 000, i.e. not quite 4% of the capital's population. In 2014 the historic part of the city was also characterised by a relatively older population, with a high percentage of inhabitants over 80 years of age.

The significant decrease in inhabitants of Part 001 has been taking place in the period after 1989 as well. The decline in number of residents is constant. Its causes have been gradually changing. While before 1989 a major problem was the structural condition of the housing stock, after this year the cause was rather changes in ownership relationships and the return of market rents. Currently we can observe a decline or stagnation of the residential function, especially of family forms of housing, in the fading liveability of the space due to the heavy traffic, tourism and general safety of the environment. An important role is also played by the lack of basic civic amenities and public services oriented at permanent residents. Another important influential factor is the quality of the public spaces, their safety and the user comfort. There is also the circumstance of the profit-oriented transformation of the housing fund into commercial space. Over the last few years the number of residents in Part 001 has been lowering more slowly than in the preceding decade in connection with the growing demand for housing in the city's attractive historic parts. These



circumstances indicate that in this part of the city the decline in residential space could slow, but with the growing standard of housing it need not stop the overall decline in residents. Given the overall quantitative stability of the building stock, greater expansion of the residential function cannot be expected unless spaces that originally served as housing are reconverted, i.e. through restructuring of the existing housing stock. This however is often prevented by the unreasonable hygienic and building standards and regulations.

In the future we can in all likelihood expect a further decline in the number of inhabitants in the historic part of the city, despite the fact that the population of Prague as a whole will grow. The elderly age structure, high cost of living and speculative real estate purchases are the primary barrier to further increasing the number of residents. The fall in population will however likely no longer be as dramatic. Over the coming years it should be approximately 4% (during the years 2001 to 2013 the drop in population was roughly 10%). A remaining problem however is the drop in households with children.

Today it is an area with a highly unstable population, the increase or decrease of which is not primarily dictated by birth levels, but by the migration trend, which is dependent on a number of external factors, primarily economic and socioeconomic ones.

The most strongly felt pressure reducing residential space is the creation of additional short-term accommodation, or the conversion of historic building and housing stock for this function. Direct demolitions are however rare in Part 001 due to the requirements for preserving OUV.

The decline in population is a serious problem for the area. The developments of several previous decades has reduced the population to a very low level (the population density here is a mere 50 persons/ha). If the trend of the depopulation of Part 001 were to continue, it would be in danger of losing one of the main functions of the city, being transformed into a ghetto for tourists, administration and business, which during certain periods of the day and year would be dead. This would mean losing the functional authenticity of the historical housing stock, which goes against the interests of the Convention concerning the Protection of World Cultural and Natural Heritage.

The loss of permanent residents also means a loss of important social control that acts against sociopathological phenomena such as vandalism and crime. The lack of permanent residents would also lead to an absence of residents self-identifying with the historical heritage

of Part 001, which would naturally complicate care for cultural heritage and the tasks of public heritage authorities.

2 4 8 Job opportunities

Part 001 is highly significant in terms of the enormous concentration of job opportunities in a relatively small area. This is due to the fact that the central functions of the whole city and country are concentrated in this area, and the fact that commercial activities of all kinds and commercial forms of administration are significantly concentrated in Part 001. The territory is the most significant concentration of economic and business activities in the city. This can be documented with data on the relative number of active economic entities, of which over 34 000 are based in this area (approximately 11% of the whole city's numbers), i.e. 708 per 1 000 inhabitants. In general however there is still a lack of non-static job offers.

Despite the fact that an economic entity's registered address is not always the same where it truly performs economic activity, this level



of representation is an indicator of their exceptional concentration in Part 001.

An important share of the jobs in Part 001 is also generated by educational institutions (elementary, secondary and especially tertiary education are significantly represented in Part 001) and science and research institutions. Last but not least, Part 001 also has a high concentration of healthcare facilities.

The number of economically active inhabitants in Part 001 is around 24 000, which is just under 4% of the economically active persons in the capital. In the central part of the city, comprising the districts Prague 1 and 2, there are approximately 170 000 registered jobs, nearly 25% of jobs in the city. Part 001 thus contains the largest concentration of job opportunities in Prague, and tens of thousands of people commute here from other parts of the city and regions outside of Prague every day. Job opportunities are primarily concentrated in the field of services. The greatest concentration is in New Town, in the area around Wenceslas Square.



The rising trend in number of job opportunities can also be documented in the development of office space. Although the proportion of office space in Part 001 compared to the city as a whole recently decreased due to the construction of new office buildings outside of Part 001, on an absolute scale the amount in Part 001 continues to rise.

The basic structure of economic activities in the historic core is unlikely to change overly in the near future, the more so because new supply of space is constantly emerging here, especially in the form of large administrative commercial spaces or buildings.

As a result of the concentration of commercial activities of all sorts and public and commercial forms of administration, in combination with the absence of empty building plots in Part 001, there is pressure to transform the historic housing stock for the above functions and associated pressure for Part 001 to depopulate and the number of permanent residents decrease.

The daily movement of the workforce as a result of the concentration of job opportunities in Part 001 injects life into it on the one hand, but only for part of the day.

In connection with this Part 001 is also overtaxed by traffic and parking, with a high threat level for the OUV in many of its criteria.

2 4 9 Recreation and leisure in the city

The Historic Centre of Prague, or rather Part 001 thereof, is specific among other major European cities in that it contains a significant potential for recreation and considerable offer of ways to spend leisure time.

This is owing to the attractiveness of the historical environment, which in and of itself has become an environment for spending free time in and a motivation to spend it in a certain manner. This is highly important, particularly in connection with residents identifying with the cultural heritage and adopting it by spending free time in it along with the commitments arising from the World Heritage Convention. Part 001 is however also a concentration of significant natural elements in the form of public parks and large green spaces as well as historic gardens, which are also components co-generating Prague's OUV. A fundamental role is also played by the area of the river with its islands and banks, which also fulfil this function, at the same time being highly attractive for recreational use.

With the demand for opportunities for spending free time, the burden on the city centre for these purposes also grows. This is due to the specific situation of Prague's environment as a whole, where a significant portion of the leisure opportunities are concentrated in the very small area of Part 001, where residents from even distant parts of the whole city head for short-term recreation, motivated by cultural experiences. This "movement" into the centre is reinforced by the fact that the rest of the city is extremely undersized in terms of corresponding amenities and a stabilising offer of locales.

2 4 10 Civic amenities – shopping facilities and services

Part 001 is the site of the largest concentration of civic amenities in the city. From a quantitative perspective, there is a particularly enormous concentration of shopping facilities here. Part 001 only takes up 1.7% of the total area of Prague, but nearly 18% of the overall retail space in Prague is there, and investors are interested in further expanding that amount.

