



**JOINT UNESCO WORLD HERITAGE CENTRE / ICOMOS  
REACTIVE MONITORING MISSION**

**HISTORIC CENTRE OF PRAGUE**



Joint Reactive Monitoring Mission Report  
25 – 29 March 2019  
Prague, Czech Republic

26 August 2019

*Cover photo: View south-east from the Legion Bridge, over the Vltava, with tall buildings on Pankrác Plain above the skyline of the New Town; Basilica of St Peter and St Paul, Vyšehrad, to the right.*

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## 1. ACKNOWLEDGEMENTS

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The mission is grateful to those officials of the Ministry of Culture who gave their time to accompany the mission and to those who gathered such an exhaustive collection of materials providing information on the World Heritage property, in particular to Mr Vlastislav Ouroda, Deputy Minister, Mr Jiří Vajčner, Director, Chief Minister Counsellor, Monument Care Department and Ms Dita Limová, Head of UNESCO Division, International Relations Department.

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Finally, the mission specialists acknowledge the efforts of all those whose work is contributing to the conservation and enhancement of the Historic Centre of Prague and its Outstanding Universal Value.

## 2. EXECUTIVE SUMMARY AND LIST OF RECOMMENDATIONS

The Mission considers that while in terms of heritage preservation, the property is generally in good condition, its state of conservation is currently impacted by a number of negative factors which represent potential dangers to the Outstanding Universal Value of the property, in accordance with paragraph 179 of the *Operational Guidelines for the Implementation of the World Heritage Convention* (UNESCO, 2017), and which threaten its authenticity and integrity.

As highlighted by the State Party in the Statement of Outstanding Universal Value, *“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. 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.”*<sup>1</sup>

All these pressures have reduced the visual quality of the landscape and the coherence of the urban fabric and threaten the overall integrity of the property.

The 2010 Reactive Monitoring mission developed, in close coordination with the national authorities, a set of necessary measures that were adopted by the World Heritage Committee.

The 2019 Reactive Monitoring mission regrets that the State Party has not responded to the concerns, recommendations and requests about the number of large-scale development projects proposed within buffer zone of the property and its wider setting formulated in previous mission reports, and Committee Decisions requesting to adopt a high-rise limitations plan, in order to avoid visual intrusion in the historic urban landscape of Prague.

The Mission did note the efforts of the Czech authorities. Below is a list of the major actions, as directly observed during the Mission or presumed on the basis of the documents and the information provided.

The Mission recommends that comprehensive measures should be implemented by the State Party to eliminate potential threats to the Outstanding Universal Value of the property, as well as to prevent further loss of authenticity, integrity and urban coherence of the city.

On the basis of the site inspection, review of previous Committee Decisions and the 2010 Reactive Monitoring Mission recommendations, as well as numerous discussions during meetings with national and local authorities, the Mission has developed a set of recommendations which should be implemented in order to control the potential threats and to protect the attributes that convey the Outstanding Universal Value of the property.

### **Strategic recommendations regarding Part 001, the historic centre:**

*SR 01: The statement in the integrity section of the SOUV, that ‘The regulation necessary for harmonious integration of contemporary interventions into historic urban fabric is safeguarded by the Act on Cultural Heritage Preservation,’ must be transformed from aspiration to reality. It is essential to resist proposals that involve the amalgamation of historic plots, the demolition of buildings which make a positive contribution to OUV, or the construction of new buildings which are too tall, too bulky or too utilitarian for their historic urban context or place in views of or form it.*

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<sup>1</sup> Source: Statement of Outstanding Universal Value <http://whc.unesco.org/en/list/616>

*SR 02: The Ministry of Culture should promote the use of Heritage Impact Assessment in line with the ICOMOS guidelines, as a process to assess the effect of significant policies and projects on the Outstanding Universal Value of Prague.*

**Short term recommendations regarding Part 001, the historic centre:**

In relation to proposed changes to construction law and the process for issuing building permits:

*R 01: The World Heritage Centre should be kept informed of developing proposals for reform of construction law in relation to potential impacts on the management of World Heritage Properties.*

In relation to the draft Management Plan:

*R 02: The Management Plan should be refined so that the means of delivering the objectives and measures necessary to sustain the identified attributes of OUV of Part 001 of the World Heritage property in its setting are clearly set out, with the organisations responsible identified, and (where applicable) the timescale for completion.*

*R 03: The spatial planning objectives of the emerging Management Plan, necessary to sustain the OUV of Part 001 of the World Heritage property whose attributes are elaborated in the Management Plan, should be fully reflected in the final version of the Metropolitan Plan as the legal vehicle for their implementation, and the two documents be cross-referenced.*

In relation to the draft Metropolitan Plan:

*R 04: The emerging draft Metropolitan Plan should be modified to*

- *include in its atlas designated heritage reserves and monuments, and in particular the World Heritage property and buffer zone;*
- *ensure that the plan clearly promotes and encourages heritage conservation, the necessary measures being fully integrated into the Plan; and in particular makes explicit and clear throughout the Plan the heritage constraints on general policies, or more simply states that conservation of designated heritage assets takes precedence over other policies;*
- *delete height limits/ guidance from grid squares wholly or substantially falling within a heritage reserve (excluding the World Heritage property buffer zone, within and beyond which they should be guided by the need to protect the property's setting).*

*R 05: The City of Prague should develop, in parallel with finalising the Metropolitan Plan, a smaller scale (1:5000) Regulatory Plan for the World Heritage property, in which fine grain controls can be set out, based on the historic urban blocks rather than an arbitrary grid.*

*R 06: The State Party should organise an International Workshop to discuss the draft Metropolitan Plan of Prague, with participation of main urban specialists involved in the implementation of the 2011 UNESCO Historic Urban Landscape Recommendation, in conjunction with the World Heritage Convention.*

In relation to the management of the Vltava and the possible doubling of Smíchov Lock:

*R 07: The responsible authorities, particularly the City of Prague, should consider very carefully whether it is desirable to respond to commercial demand for tourist-oriented river traffic by substantially increasing infrastructure capacity. It would be preferable to manage the use of existing capacity, and so limit the growth of tourist cruise traffic while considering and prioritising the potential both for river buses and the use of river transport to support the*

*planned major construction projects along the banks. The authorities should also consider whether the permissive attitude to new landing places on the river, envisaged in the draft Metropolitan Plan, Art. 130, is appropriate.*

In relation to historic railway stations within the property:

*R 08: The masterplan for the eastern part of the Masaryk Station should be reconsidered, so as not unduly to constrain options for the future amelioration of the Magistrála, and particularly of the possibility of bringing it to grade between the railway and the river crossing to the north, following Recommendation 3 of the 2010 mission. In either case it is vital to maximise linkage across it to adjacent parts of the city, and in the layout of new urban blocks to take advantage of the potential of views to Vítkov Hill to the east, and of the City Museum building (particularly on its north-south axis) to the north.*

*R 09: The State Party, acting with Prague City Council, should use their powers to expropriate the former Vyšehrad Station, and pass it on to another investor willing and able to repair it and bring it back into use.*

*R 10: The State Party should submit to details of the options for the future of Railway Bridge to the World Heritage Centre for review by the Advisory Bodies.*

In relation to high rise development on the Pankrác Plain, in the panorama from Prague Castle:

*R 11: In accordance with the advice given in 2008, new or replacement buildings within the Pentagon should not exceed 60-70m in height.*

*R 12: Outside the 'Pentagon', no buildings above the general height level of their surroundings should be permitted on the Pankrác Plain, and the height limits of the emerging draft Prague Metropolitan Plan should be adjusted accordingly. The State Party should take every reasonable step to ensure that the project Residence Park Kavčí hory does not proceed.*

In relation to the proposed transformation areas, particularly former railway lands:

*R 13: Any emerging proposals for tall buildings (greater than 10 stories) at the Žižkov freight yard redevelopment, including accurate visual images of their appearance in views from the Castle, should be forwarded to the World Heritage Centre, in line with paragraph 172 of the Operational Guidelines for review by the Advisory Bodies, before any before any scheme is approved.*

*R 14: A heritage impact assessment based on accurate visual representations from all significant viewpoints should be undertaken for the emerging masterplans for the transformation areas of Bubny and Rohan Island, and submitted to the World Heritage Centre for review by the Advisory Bodies. The masterplans should be modified, if necessary, in the light of the outcome and recommendations of the assessment, to avoid harm to the OUV of the World Heritage property.*

### **Short-medium term recommendations concerning Part 002, Průhonice Park**

*R 15: Increased measures to attenuate the flow of the stream in storm conditions should be introduced upstream of the park in accordance with the 2015/16 study, to address current risks, both of storm volumes and the risk of pollution. To prevent further development adding to the risks, all new development in the catchment area should follow the principles of sustainable urban drainage, using permeable external surfaces wherever possible.*

*R 16: The authorities should formally attest the part of the buffer zone that lies within Prague-East, in line with that in Prague-West, when a convenient opportunity arises.*

*R 17: The currently undeveloped area of the buffer zone to the south of the eastern part of the park should remain in agricultural use, providing from public roads a clear view of the park's original appearance in the landscape. Generally, pressure to relax the limits on urbanisation around the park set out in current spatial plans should be resisted.*

*R 18: The revised management plan for the Průhonice component should contain a finalised risk preparedness plan including floods, as well as address the management of the buffer zone and beyond so far as this is necessary to safeguard the OUV of the Park.*

### **3. BACKGROUND TO THE MISSION**

*Background documents, terms of reference and composition of the Mission team are provided in Annexes 8.1 – 8.5*

#### **3.1. Inscription history**

The World Heritage property of the Historic Centre of Prague (Czech Republic) was inscribed on the World Heritage List in 1992, under cultural criteria (ii), (iv), (vi), by the World Heritage Committee at its 16th session (Santa Fe, USA).

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, and of the Průhonice Park, located southeast of the city on the territory of Central Bohemia.

#### **3.2. Inscription criteria and World Heritage values**

The Outstanding Universal Value of the Historic Centre of Prague is defined by criteria (ii), (iv) and (vi), adopted by the World Heritage Committee at the time of inscription:

- Criterion (ii): 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 for much of central and eastern Europe.
- Criterion (iv): 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.
- Criterion (vi): 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 15th century creation 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 also been the intellectual and cultural centre of its region, and is indelibly associated with such world-famous names as Wolfgang Amadeus Mozart and Franz Kafka.

The World Heritage Committee at its 40th session (Istanbul, 2016) adopted the retrospective Statements of Outstanding Universal Value (see Annex 8.5.2).

#### **3.3. Examination of the State of Conservation by the World Heritage Committee and its Bureau**

Since its inscription, potential threats to the Outstanding Universal Value, integrity and authenticity of the property have been identified, including development of high-rise constructions on the Pankrác Plain, lack of effectiveness of existing planning, management and conservation measures for the property, and lack of a finalized Management Plan.