Over recent decades there have been significant changes to the structure, the placement and the quantity of civic amenity facilities. After 1989 there was a sharp revival of the variety and quantity of what was on offer, particularly of smaller commercial facilities, as well as functional and structural rehabilitation of spaces originally intended for commercial use. This manifested positively in the city's public spaces and the livening up of the street level and the passages so typical for some of the city.

Over time the area of Part 001 and its immediate surroundings have **begun to fill with shops and services and the emergence of more new, large, primarily peripheral shopping centres that have a rather negative effect through the pressure of competition on the existence and diversity of smaller commercial facilities in the central part of the city. This has negative consequences for the street level, the vitality of public spaces and the offer of local opportunities and creativity. The result is a loss of local diversity and authenticity.**

The density of shopping centres in Part 001 in 2015 reached 2 647 m² of retail space per 1 000 inhabitants, which is 3.5 times more than the Prague-wide average. The level of shopping centres in the historic

Part 001 is significantly above-average and confirms that the target of their offer is primarily visitors thereto.

There has been and continues to be a change in the range of services provided and the structure of demand for commercial spaces as well. Increasingly characteristic in the central area is a strong polarisation between highly luxurious and cheap goods, including a polarisation of the quality of retail space that does not correspond to the nature of the city centre. In addition to this, the structure of the sales network was significantly influenced after 1989 by the rapid expansion of tourism. In many places services for tourists pushed out services for permanent residents.



The absence of basic amenities and availability of basic goods for permanent inhabitants of the historic centre is one of the major influences leading to a population decline in the historic centre.

Due to high rents and the building of large shopping complexes, there is a downturn in smaller commercial facilities at street level and in passages, even in highly attractive spots.

The most strongly felt pressure is to build further short-term accommodation or convert the historic building and housing stock for this function. Pressure can likewise be expected to convert other buildings and complexes into commercial and administrative centres.

2 4 11 Civic amenities – education

Education is one of the basic components of Part 001, both historically and presently. It is traditionally represented here at all levels (primary, secondary, tertiary) and the presence of students highly positively influences its atmosphere. This lays the groundwork for understanding of the meaning and importance of cultural heritage, cultivating the content and form of care for this heritage.

Universities traditionally occupy an important position in Part 001, especially Charles University, the Academy of Arts, Architecture and Design, and the Czech Technical University, the societal role of which extend beyond the framework of the city and positively influenced Prague's recognised OUV. The phenomenon of students is an important component of life in Part 001. The number of students has increased by 42% over the last 5 years and currently ranges around 35 000. Individual faculties provide education to students in buildings scattered all over the city. The city itself serves as a university campus to a certain extent, with its libraries, museum collections, and research and practicum opportunities.

A benefit of university life is support for social diversity and the quality of living cultural offerings in the city's horizontal in the sense of cultural life, as well as of the city's verticals in the sense of concentration of further cultural and educational institutions.

The volume and density of Part 001 is boosted thanks to the spread of communal forms of student housing that balance out the negative aspects of tourism and support local cultural diversity and creativity.



The presence of university institutions significantly supports the creation of further above-average academic workplaces and cultural institutions with a high added value, both cultural and economic, both in the centre and in other parts of the city. For these reasons education, in particular the post-secondary kind, is an indispensable historical content of Prague as a historic university town with a tradition stretching back to the 14th century.

2 4 12 Civic amenities – healthcare, social care

A considerable portion of all medical facilities in the city are traditionally found in Part 001. The hospital complexes situated primarily around Charles Square were already part of the historic urban structure of the city, and many of them are architecturally valuable, or comprise an important architectural context inherited from the past that creates the specific character of certain areas in Part 001. The significance of a number of specialised healthcare facilities is national, in some fields even extending beyond the framework of the Czech Republic.

2 5 Analysis of monitoring of values and stability of Part 001 OUV currently

In the period following 1989 a new situation arose in the historic city of Prague. Aside from a new political system for running the city, the rise of civic initiatives and the fundamental changes in ownership, there was an overall transition to a democratic system and market economy. The general and expert public alike began to reflect every more intensively on the quality of life in the city and the state and future of its historic heritage.

The problems being experienced not only by the city's historic centre changed their nature and raised new issues along with the need to new approaches to conservation.

The changes in ownership allowed for a sudden influx of funds, with the help of which restoration of the neglected building stock was quickly begun. The influx of funds did not however always mean it was for the buildings' betterment. Oftentimes it rather opened the path to making more intensive use of them. From this perspective, many renovations

were not only a necessary precondition for making use of the building stock, but also for its intensive exploitation.

Quickly conducted repairs, especially of neglected cladding, roofs and facades, soon transformed the city and helped preserve the structural core of buildings, including heritage monuments. Associated with this was a considerable and relatively rapid transformation of the public space. The awakened dynamic of society was soon reflected in the life of the city and the public space filled with traffic, commercial activity and tourism. This change was very quickly reflected in the street levels of buildings, particularly on the main avenues and attractive tourist routes. Public space, until then utilised only minimally, became the subject of enormous commercial interest. Numerous public spaces not only changed their physical character, but with the change of activities their social atmosphere changed as well. In terms of capacity however they quickly reached the limit of their spatial possibilities. The onset of market relationships onto the city's scene also meant the spread of advertising, which in places took over its face at the expense of quality of presentation of its architectural wealth. In parallel to these negative phenomena however, systematic rehabilitation of public spaces was also taking place, supporting their liveability.

In the first half of the 1990s, a rapid, or rather gradually accelerating, transformation of the manner of use of primarily renovated buildings took place. These changes often led to changes to the layouts. The demand for space meant a rapidly transforming commercial advantage to leasing or selling buildings of various typological forms. The first years after 1989 brought pressure for office space at the expense of the existing housing stock. The subsequent change in market prices and rents meant a shift in the focus of demand in favour of accommodation, in particular in the form of adapting buildings into hotels or other forms of accommodation. The number of these in the historic centre grew rapidly and continues to grow today. In recent years however the demand for housing in the attractive neighbourhoods of Part 001 has also begun to rise again. This interest is focused particularly on attic additions and extensions, which in places inappropriately transform the roofscape.

At first new construction was concentrated on the few still existing vacant lots. Their potential was however quite quickly exhausted. As part of the development of these few empty lots, contemporary architecture also entered the historic part of the city. Aside from the in a certain sense revitalising arrival of these contemporary forms of architecture, this construction also brought with it new, in some cases disconcerting,

scales and contrasts. Some of these structures became the subject of controversy, which began to mould expert and lay opinions on the requisite architectural quality and level of stability of the city's contemporary image. Discourse between advocates of constant transformation and the conservative viewpoint became part of the reality.