These potential threats resulted in the World Heritage Committee Decision 42 COM 7B.21, adopted at its 42nd session (Manama, 2018), and the request for an updated progress report from the State Party to enable the Committee to review whether the property is faced with threats which could have deleterious effects on its inherent characteristics, such that the property meets the criteria for its inscription on the List of World Heritage in Danger, in line with Paragraph 179 of the *Operational Guidelines*.



The World Heritage Committee at its 42nd session also requested the State Party to invite a joint World Heritage Centre/ICOMOS joint Reactive Monitoring mission to the property to assess its state of conservation.

### **3.4. Justification of the mission**

Two missions have previously been carried out to this property. The last joint World Heritage Centre/ICOMOS Reactive Monitoring mission was carried out in 2010.

As requested by the World Heritage Committee, the State Party invited a joint World Heritage Centre/ICOMOS Reactive monitoring mission to the property from 25 to 29 March 2019. The purpose of the mission was to assess its state of conservation, to review all ongoing studies and proposals and assist with the identification of options regarding possible developments that are consistent with the OUV of the property, as well as to ascertain the progress made in relation to previous World Heritage Committee Decisions.

In line with its Terms of Reference (see Annex 8.1), the mission also reviewed whether the property is faced with threats which could have deleterious effects on its inherent characteristics and whether it meets the criteria for inscription on the List of World Heritage in Danger, in line with Paragraph 179 of the *Operational Guidelines*.

A reconciliation of the specific terms of reference of the mission with the structure of this report forms Annexe 8.2.

### **3.5. General conditions of the mission**

The mission programme, listed under Annex 8.7, was extremely dense. The mission inspected both components of the property.

Extensive consultation occurred with city authorities, site managers and the representatives of civil society. The mission undertook on-site visits and received a detailed introduction to a series of documents, plans and programmes from the local authorities. The mission also reviewed the state of conservation report submitted by the State Party to the World Heritage Centre and ICOMOS on 15 March 2018.

The Ministry of Culture and the City of Prague transmitted to the mission team material and additional documents requested by the mission during the on-site-inspection. All background documents are listed under Annexes 8.5 and 8.6.

A list of people met during the mission is provided in Annex 8.4.

The mission collected maps and pictures showing the state of the property; a selection is used to illustrate relevant sections of this report.

## 4. NATIONAL POLICY FOR THE PRESERVATION AND MANAGEMENT OF THE WORLD HERITAGE PROPERTY

The mission noted below information and documents listed in the 2018 State Party state of conservation report, Periodic report (Section II) and documents transmitted during the mission (see list in Annex 8.6).

### 4.1. Institutional system

The World Heritage Committee at its 42nd session (Manama, 2018) encouraged the State Party to strengthen the authority of the national institution in charge of the implementation of the World Heritage Convention to enable it to focus major decisions on the retention of the OUV of the property.

According to Act No. 131/2000 Coll., on the City of Prague, as amended, the executor of the devolved power of state administration in the City of Prague is **Prague City Hall**, and in defined areas the District Authorities.

The City of Prague is administered independently by Prague City Assembly.

Other City of Prague authorities are Prague City Council and the Mayor of Prague.

According to the aforementioned Act No. 131/2000 Coll., as amended, the city is represented externally by the Mayor of Prague, Zdeněk Hřib, Mariánské náměstí 2, 110 00 Prague 1.

Prague City Hall – Heritage Department, as the executive authority of state heritage care in devolved authority, currently has the following structure:

- Legal and Administrative Unit
- Heritage Care Administration Unit
- "World Heritage Site Office" Unit (WHSO)

The **World Heritage Site Office** fulfils the highly qualified task under PCH HD of ensuring the proper care for the world heritage property, including communication with representatives of the state (Ministry of Culture) and the UNESCO World Heritage Committee, submitting the Reports on State of Conservation and similar conceptual documents and attending meetings of the World Heritage Committee.

Part of the WHSO's jurisdiction is managing grants provided from the City of Prague budget for restoration of Cultural Monuments within Part 001 of the property.

The Office also acts as the secretariat for the World Heritage Property Council.

The function of Steering Group is fulfilled by the World Heritage Property Council, which was created based on Prague City Hall Resolution No. 388 of 19 March 2013 as an initiative and advisory body to Prague City Council within the meaning of Section 79 (1) of Act no. 131/2000 Coll., on the City of Prague, as the Prague City Hall Commission entitled World Heritage Council, focused on conceptual issues associated with the management and conservation of the world heritage property.

The renewed status of the World Heritage Council was issued through Annex 2 to Prague City Council Resolution No. 1145 of 19 May 2015. At its 1st meeting on 6 October 2015, the newly established WHPC emphasised by consensus that in accordance with Annex 2 to Prague City Council Resolution No. 1145 of 19 May 2015, it is the advisory body for conceptual issues associated with the status of the Historic Centre of Prague as a world heritage property and

that it will no longer interfere with the legislatively dictated decision-making of other heritage authorities on specific cases. Specific cases may, however, be the subject of its interest as illustrations of relevant conceptual problems.

The World Heritage Council formulates recommendations and drafts positions and suggestions concerning the world heritage property Historic Centre of Prague, submitting these to Prague City Council.

The World Heritage Council evaluates the results of the national Annual Monitoring Reports focused on the world heritage site and submits its conclusions to Prague City Council. The World Heritage Council follows the drafting of the Management Plan for the Historic Centre of Prague, which is provided for by the World Heritage Site Office and submits its conclusions to Prague City Council.

The World Heritage Council produces opinions on conceptual documents that concern the Historic Centre of Prague and submits them to Prague City Council. The World Heritage Council plays an active role in presenting the world heritage site and raising awareness, working on this along with the World Heritage Site Office, the Prague City Hall Heritage Department and Department of Culture and Tourism and other Prague City Hall bodies. The members of the World Heritage Council are representatives of institutions that act in the field of heritage care and conservation of the property recorded on the World Heritage List and representatives of the affected municipal districts. The Council is represented externally by its chairperson.<sup>2</sup>

## **4.2. Legislative arrangements**

The World Heritage Committee at its 42nd session (Manama, 2018) welcomed the State Party's efforts and encouraged it to approve all relevant legal documents and amendments, such as an "Amendment of State Heritage Care Act" the aim of which is to ensure an effective, transparent, predictable and professionally guaranteed method for managing the heritage of the Czech Republic, as well as to reinforce heritage protection and management.

Information on heritage legislation is derived from responses to Sections I and II of the Periodic Reports (see Annex 8.8), the retrospective Statement of Outstanding Universal Value of the property, the 2018 state of conservation report submitted by the State Party, and legislative documents presented or submitted by the national authorities to the Mission team.

### **Amendment of State Heritage Care Act**

On 25 April 2016 an act was published in the Collection of Laws under no. 127/2016 Coll., amending Act No. 20/1987 Coll., on State Heritage Care, as amended. According to the explanatory memorandum, the amendment was adopted in order to add to Section 6 of the State Heritage Care Act, on the basis of which the Ministry of Culture can, following discussion with the regional authority, declare a certain territory, historic environment or part of a landscape unit a heritage zone and designate the conditions of its protection, to include the form by which the Ministry of Culture will be empowered to declare heritage zones. It will now be explicitly stipulated that heritage zones are to be declared by a measure of general application under the sixth part of the Administrative Procedure Code. At the same time, such a procedure will also be stipulated for all heritage zones declared in the past in the form of decrees by the Ministry of Culture or regional decrees or orders, in the sense that any further

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<sup>2</sup> Source: 2018 State Party report pp 50 - 51 <http://whc.unesco.org/document/167329>. At the time of the mission the final meeting of the Council appointed by the previous administration had been held in October 2018.

changes to already existing heritage zones are also to be carried out by measures of general application. It is essentially a technical amendment, the aim of which is to modify the authorisation for the form of declaring a heritage zone, and above all to introduce this unified form for potential changes to all existing regulations by which heritage zones have been declared to date. The act came into force on 10 May 2016. In the years 2014 to 2017, the Ministry of Culture continued to work intensively on preparing a new law on the protection of the heritage fund. The aim of the planned act was to ensure an effective, transparent, predictable and professionally guaranteed method for managing the heritage fund of the Czech Republic that would also strengthen the legal certainty of citizens, eliminate the superfluous administrative burden and mitigate the impact of restricting ownership rights. The Chamber of Deputies however, at its meeting of 12 July 2017, rejected the bill with Resolution No. 1752 in the 3rd reading. Detailed information on this issue including working versions of the new Heritage Act are available in Czech on the MC website: <https://www.mkcr.cz/priprava-noveho-pamatkoveho-zakona-2011-2017-255.html> .

Changes to the legal, regulatory and contractual measures concerning protection of the HCP (C 616-001) (Instruments of legislative protection) In December 2015 an amendment to Act No. 361/2000 Coll., on the Operation of Roads, was adopted – Act No. 48/2016 Coll., where a definition was added to Section 2 for a personal technical means of transport in the form of a personal transporter with a self-balancing device or similar device. According to point 24 of Section 60a (5), a municipality may delineate by an order areas in its territory where the operation of a personal transporter on the sidewalk, pedestrian path, path for pedestrians and cyclists, 52 separate lane for pedestrians on a path for pedestrians and cyclists, in pedestrian and residential zones or on the roadway is prohibited. At the same time the speed of personal transporters on the sidewalk was restricted to walking speed. This amendment, which took effect 20 February 2016, has had a considerable impact on the regulation of "Segways" in the city centre.<sup>3</sup>

#### 4.3. Boundaries and buffer zones

The property was inscribed in 1992 as a serial property, combining two nomination requests submitted separately, one for the historic centre of Prague submitted in 1991 and an extension request for Průhonice Park submitted in 1992. The two components were inscribed with only one buffer zone for the Historic Centre of Prague, which did not surround the Průhonice Park, and whose definition was itself uncertain.

The 2008 World Heritage Centre / ICOMOS Reactive Monitoring mission recommended that the authorities conduct an evaluation of the two potential buffer zones in order to assess their effectiveness, and the subsequent mission in 2010 advised that the State Party should propose a revision of the buffer zone for the historic centre, following the procedures outlined for minor boundary modifications, and include a buffer zone around Průhonice Park (**Fig 1**), both corresponding with the buffer zones established under national law in 1981.<sup>4</sup>

The buffer zone for the historic centre adopted by the World Heritage Committee in 2012 covers 9016 hectares, which completely surround the 894 hectares of the Historic Centre of Prague site component and has been defined on the basis of visual relations and geography of the territory. It covers the areas in which inappropriate developments could impact negatively on the Outstanding Universal Value of the property component. The

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<sup>3</sup> Source: 2018 State Party report pp 51 – 52 <http://whc.unesco.org/document/167329>. See <http://www.dopravni-pravo.cz/novela-zakona-c-482016-sb-o-provozu-na-pozemnichkomunikacich-platna-od-20-2-2016/>

<sup>4</sup> Kul/5-931/81, 19 May 1981.

extension of the buffer zone around the property varies between a minimum of approximately 2 km and a maximum of more than 10 km.