Partial demolitions also took place, primarily of less valuable or critically neglected buildings. In this sense more marked transformations took place more in courtyards, where the building stock was often in poor condition with a great amount of clutter in the form of utilitarian, temporary buildings that were falling apart, often associated with secondary use of the inner courtyards (temporary shelters, sheds, garages, etc.).

Along with this however one can monitor a continuing effort to increase the exploitation of lots, manifesting in the re-infilling and rising heights of structures. Though it is a seemingly innocuous process, with the existing frequency of such changes it can result in a transformation of the city's image and an unsuitable exceeding of utilisation, today already at its limits, of built-up areas, and as a result of public spaces as well.

The transformations to the city were not and are not merely of a physical, structural nature. There are also significant quantitative and qualitative transformations: the ratio of residents, job opportunities and visitors is constantly changing to the detriment of the city's liveability (the ongoing long-term process of a falling number of permanent inhabitants and centralisation of non-residential activities with the creation of large administrative and especially commercial complexes within Part 001 and the contact areas – Palladium at Náměstí Republiky, Florentinum at Florenc, Quadrio on Spálená, and Nový Smíchov). The result of this construction is an increasing level of use of space, particularly as a result of the rate of land use compared to lot size, the change of scale (in volume and facade composition) and in places inappropriate changes to the originally balanced previously existing configurations. This process also changes the semantic hierarchy of the city's dominant features, preserved to date, shifting it towards formal, meaningless expressions that do not stand up in competition with history.

An unsettling phenomenon is the fact that the emergence of shopping and administrative centres is leading once again to a further decline in smaller street-level commercial facilities and the abandoning of older administrative buildings, which remain unused for long periods.

2 5 1 Construction activities

The nature and scope of construction activities in Part 001 not only attest to the dynamics thereof, but are also an indirect indicator of the transformation or stability of its quantitative and qualitative, and by extension heritage, values. The level of change is not directly proportional to the valorisation or threat, as they are construction processes of varying natures. They range from conservation, renovation, regeneration processes, generally bettering the building stock, through transformational processes, which generally alter the internal structure and usage, to developmental plans that increase the use level of the building stock and the territory as a whole.

A certain dynamic can be observed at the level of modifications to public spaces. Due to the large number of entities involved in the permit process, these are highly demanding, with a disproportionate level of input into the process; traffic aspects predominate and simplification and loss of quality details occur.

The number of land use decisions issued indirectly attests to the level of stability or transformation of the city. The number of these indicates the economic activity in the area and according to type also the area of functional transformation. Monitoring the number and type of land use decisions issued comparing Part 001 and the city as a whole, as well as over the course of a longer time period, provides a supplement to analysis of its changes.

2 5 2 Premises for future development

The ideological premise for worthwhile future development is constant reflection on the past and a sensitive perception of the future. The tool for this at a general level is critical thinking and monitoring decisions with permanent feedback.

It follows from the effectiveness of protection of Part 001 that it is a predominantly stabilised area, both in terms of urban layout and of its buildings. From the perspective of the level of physical and operational exploitation, it is already now the most intensively utilised part of the city. The demand for intensification of use of the historic centre is based on the attractiveness and the market value of the area, and is considerable. A possible paradoxical consequence of realising this demand however

could be not only an aesthetic loss, but also a resulting loss of market value. The tourist sector and broad spectrum of related industries plays a significant role here. The tension between preserving the city's appearance and the dynamic of growing demand is evident in practically all the construction plans, including minor structural modifications. Their sum total could mean significant changes. The level of operational exploitation in terms of number of users, as evidenced by the number of job opportunities, passers-through and the massively growing number of tourists compared to the declining number of permanent residents, is the result not only of the historic centrality of the city, but also the ongoing development of spontaneous centralisation. The space for quantitative development of Part 001 is however, compared to the surrounding often unfilled city, exhausted or completely marginal. For the future development and expansion of Part 001's quality it is necessary to increase the quality of public spaces.

A future based on the necessity to preserve the authenticity and integrity of the predominantly stabilised area must therefore aim toward qualitative changes as opposed to quantitative ones.





3

SWOT analysis
of components
of the image
of the Historic
Centre of Prague
(Part 001) that
help generate
OUV, and the
instruments for
preserving it



The SWOT texts distil the results of broad discussions among the professional public that were part of the various stages of work and an inspiration for formulating the current theses on protecting the cultural heritage complex of the Historic Centre of Prague and the capital as a coherent whole.

3 1 Tangible components

3 1 1 Strengths

- ❖ Preserved original medieval street network and block structure in the vast majority of the historic urban layout of Part 001 along with the historical allotment. Homogeneity of the roofscape. Authenticity of materials and shapes.
- ❖ The panorama looking toward the centre of Part 001 is an unspoiled authentic and harmonic whole fulfilling the OUV criteria.
- ❖ The street facades have been preserved in their original shape and material composition without major erosion or rebuilding.
- ❖ Preserved layering of various building eras within a single building, including authentic materials, historical structures, archaeological layers and the coexistence of various stylistic periods within a single building and the public space, which are the cornerstones of Prague's genius loci.
- ❖ Diverse character of city blocks within Part 001.

- ❖ Significant proportion of green space in Part 001 and the natural element of the meandering river.
- ❖ An overall revitalisation of Part 001 over the last decades with a significant rise in the quantity and quality of maintenance and repairs to the heritage building stock.
- ❖ Successful restoration and revitalisation of a number of important heritage buildings and complexes in Part 001.
- ❖ Preserved structure of public spaces. Restoration and revitalisation of these spaces, including passages – a specific commercial-pathway type of public space for Prague.
- ❖ Professionally and organisationally advanced heritage care and thorough assessment of all structural changes and restoration plans in Part 001 by the state heritage authorities based on expert statements by the competent state expert organisation.
- ❖ Sensitivity of the Prague public to inappropriate interventions in the historic building stock in Part 001 and critical attention from the media focused on these issues.
- ❖ Quality lasting surfaces in public spaces and timeless details.

3 1 2 Weaknesses

- ❖ Lack of spatial regulation caused by absence of more detailed planning documentation (regulatory plan or regulatory sub-plans), insufficient support for housing and related basic amenities and insufficient effort to retain universities in the centre.
- ❖ Insufficient respect for preserved existing state of urbanistic and architectural structure of Part 001 when deciding on plans within the territory. Standard of contemporary architectural design is often lower than that of works from the past and does not create added value for Part 001.
- ❖ Ongoing intensifying and transformational process, particularly in New Town, to densify development and increase level of use, including filling in courtyards in Part 001, in part as a result of lack of land use planning documents.
- ❖ Operational overloading of Part 001. Displacement of traditional functions and inappropriate choices of new functions when using buildings and complexes, and overloading of their capacity with negative consequences such as loss of authenticity, loss of valuable

- historical structures, as well as architectural and artisanal details. Pressure for proliferation of facilities serving tourism.
- ❖ Raising of the height level of buildings, both in Part 001 and in the buffer zone, causing damage to the character of the historic roofscape and weakening the effect of the historic dominant vertical features as a result of the pressure for high exploitation of lots in Part 001 and the buffer zone.
- ❖ Certain existing structures that are valueless in terms of size or shape, and construction plans for oversized structures of inappropriate shape in visually exposed positions, leading to an erosion of the panoramic values and long-distance vistas, in part looking into the centre but especially looking out of the centre.
- ❖ Failure to respect the historical relationships of scale in Part 001 by new structures, conversions and additions.
- ❖ The gradual cluttering up of the river and the most important spots on the embankment with permanently moored oversized commercial vessels for high-capacity tourist accommodation and catering, damaging the OUV visually, degrading the neighbouring public spaces and in some cases even the panoramic views.
- ❖ Insufficient sensitivity by builders or designers to the locally differentiated genius loci within Part 001.
- ❖ The ongoing decline in undeveloped areas with natural greenery in Part 001 and the buffer zone as a result of construction activity.
- ❖ The cluttering up of Part 001 with unaesthetic, uncoordinated buildings and “building pollution”, leading to the visual degradation of public spaces and in some cases also with negative consequences for the panoramic views.
- ❖ The city’s current management and maintenance and overall investment policy, divided amongst many management and investment organisations (TSK, DPP, INV, the municipal districts), causing fragmentation and loss of detail and responsibility for the overall quality of public spaces.
- ❖ Disproportionate and inappropriate use of shop signs, advertising and promotional devices, leading to the visual obfuscation of the environment (visual pollution).
- ❖ Overburdening of certain areas of Part 001 with visitor tourism.
- ❖ Speculative ownership of buildings in Part 001, often without any utilisation or building maintenance, leading to the rapid degradation of their condition, or even to serious endangerment thereof and in extreme cases even to demolition.

- ❖ Degradation of the residential and general sociocultural function of the street-level public space due to parking.
- ❖ Low quality of renovations, management and maintenance of public spaces as a result of low-quality projects, lack of coordination of the whole, designs made without architects and haphazard planning and investment.

3 1 3 Opportunities

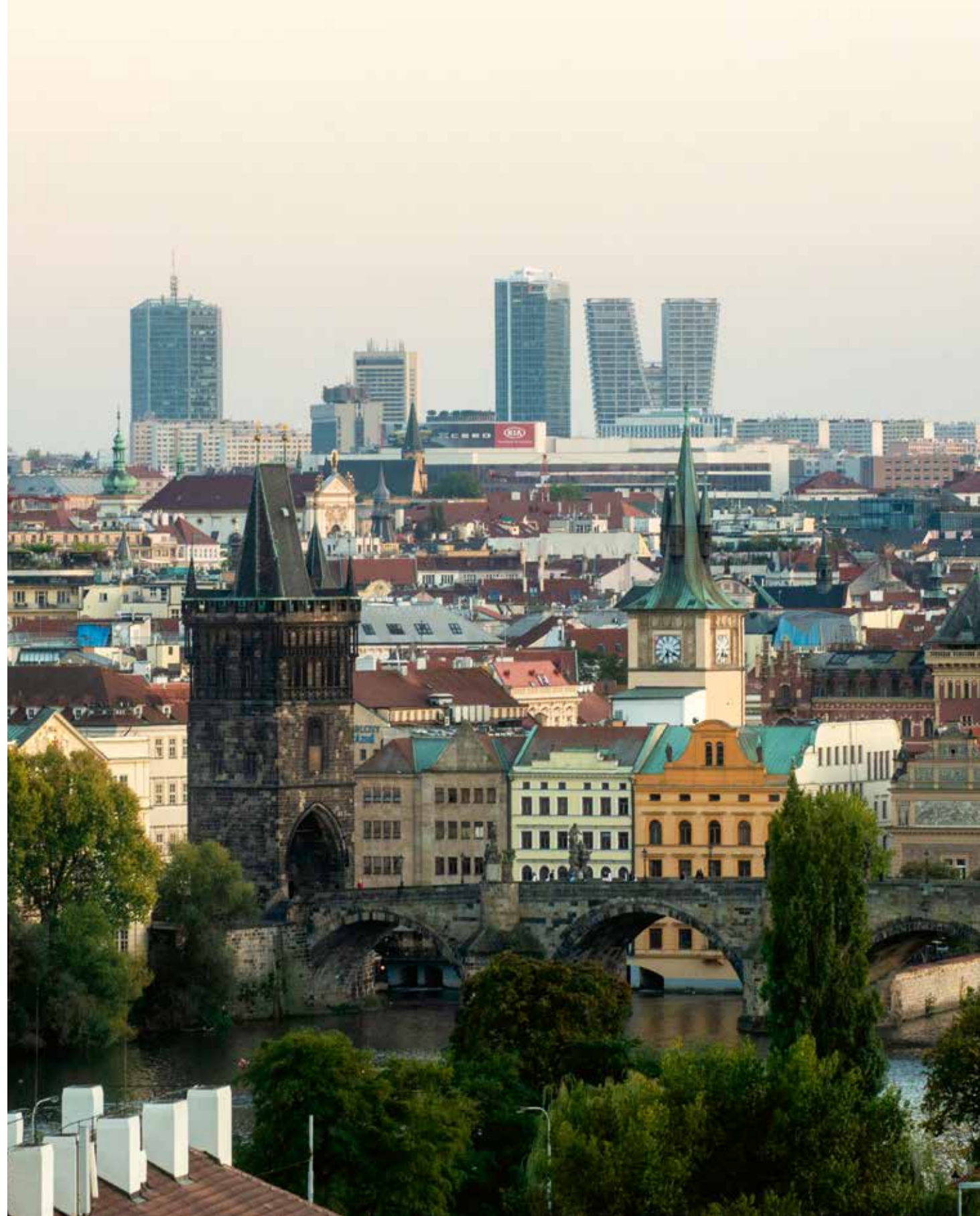
- ❖ Drafting and adopting a concept for Prague heritage care and a new strategy for public awareness and presentation concerning Prague's heritage stock and the OUV of Part 001 as part of this concept.
- ❖ Utilisation of newly built departmental information systems for cultural heritage.
- ❖ More effective cooperation between stakeholders (city administration, heritage authorities, professional public, owners, users, tenants, citizens) in protecting the outstanding universal value of Part 001.
- ❖ Taking advantage of the concurrent drafting of the MgP and upcoming Metropolitan Plan (MP) to determine and define parts of the city for preparing and drafting the necessary regulatory plans (building on the MP) with the goal of setting height regulations so as to prevent erosion of the roofscape of Part 001 and its buffer zone, the visual effectiveness of the vertical dominant buildings, the visual horizon, and to ensure protection of the long-distance views toward and out of the centre and underscore the characteristic (differential) attributes of the locales within Part 001 and its buffer zone, and to differentiate the burden and manner of use of these locales.
- ❖ Implementation of the adopted public space strategy to preserve and rehabilitate their character and revitalise them – implementation of the Public Space Design Manual and implementation of the Prague Waterfront Concept.
- ❖ Drafting and adopting a programme for involving the city in international projects with a special emphasis on projects – or databases – for “best practices” concerning taking care of the heritage stock.
- ❖ The existing potential of areas in the buffer zone of Part 001 to take over certain functions, especially commercial and administrative ones, from Part 001, thus relieving it and helping conserve its heritage values.
- ❖ Removal of valueless structures (especially in courtyards) with the