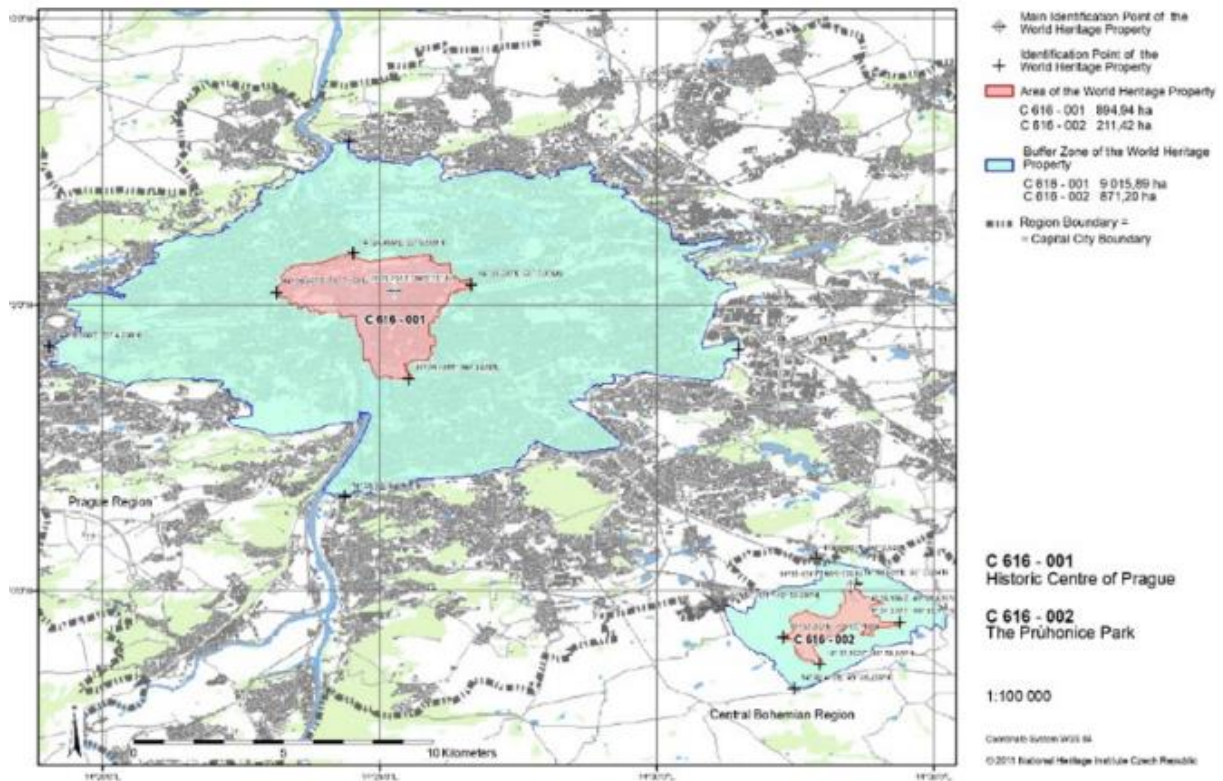


Fig 1 The boundaries of the World Heritage property and its buffer zone.

The buffer zone for Průhonice Park covers an area of 871 hectares and surrounds the 211 hectares property component towards all directions. As for the Historic Centre of Prague, this buffer zone corresponds to the extensions of a legal instrument adopted on 12 February 1981, which established a buffer zone for the Palace and Park of Průhonice. Like the previous buffer zone, the legal act establishing this zone prohibits the development of excessive height buildings.<sup>5</sup>

<sup>5</sup> Source: 2012 ICOMOS Evaluation report WHC-12/36.COM/INF.8B1.Add <http://whc.unesco.org/document/116988>



## 5. IDENTIFICATION AND ASSESSMENT OF ISSUES / THREATS

### 5.1. Component 1 - Historic Centre of Prague

#### 5.1.1. Introduction

Since October 2018 a new political regime has been in control of the Prague City Council, perceived by the National Heritage Institute as being more supportive of conservation. The property (8.95 sq km) represents 1.8% of the total area of the Prague region, houses 3.5% (44,200) of its population, supports 20% (170,000) of its jobs and receives 7.1 million tourists annually. The property therefore supports within its historic framework all the functions expected of the central area of a modern capital city, whilst catering for a large and growing tourist trade. All of these roles, but especially commerce and tourism, generate investment pressure which has secured the repair and future use of most of its historic buildings and the development of vacant sites in the urban architectural ensemble. However, particularly in the New Town investment pressure is now so great that development projects are eroding its fabric and character. The emerging new management documents, the Management Plan and the Metropolitan [spatial] Plan, need to reconcile development with the imperative to conserve the historic city, in the context of its place in the municipality of Prague as a whole.

#### 5.1.2. The proposed new Construction Act

The Prague Building Regulations, which are the only building and planning legislation that can be regulated by the city itself, were reformed in 2012-16 to general approval, and became effective on 1 August 2018.

There is universal agreement that the process for obtaining a building permit in the Czech Republic takes too long and is too complicated, requiring a great many separate authorisations; and that it needs to be expedited. A draft white paper on a new construction act was produced in February 2019 by the Chamber of Commerce, as an experiment with government agreement, but its source and funding have led to concerns by heritage interests that it is inevitably biased in favour of developers and entrepreneurs in the construction industry.<sup>6</sup> A particular concern is that representations by some official bodies will no longer be treated as 'binding statements' but as evidence to be weighed in decision-making by the proposed National Building Authority. Specifically, there is concern that this change might include advice from the National Institute for Heritage Preservation (Ministry of Culture), despite its (current) legal status under the Heritage Act. The proposed introduction of 'silence of the administration' (where a consent is automatically granted after a stated time in the absence of a specific decision by the authority) would not, based on experience in other jurisdictions, be a positive step for heritage protection. The mission was not sufficiently informed to comment in detail on this initiative.