associated possibility of expanding greenery or public or semi-public spaces.

- ❖ Increasing the quality of architectural production by organising competitions, including international ones, with the goal of finding designs for potential new buildings in Part 001 or its buffer zone so that their aesthetic value is comparable with the aesthetic value of the best that past generations have left behind.
- ❖ Increasing direct grant support for owners of cultural monuments for heritage rehabilitation thereof, or the use of other indirect instruments for moral or economic support.
- ❖ Utilising the available tools to regulate automobile transport in Part 001 and substituting it with public transport by using valid conceptual transport documents and through alternative forms of individual transport.
- ❖ Expanding the residential function of public spaces.
- ❖ Improving the conditions for pedestrians and cyclists and for reducing automobile traffic.

3 1 4 Threats

- ❖ Threat to the complex value of urbanistic wholes within Part 001 by prioritising economic exploitation, taking advantage of the touristic attractiveness of the historic core, its transport accessibility and utilities infrastructure, and flooding the image of the property with structural and visual pollution to the detriment of social and general cultural priorities.
- ❖ The permanent investment pressure to increase the level of spatial use of Part 001 and situate there a disproportionate volume of both new and existing buildings contrary to urbanistically rational development, leading to a fundamental threat to the heritage value of historic buildings.
- ❖ Changes to or elimination of the historic allotment, resulting inter alia in inappropriate masses of new buildings on merged lots.
- ❖ The loss of historic scale in Part 001 and the loss of historic scale of the buildings in the buffer zone compared to the buildings in Part 001.
- ❖ The loss of the picturesque roofscape and loss of historical dominant structures through rising height levels and architecturally inappropriate designs.



- ❖ The loss of locally differentiated genius loci of locales within Part 001 and the loss of the genius loci of Part 001 as a whole.
- ❖ The loss of archaeological sites.
- ❖ The loss of valuable historical structures.
- ❖ Construction plans that advocate the effective demolition of an original building leaving only the streetside facade, behind which a new building is built.
- ❖ The loss of semi-public courtyard spaces as a result of courtyard development in Part 001.
- ❖ The takeover of courtyards and their greenery in connection with the growing number of parking spots as a result of increasing the number of floors in buildings.
- ❖ The degradation of the river area including the riverbanks – loss of genius loci as a result of the low culture of temporary structures and permanently moored vessels.
- ❖ Quantitative overloading of the river area with oversized vessels.
- ❖ Due to the low quality of projects and lack of coordination of city investments in public spaces, the gradual loss of quality thereof.

3 2 Instruments of conservation and care for Part 001

3 2 1 Strengths

- ❖ The existence of legal regulations allowing for conservation of Part 001's OUV when thoroughly observed.
- ❖ Established buffer zone is sufficiently large and a number of areas also enjoying heritage protection are located there.
- ❖ Existence of a valid land use plan.
- ❖ Adoption of the new Prague Building Regulations (PBR).
- ❖ Adoption of the Prague Waterfront Concept (approved as Annex 1 to Prague City Council Resolution No. 162 of 4 February 2014).
- ❖ Regulation Plan for Anenská Zone (Decree No. 6/2002 Coll. of the City of Prague on the binding part of the land use plan for the Anenská Zone).
- ❖ Adoption of the Public Space Design Manual, including the Public Space Strategy (approved as Annex 1 to Prague City Council Resolution No. 1495 of 24 June 2014).
- ❖ The existence of various methodology documents, issued by NHI and PCHHD, concerning care for various components and aspects of the heritage stock to inform builders and investors, designers and heritage authorities, and to facilitate predictability of decisions by such authorities.
- ❖ The accessibility of information systems.

3 2 2 Weaknesses

- ❖ Insufficient scope of more detailed land use planning documentation for the city (regulatory plans, land use studies).
- ❖ Too frequent changes to the valid land use plan.
- ❖ Insufficient application of sanctions for violating existing legal regulations concerning heritage protection.
- ❖ Insufficient consideration of international legal commitments in the

decision-making process, not just by the state heritage authorities, but by other responsible bodies as well.

- ❖ Generally insufficient knowledge and application of methodological documents concerning heritage care for various components and aspects of the heritage stock.
- ❖ Blanket approach to conservation of the building stock that does not respect the differentiated characteristics of the unique locales in Part 001, e.g. without regard for the heritage protection of the silhouettes of individual blocks and the resulting loss of uniqueness.
- ❖ Blanket, undifferentiated approach to assessing structural interventions in the buffer zone in terms of their possible impact on the OUV of Part 001.
- ❖ Failure to uphold the law.
- ❖ Insufficient regulation of advertising with respect to the complex cultural situation of Part 001. The restrictions were cut back in the updated version of the PBR 2016.
- ❖ Insufficient utilisation of available tools for sustainable quality and regulation of advertising.
- ❖ Inappropriate hygienic requirements for Part 001 precluding residential function.
- ❖ Absence of an authorised architect during the pre-project phase and project preparation of renovations and creating new structural layers.
- ❖ The current insufficient cohesion of digital quantitative and qualitative data concerning heritage care for Part 001.
- ❖ Insufficient network of NHI Metainformation System (MIS); weak or no availability of the decisive documents in this system; lack of cohesion with geographic information system (GIS).
- ❖ Insufficient coordination of management.

3 2 3 Opportunities

- ❖ Implementation of the MgP for Part 001 as a basic comprehensive document supporting the protection of Part 001's outstanding universal value.
- ❖ Updating and implementing the document Concept for More Effective Care for the Heritage Stock in the City of Prague in connection to the AUA.
- ❖ Drafting and adopting a new land use plan – the Metropolitan

Plan – and the follow-up regulatory plans with a clear formulation of rules and principles for functional and spatial (volume and height) regulation of Part 001.

- ❖ Taking advantage of the opportunity to prepare a new act on state heritage care to establish a special category for monuments inscribed on the World Heritage List.
- ❖ Drafting and adopting a Prague Heritage Care Concept for Part 001 and a Heritage Conservation Plan.
- ❖ **Drafting, approving and observing a binding spatial regulation for construction in Part 001 and its buffer zone with a special focus on height limits.**
- ❖ Consistent application of the legally stipulated sanctions against owners who do not maintain buildings in Part 001, damage them, or place unauthorised advertising and other devices on them (e.g. awnings, “sandwich boards” – portable poster devices, various stickers covering displays or windows...).
- ❖ Consistent utilisation of tools of the valid Concept for Development of Bicycle Transport and Recreational Cycling in the City of Prague through 2020 and the Transport Policy of the Czech Republic for the Period 2014–2020 can eliminate the negative influences of individual motorised transport.
- ❖ Consistent adherence to the sense of the Heritage Act on the part of building offices and executive branch of state heritage care.
- ❖ Gradual digitisation of data concerning heritage care in Part 001 as a foundation for future decision-making.
- ❖ Preventing the increase of the code for level of use of an area in connection with permitting new construction in the stabilised area of Part 001.
- ❖ Drafting conceptual/architectural studies and master plans.

3 2 4 Threats

- ❖ Lobbyist pressure when discussing the new land use plan and other conceptual documents concerning conservation of Part 001.
- ❖ Corruption and lobbyist pressure exerted on representatives of public administration in administrative proceedings concerning heritage care.
- ❖ Failure to respect Part 001 as a stabilised area when permitting new construction.

- ❖ The lack of detail, in particular the absence of regulatory plans and failure to respect land use planning documents with the possible consequence of construction of oversized buildings in visual contact with Part 001, as well as oversized buildings (particularly commercial/administrative ones) in Part 001.
- ❖ Intensification of land use leading to operative overburdening of Part 001.
- ❖ In the newly valid PBR, building height is not limited. In section 25 of the PBR it lists eight height levels, with the last being heights of over 40 m. Other rules for determining the height levels of buildings and potentially restricting them are not further specified in the PBR
- ❖ Insufficiently coordinated cooperation between PCH and the heritage authorities (Ministry of Culture, NHI).



3 3 Intangible components

Note: In keeping with the previous text, the term “culture” here is to be understood in the strict sense of the word.

3 3 1 Culture

3 3 1 1 Strengths

- ❖ High significance of the environment’s cultural tradition as a symbol of Czech statehood and source of national identity.
- ❖ Attractiveness and inspiration of the environment created by the historical construction of Part 001 and the genius loci in its individual locales; the high motivational and associational value for the artistic interpretation of the city.
- ❖ The concentration of state, city and private cultural institutions (e.g. theatres, museums, schools, universities and galleries) in Part 001 with good transport connections or easy walking distances.
- ❖ The exceptional amount of spaces for theatre or musical productions.
- ❖ The dense network of facilities for cultural awareness and aesthetic education, including “primary art schools”, for non-professional artistic skills and activities.

3 3 1 2 Weaknesses

- ❖ Underestimating the importance of culture for the growth of intellectual potential and creativity of each citizen, including those who are not professionals in the field of culture.
- ❖ Shortcomings in the city’s cultural policy concept and its operability.
- ❖ Failure to understand the significance of a differentiated offer of culture (cultural goods or cultural services including creative industries) for the quality of the city’s structure.
- ❖ Poor quality presentation of the city’s cultural life, including in touristic promotional materials.
- ❖ An unstable grant system for cultural projects.



- ❖ Low level of competence of organisers to successfully conduct fundraising to finance cultural projects.
- ❖ Absence of modern internationally comparable high-capacity concert hall with a high acoustic standard.
- ❖ Few events of international significance and for those that are organised (e.g. Prague Quadrennial, Festival of German Theatre, etc.) there is insufficient support and promotion on the part of the city.

3 3 1 3 Opportunities

- ❖ Drafting and adopting a new city Culture Policy focused on internationally comparable quality of cultural goods and services.
- ❖ Increasing the city budget for supporting quality cultural projects and institutions.
- ❖ Openness to multicultural trends that enrich the cultural life of Prague.
- ❖ Improving the communication of cultural institutions based in Prague with the Prague City Tourism and with the media the city has at its disposal.
- ❖ An open and multi-source system of financing and the implementation of further forms of support for culture for the professional and non-professional sectors.
- ❖ Linking education, science and culture with the real practice of cultural life; raising the education levels of Prague's inhabitants.
- ❖ Taking advantage of the proximity of Prague to the cultural metropolises of Central Europe (Vienna, Munich, Berlin) in order to strengthen cultural cooperation at the level of institutions and city leadership.
- ❖ Utilising the unique status of Prague as a UNESCO Creative City of Literature in accordance with its successful candidate documentation for organising literary and translation events of international significance.
- ❖ A return of spirituality along with the reconstruction of society. Emergence of common themes between contemporary culture and spiritual tradition in art.
- ❖ Utilising the public interest in expanding cultural tourism to formulate an offering of cultural goods and services that generate such tourism. Make use of this correlation in coming up with a more effective City Cultural Policy.
- ❖ The currently problematic area of the North-South Trunk Road for the creation of a cultural cluster ("Museum Mile").

3 3 1 4 Threats

- ❖ Loss of Prague's competitiveness in international cultural life.
- ❖ The demise of certain quality cultural institutions.
- ❖ A high number of facilities with a low cultural standard, generating low consumer tourism and not doing anything for the intellectual development of Prague residents (their QOL)
- ❖ Loss of interest of citizens in culture under the pressure of a consumer way of life; decline in their cultural level and taste.
- ❖ Loss of authority of cultural elites, vulgarisation and mediocrity of demands for quality; relativisation of values.
- ❖ Insufficient funding for quality cultural projects and organisations on the part of public budgets without adequate compensation through fundraising and own revenue, potentially leading to the demise of quality cultural institutions and failure to realise valuable projects.

3 3 2 Tourism

3 3 2 1 Strengths

- ❖ Globally unique architectural and urbanistic value of the city, in particular of Part 001, increasing its tourist attraction.
- ❖ Eminent position in the centre of Europe and unique potential for developing urban cultural tourism.
- ❖ Motivation of city leadership to increase attractiveness and quality of touristic offer.
- ❖ Coordination of Management Plan preparations with PCH Strategic Plan.
- ❖ Information system for city visitors – sufficient information on offer of cultural heritage, cultural, social and sports events, transport, accommodation and shopping options.