#### Recommendation

*R 01: The World Heritage Centre should be kept informed of developing proposals for reform of construction law in relation to potential impacts on the management of World Heritage Properties.*

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<sup>6</sup> Comments by Czech National Committee of ICOMOS, 19 February 2019.

### 5.1.3. Draft Management Plan

A draft *Management Plan for the Historic Centre of Prague, Part 001* drafted by the Prague City Hall Heritage Department, co-ordinated by a steering group, was submitted to the World Heritage Centre in 2018. (ICOMOS undertook a technical review) prior to the Mission, in March 2019. The principal issues raised in that review are summarised here.

#### **Understanding and definition of attributes**

The emerging plan is commendable for its comprehensive scope and urbanistic, city-wide approach to understanding and addressing the issues affecting the OUV of the historic centre. It sets out the mutually supporting aims of preserving the OUV of the property, the integrity and authenticity of the physical fabric, alongside sustaining the city as a social and cultural organism. A key premise of the plan is that the process of the conservation of the city should recognise the 'indivisibility of the material environment (buildings and space delimited thereby) and its activities (operational and functional manners of use)'. Its structure is largely physically stabilised but with dynamic potential in the ways it is used; but under continuing pressure from physical and operational exploitation which endangers the internal balance of the city's life. The plan identifies the need to ensure continuity in those characteristics which have shaped the city in the long term. These should remain the constants in the evolving image of the city, characteristics that emerged through its historic stabilisation and with which permanent changes and additions should resonate. There is clear recognition that in both physical and functional terms the historic centre must be managed at three levels, within its boundaries, within its buffer zone, and within the city as a whole. This is a promising foundation for a document that its collective authors see as a 'manifesto', aware that it is a product of a specific time, place and societal context.

Section 3 sets out to describe the attributes 'that create the outstanding universal value (OUV), description of values.' It does so from an urbanistic perspective, considering the characteristics of the city in its setting, both generally (s2.1) and by neighbourhood (s2.2) and river space (s2.4), before addressing the 'intangible components helping form the image of part 001', meaning the activities and functions that take place there and the stability of the identified values (s2.5). This approach is welcome, since the inscribed property is the whole historic centre. The ongoing challenges to its OUV arise largely in the spaces in between and beyond the individually-protected monumental components, and they are driven by pressure to change uses and activities within the property, pressure that can only be managed in the context of the functioning of Prague as a whole. The Review supported the approach taken, offering editorial advice, particularly to include a simple map and commentary on the spatial development of the city and a brief, illustrated summary of the architecture and townscape characteristic of each major phase or neighbourhood (with cross-reference to the 'localities' defined in the emerging Metropolitan Plan).

#### **Objectives and measures**

Section 6, 'Comments on management plan objectives and measures' begins by stating that 'What is crucial for maintaining the OUV of Part 001 and its authenticity and integrity is facing up to the one-sided economic (often merely short term or even speculative) pressure.' It outlines what is necessary to address the key issues affecting the OUV in a similarly robust manner, seeing the regulation of land uses and density through the spatial planning framework of the city as the critical tool. This emphasis is consistent with the urbanistic approach to analysis, and undoubtedly correct. Particularly important in Prague is sustaining the urban hierarchy – historically the

'dominant verticals' express the symbolic or societal importance of buildings. The developing pressures and problems are well understood, and the strategies necessary to contain them set out in clear, often uncompromising, terms, both generally and in relation to specific issues like the North-South Trunk Road and Masaryk Station. However, the mechanisms by which these strategies will be incorporated in law and policy, and subsequently implemented, are only occasionally mentioned, often by reference to its aspirations for the emerging Metropolitan Plan.

The review advised (and the mission supports) the need to rationalise the 40 *Realisation objectives* and the 136 *Measures and Principles* intended to realise them into a clearly-structured narrative in which discussion of a particular issue leads as a conclusion to Objective(s), and concludes with Measures to implement them. Consideration should also be given to distinguishing, in the current very long list of measures and principles, between

- principles – which are in effect policies (all of which are classified as 'ongoing') which will be applied to prevent harm to OUV, amplifying how legal and regulatory provisions that apply to the historic core and buffer zone will be interpreted and applied;
- organisational responsibilities and actions necessary to ensure that the principles are applied, and outcomes are systematically monitored, again largely 'ongoing'; and
- specific measures or actions to be undertaken in what should be a defined period, with a clear outcome which marks their completion. All of these should have clear targets for progress or completion, rather than to be undertaken 'without undue delay'.

It is essential that each objective has been or will be reflected in and consistent with other relevant official documents, particularly the emerging Metropolitan Plan, or the Prague Heritage Care Concept, and thus where responsibility lies for ensuring that they are both implemented and subsequently applied. Currently the emerging Metropolitan Plan, as discussed in the preceding section, does not give sufficient weight to the protection of the Outstanding Universal Value of the historic centre, which should reference the attributes of OUV identified in the Management Plan.