3 3 2 2 Weaknesses

- ❖ Most attractive places in Part 001 overrun with mass tourism; absence of differentiation of offer for tourists in non-central parts of Prague.
- ❖ Insufficient medium-term and long-term strategic planning by the city in the field of tourism in Prague based on relevant data and evaluation.

- ❖ Absence of segment of cultural tourism in the city's current cultural policy.
- ❖ Low regulation of transport in tourism – sites overloaded with coaches, river overloaded with passenger boat transport.
- ❖ Gradual transformation and loss of identity and genius loci of most attractive sites in Part 001 as a result of commercial activities focused on mass tourism (e.g. the Royal Route).
- ❖ Increasing number of accommodation and catering facilities in Part 001 and the associated transformation of historic buildings, accompanied by a loss of functional authenticity, historical structures and architectural and artisanal details, and as a result the overrunning of Part 001 with tourism.



- ❖ Unprofessional, oftentimes considerably lowbrow presentation of Prague's historic heritage, especially by unauthorised entities.

3 3 2 3 Opportunities

- ❖ Drafting a Sustainable Tourism Development Strategy that respects the OUV and makes use of it as a competitive advantage. Support for conference tourism. Support for cultural tourism.
- ❖ As part of the new Strategy, applying the principle of thematic differentiation of tourism and boosting the attractiveness of locales outside Part 001.
- ❖ Formalisation and institutionalisation of the marketing management of cultural tourism in Prague.
- ❖ Directing part of the income from tourism into repairs and cultivation of the presentation and promotion of the property.
- ❖ Updating the city's medium-term and long-term strategic planning in the field of tourism based on relevant data and an evaluation thereof by a structured Marketing Plan 2017 and PCT Strategic Plan through 2023.

3 3 2 4 Threats

- ❖ Continued growth of negative impact of mass tourism on OUV, in particular the overloading of Part 001.
- ❖ The management and organisation of tourism does not reach the standards of top destinations of international urban cultural tourism.
- ❖ A worsening image as a destination through degradation and compromising of the OUV through decisions that do not respect it and which could be the subject of interest of international authorities, in particular the World Heritage Committee, whose conclusions could receive sustained media attention.
- ❖ A declining level of safety in the city centre in connection with the threat of international terrorism.
- ❖ A lack of support for thematically and spatially differentiated projects that expand the offer of products for visitors with differing interests and to disperse them outside the main tourist routes in Part 001.
- ❖ The increasing risk of international terrorism.
- ❖ The threat of a reduced number of permanent residents from the system of "shared" accommodation Airbnb.



3 3 3 Life in the city

3 3 3 1 Strengths

- ❖ Prague is a stable part of the network of European metropolises, with a geographically favourable position that shows a long-term attractiveness for doing business, with a quality housing stock that is potentially highly attractive in the historic centre.
- ❖ The natural framework of Prague contains many opportunities for recreation and is easily accessible from Part 001 and its buffer zone. Improved water quality in the Vltava and its tributaries allows for rehabilitation of its recreational potential; the high level of greenery in Part 001 allows for short-term recreation.
- ❖ **Part 001 is the traditional seat of the head of state, of the legislature, government and ministries, including the site of embassies of foreign countries.**

- ❖ Nationally Part 001 contains the greatest concentration of educational, cultural, scientific, religious and also healthcare institutions and important economic entities.
- ❖ A very dense network of quality public transport
- ❖ A broad offer of services and goods of a cultural nature, including opportunities to make use of attractive public spaces to operate them.
- ❖ A well functioning integrated emergency rescue system for cases of natural disasters or other emergencies.
- ❖ Numerous public spaces and parks for recreation.

3 3 3 2 Weaknesses

- ❖ The absence of a city housing policy.
- ❖ Change of social structure in the population; gentrification of Part 001 with decline of permanent inhabitants there.
- ❖ In many parts of 001 the concentration of tourists is obtrusive to the point of unbearable, today already year-round (e.g. on the Royal Route).
- ❖ Decline of housing stock in its differentiation for various social and age groups; merging of small flats, high degree of “privatised” public space in the touristically attractive area of Part 001, but in the buffer zone as well.
- ❖ Decline of civic amenities and basic services (especially shops with everyday goods, e.g. groceries) and their replacement with shops with luxury goods and souvenirs or restaurants, all focused primarily on tourists.
- ❖ The absence of regulation of flats rented through Airbnb, supporting gentrification of the city through the use of flats solely for lucrative short-term rental, causing an outflux of permanent residents.
- ❖ Partially outdated technical infrastructure, not just in Part 001 but in the buffer zone as well.
- ❖ Heavy automobile burden on some sections of the street network – both traffic and parking.
- ❖ Inappropriate surfaces in some places overburdened by traffic preventing the expansion of non-motorised transport.
- ❖ Sociopathological phenomena in Part 001, including petty crime, vandalism damaging monuments, greenery and street furniture, as well as the presence of homeless people and the associated decline in hygiene in the city’s public spaces.

3 3 3 3 Opportunities

- ❖ Utilisation of regulations in the current land use planning documentation, as well as in the forthcoming MP, on the share of housing in the central part of the city to preserve this function.
- ❖ Drafting and adopting a City Housing Policy.
- ❖ Raising the quality of housing in Part 001 by modernising the housing stock while respecting its heritage significance.
- ❖ Raising the quality of public services, including cultural ones, inter alia through conceptual use of buildings owned by the City of Prague or managed by the municipal districts.
- ❖ Stopping the haphazard privatisation of the housing stock in Part 001.
- ❖ Sufficient civic amenities based on the natural life cycle of the centre’s inhabitants.
- ❖ Increasing the quality of spending time in the city’s public space by implementing the Public Space Manual.
- ❖ Elimination of redundant technical infrastructure buildings; making the city more pedestrian- and bike-friendly.
- ❖ Increasing the cultural offerings and opportunities for remaining and communication.
- ❖ Regulating the use of public spaces in accordance with their ideological and traditional significance.
- ❖ Resolving the issue of the North-South Trunk Road by transforming it into an urban boulevard with the goal of ensuring pedestrians can pass between currently divided parts of the city and removing the city’s internal periphery around it.
- ❖ **Make use of Smart Cities concepts.**
- ❖ **A presentable path from the Main Train Station to the city; removal of the asocial character of the whole public space around the train station.**
- ❖ **A change of lifestyle towards sustainability and environmental friendliness.**

3 3 3 4 Threats

- ❖ Further decline of permanent residents in Part 001.
- ❖ The continued existence of sociopathological phenomena in Part 001.
- ❖ A growth in non-cultural, destructive tourism.
- ❖ A marked decline in undeveloped areas with natural greenery in

Part 001 and its buffer zone providing an opportunity for short-term recreation.

- ❖ Permanent pauperisation and degradation of the area at the north-east boundary of Part 001 due to the NSTR as a dehumanising factor and impermeable barrier within the city.
- ❖ Failure to appreciate the sociocultural potential of transformation areas (e.g. freed up transport areas – Masaryk Train Station, Florenc Bus Station).
- ❖ The emergence of further monofunctional tourist or business administration zones within Part 001.



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3 3 4 Transport infrastructure

3 3 4 1 Strengths

- ❖ Excellent transport accessibility of Part 001 by public transport and high level of use.
- ❖ Good accessibility by long-distance transport from the whole Czech Republic.
- ❖ Location of metro stations within Part 001 and railway stations on its boundaries.
- ❖ Regulation of parking spots for residents in Part 001.

3 3 4 2 Weaknesses

- ❖ Extreme burden of automobile transport (both transit traffic and with destination in Part 001) directly affecting the territory of Part 001.
- ❖ Increase in the number of destinations for individual automobile transport in Part 001 and insufficient regulation of access of such transport into Part 001.
- ❖ Disjunct network of bike paths, areas with traffic calming and integration measures for alternative forms of transport.
- ❖ Low level of utilisation of railway for transport within the city.
- ❖ Overloaded and vulnerable (absence of multiple routes) tram network in Part 001.
- ❖ Overloading of certain metro lines into the central part of the city to the limit of capacity.
- ❖ The urbanistic barrier of the North-South Trunk Road (NSTR), which prevents the traditional historically created connection between Part 001 and the adjacent districts.
- ❖ The absence of coordination among city authorities and state authorities on protecting the river against overloading by touristic and recreational boating by river vessels in the interest of preserving its function as a component helping generate OUV and its recreational potential.
- ❖ Degradation of public spaces in Part 001 through excessive parking and traffic and the negative consequences for the comfort of residents in this area, for visitors, and for its historic building stock, and potentially for its archaeological sites as well in the case of underground parking lots.

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3 3 4 3 Opportunities

- ❖ Drafting of a Sustainable Mobility Plan for Prague and Surroundings (Project P+).
- ❖ Restricting transit traffic through Part 001 by the City and Prague Outer Ring Roads, thereby relieving the city centre, particularly Part 001.
- ❖ Boosting tangential routes for individual automobile and public transport – new bridges relieving Part 001, including adding to the tram network.
- ❖ Introducing a system for public transport preference.
- ❖ Modernising and increasing efficiency of the public transport fleet (new trams or “city buses”; ecological, hybrid, and particularly electric-powered means of transport) with the goal of increasing its capacity and comfort and reducing the environmental impact.
- ❖ Expanding areas with traffic calming with preference for pedestrian and bicycle transport.
- ❖ Increasing the attractiveness of rail under PID for accessing Part 001.
- ❖ Improving the aesthetic and functional quality of railway stations and bus transport in Part 001 and its immediate surroundings.
- ❖ Regulation of automobile transport into the centre through economic instruments, e.g. a toll system.
- ❖ Eliminating the inner periphery resulting from the NSTR motorway structure in the middle of the city by transforming it into an urban boulevard thereby making the area along the NSTR more attractive and facilitating movement between Part 001 and the affected areas of the border zone.
- ❖ Building a system of P+R catchment lots outside Part 001 and its buffer zone, reducing the parking burden for Part 001.
- ❖ Humanisation and revitalisation of currently degraded public spaces through potentially beneficial projects expanding the quality of offerings for both inhabitants and tourists (e.g. a “Museum Mile”, the concept of a cultural cluster of museums and galleries along the line of the NSTR in connection to the identical line of the C metro line).
- ❖ Building of continuous routes for bicycle transport.
- ❖ Providing for a Sustainable Mobility Plan for Prague and Surroundings, the goal of which will be to set the city’s transport policy for next period.

3 3 4 4 Threats

- ❖ Further growth of the number of automobiles, meaning pressure to increase road and parking capacities.
- ❖ Insufficient pace of installing P+R catchment lots a reasonable distance beyond the boundary of 001.
- ❖ An increase in the traffic burden caused by (further) new transformations of the building stock in Part 001 or at its boundaries for commercial and administrative use.
- ❖ Increased capacity of public parking lots in Part 001 without regulation of the existing ones, leading to an advantage for automobile traffic heading into the centre.
- ❖ An inadequate system for regulating automobile traffic in Part 001 and the buffer zone and adjacent areas.
- ❖ Slow and disjointed building of infrastructure for bicycle transport.
- ❖ Isolation of Prague and loss of cultural and economic prosperity in the case of a fall in transport connections between the city and European high-speed transport infrastructure.

3 3 5 Quality of life, the environment

3 3 5 1 Strengths

- ❖ Significant green spaces in Part 001 and its immediate surroundings.
- ❖ Successful revitalisation of Prague’s historic parks and gardens in Part 001.
- ❖ The phenomenon of the Vltava River as a fundamental agent in forming the landscape and visual axes, and as an opportunity for leisure and recreation.
- ❖ Transition to new heating fuels, thus positively influencing air quality and also affecting the condition of facades and sculptural decorations thereof.

3 3 5 2 Weaknesses

- ❖ Local environmental degradation, primarily from traffic breaking the noise limits, e.g. along the NSTR, and air pollution from automobile traffic.



- ❖ A shortage of greenery and water elements in some parts of the compactly built-up Part 001 and its buffer zone, causing worsened micro-climatic conditions.
- ❖ Pollution of Part 001 including the river with acoustic and light pollution.
- ❖ Absence of regulation of individual automobile transport.
- ❖ Burden on Part 001 from advertising and information pollution.
- ❖ Disconnection and inability to traverse certain important green areas, garden art landmarks and parks and other green areas.
- ❖ Little support for bicycle transport.

3 3 5 3 Opportunities

- ❖ Use the city's legal instruments to regulate advertising and visual, acoustic and light pollution.

- ❖ Clearing courtyards as "sui generis" semi-public spaces of valueless additions and extensions and replacing them with green space.

3 3 5 4 Threats

- ❖ Natural disasters, especially floods.
- ❖ Pressure for excessive commercial use of the river, banks of the Vltava and protected natural bodies and locations.
- ❖ Loss of natural greenery in Part 001 and its surroundings as result of developer activity.
- ❖ Loss of the symbolic and ethical significance of the city's public spaces and the buildings that form them, ditto the genius loci, as a result of structural pollution, new construction and conversions that are architecturally disharmonious with the given historical public space.

MANAGEMENT PLAN
FOR CONSERVATION OF
WORLD CULTURAL HERITAGE
OF THE HISTORIC CENTRE
OF PRAGUE – PART 001

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