## **Recommendations**

*R 02: The Management Plan should be refined so that the means of delivering the objectives and measures necessary to sustain the identified attributes of OUV of Part of the World Heritage property in its setting are clearly set out, with the organisations responsible identified, and (where applicable) the timescale for completion.*

*R 03: The spatial planning objectives of the emerging Management Plan, necessary to sustain the OUV of Part 001 of the World Heritage property whose attributes are elaborated in the Management Plan, should be fully reflected in the final version of the Metropolitan Plan as the legal vehicle for their implementation, and the two documents be cross-referenced.*

### **5.1.4. Draft Metropolitan Plan**

A draft 1:10,000 *Metropolitan Plan*, produced under the auspices of IPR Prague, based on principles in development from 2012, was issued in 2018 for public discussion, in progress at the time of the mission. Its over-riding aim is to improve utilisation of the urban area rather than expand it, while maintaining the character of its 'stabilised' (established, mature) areas, particularly historic ones, which account for 71% of the metropolitan area. It sets a framework for transformation (redevelopment) areas, each of which will have a detailed regulatory plan. Around the historic centre, these



transformation areas are primarily 'brownfield' redundant railway lands (Žižkov, Bubny, Smíchov) and former industrial areas (see 5.1.13).

This approach is widely advocated as being necessary for a sustainable city that is sufficiently dense to be served by an effective public transport system (see 5.1.5). The main risks it poses to the cultural heritage of Prague are of the historic core being dominated by the new districts, and increased development pressure within all existing developed areas including historic ones. While the concept embraces a polyfocal approach, with subsidiary employment and mixed use centres both existing and within the transformation areas, it brings a critical need to manage pressure which a growing population and economy place on the central activity roles of the historic city core, and to ensure that development of the opportunity sites does not further intrude on its setting.

As well as land use, the plan aims to set out height limits for the whole metropolitan area, not possible under current law. In a somewhat novel manner, this is based on an imposed grid of 100m squares rather than existing or potential urban blocks. In stabilised areas, the permitted height limit stated in each square is based on the median of existing 'regulated storeys', with two additional storeys allowed for public buildings and local dominants. While expressed in storeys (equating normally to around 3 – 3.5m) rather than absolute height, there is an overall limit of 100m proposed for buildings of more than 21 storeys, and 70m for buildings of up to 21 storeys, and there are only 25 places in the city where such towers will be permitted. This approach seems inconsistent with a basic planning unit stated to be the locality or neighbourhood, some 800 being defined by public as well as expert input. In the transformation areas the recommended heights are based on conscious modelling of the shape of the city, especially as seen at 1-5 km distance in six panoramas examined in the *Vedute of Prague*. Studies including analysis of a 3D model (a 'pixel map' based on vertical extrusion of the 100m grid squares) lie behind this approach, but the mission did not see details other than the model and the silhouettes in the *Vedute of Prague*. In areas where development is anticipated, this is a departure from the established approach (not always followed) that development should follow the scale and form of adjacent stabilised areas.

## Conclusions

The World Heritage property and other historic areas designated at national level form a significant part of the land area of the city, yet extraordinarily, their extent is not delineated on the Metropolitan Plan atlas, nor are monuments outside those designated areas shown. This inheritance is fundamental to the shaping of the city, past, present and future. There is inevitably reference to heritage matters in the text, but the lack of graphic representation of it on the maps other than the small scale 'co-ordination drawing' (pp44-5), or of heritage caveats on the policy Articles, is unprecedented, reflecting (perhaps unconsciously) what seems to be a frustration by some architects with the perceived constraints imposed by the city's cultural heritage. This gives a particularly misleading impression where large cultural monuments like the proposed railway museum by Masaryk Station are included undifferentiated in transformation areas and height limits given for the squares they occupy. The argument that heritage constraints are set out in separate legislation misses the point that heritage conservation must be, and be *seen* to be, fully integrated in the spatial planning of the City, and the plan must be in general conformity with Act No. 20/1987 on State Heritage Preservation.

The conscious modelling of the terrain horizons and panoramas of Prague from key viewpoints, the ongoing (and unending) process of composing the image of the city, is

a commendable ambition. But a 'painterly' approach implies that all elements visible or proposed have equal value in shaping a visual composition. In Prague some elements seen in panoramic views, and some views themselves, carry outstanding universal value, whereas other elements have much lower or even negative cultural value.<sup>7</sup> This approach therefore needs to be tempered by a clear understanding of the inherited attributes of the city which carry outstanding universal value, from which it follows that great weight that must be given to sustaining those attributes in adding to the composition at city scale. This is made clear in the 2011 UNESCO *Recommendation on the Historic Urban Landscape*, which is not inconsistent with the recent (and unofficial) 2019 *Vienna Declaration* quoted in the presentations.<sup>8</sup> There are established guidelines for the protection of the setting of the World Heritage property and, as noted above, it is vital that these are fully integrated in the Metropolitan Plan and any modifications clearly justified. While the current policy is that development in transformation areas should conform the height of adjacent stabilised districts, the mission accepted that there is scope in the larger areas to create new districts of increased scale (up to 8 above ground floors rather than 6), as the draft plan envisages; and subject to justification through visual impact assessment, including some taller structures (see section 5.1.13 below).

Some specific aspirations are vague but give rise to concern, particularly the perceived need for higher development, 'partly within the protective zone of the historic city centre, partly behind its boundaries'.<sup>9</sup>

What is needed for the 21st century is a Plan designed to sustain the inherited cultural heritage values embodied in the form and fabric of the historic city in its landscape context, while positively embracing opportunities to add a further architectural layer which may be valued in the future.<sup>10</sup> The crucial difference from pre-conservation thinking is that adding contemporary value should not be at the expense of loss of inherited value, whether in (comparatively) small opportunity sites within the historic core, or in the opportunity to create new central districts like Bubny over an area comparable with that of the New Town. On a city scale, in relation to public rather than private interests, the perceived conflict between inherited and potential new public value seems more ideological than practical.

There is undoubtedly benefit in setting heights and plot ratios for new building in the transformation areas – three-dimensional spatial planning at the city scale. But there are risks in setting them for existing historic or otherwise stabilised areas, for they will tend to be seen as aims. Owners of lower buildings will feel encouraged and entitled to build up to them, reinforced by the concept of the 'land utilisation index' derived from it (Art 57), the theoretical full development potential of the area. As a policy to encourage greater density in nondescript areas this may be desirable, but in 'heritage reserves' it would be more likely to encourage upward extension (at the expense of the historic roofscape) or redevelopment – 'infilling to uniformity'.<sup>11</sup>

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<sup>7</sup> The question was put to us, in terms, of who has the right to say something is [or would be] a mistake, that such a judgement is entirely subjective. It is of course a value judgement, so inherently subjective at the margins; but it reflects an appreciation of the cultural values of historic Prague established over centuries and endorsed at international level through inscription on the World Heritage List.

<sup>8</sup> *Presentation, development and management of World Heritage in dynamic cities* (Organisation of World Heritage Cities, Vienna, February 2019:

<https://www.ovpm.org/wp-content/uploads/2019/02/vienna-declaration.pdf>

<sup>9</sup> One example is a site for public amenities, 800/050/2042, bisected by the Magistrála, with the proposed height '8'.

<sup>10</sup> Article 10.2 of the Draft Plan seems ambiguous on this issue.

<sup>11</sup> Article 42 is relevant.

The Mission has seen, and generally supports insofar as they relate to the protection of the World Heritage property and its setting, the comments of the Ministry of Culture on the draft plan dated 16 July 2018. It should be clearly stated that developing and enriching the city must be achieved without impairing its cultural heritage value, particularly the OUV, of the historic core inscribed on the World Heritage List.

The implications of the draft Plan for specific areas, including further development on Pankrác plain, are addressed at 5.1.12, and the specific issue of new architecture in historic areas, particularly the New Town, at 5.1.11 and in Section 6.

## **Recommendations**

*R 04: The emerging draft Metropolitan Plan should be modified to*

- *include in its atlas designated heritage reserves and monuments, and in particular the World Heritage property and buffer zone;*
- *ensure that the plan clearly promotes and encourages heritage conservation, the necessary measures being fully integrated into the Plan; and in particular makes explicit and clear throughout the Plan the heritage constraints on general policies, or more simply states that conservation of designated heritage assets takes precedence over other policies;*
- *delete height limits/ guidance from grid squares wholly or substantially falling within a heritage reserve (excluding the World Heritage property buffer zone, within and beyond which they should be guided by the need to protect the property's setting).*

*R 05: The City of Prague should develop, in parallel with finalising the Metropolitan Plan, a smaller scale (1:5000) Regulatory Plan for the World Heritage property, in which fine grain controls can be set out, based on the historic urban blocks rather than an arbitrary grid.*

*R 06: The State Party should organise an International Workshop to discuss the draft Metropolitan Plan of Prague with participation of main urban specialists involved in the implementation of the 2011 UNESCO Historic Urban Landscape Recommendation, in conjunction with the World Heritage Convention.*

### **5.1.5. Prague Mobility: Transport policies and developments**

Transport policy has developed since the 2009 Mission. The *Strategic Plan* of the city to 2030 (adopted 2016) encourages 'a cohesive and healthy city', establishing a preference for public transport, the development of the railway network, improving the quality of public space and electric mobility. A new transport policy reflecting the strategic plan objectives was adopted in 2017, a Sustainable Urban Mobility Plan is due for adoption this year, setting out measures to 2030; an action plan to 2023 will follow. A survey showed that the number of off-street parking spaces in the historic centre, in basement car parks, grew by 6,000 between 2000 and 2015/16. In 2016 new building regulations introduced maximum as well as minimum provision for inner Prague according to location, setting these figures at 0%-15% for almost all the historic centre. This is a very welcome change, both in terms of the fabric of the city and the quality of the public realm, but a great deal of underground parking exists or has been consented in the historic centre, particularly in the New Town.<sup>12</sup>

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<sup>12</sup> In effect implementing the final point of Recommendation 3 of the 2010 Mission report.

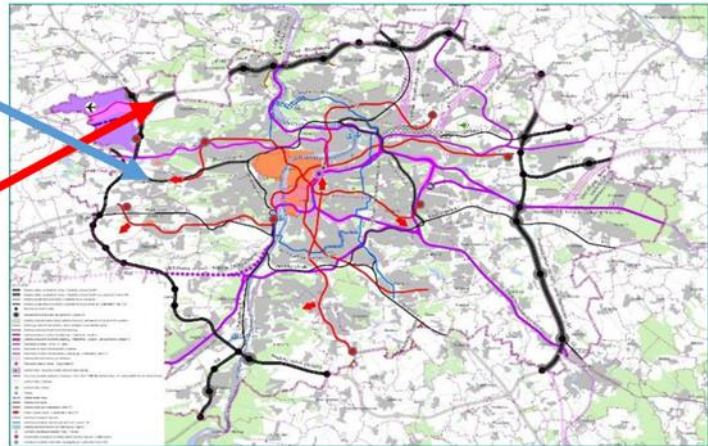
In line with the emphasis on public transport, the tramway development strategy to 2030 (adopted 2017) includes its further development in the centre, the extension of the existing radial lines, and new 'tangent' lines linking them to facilitate concentric travel around the centre. Passenger numbers using suburban trains increased by 50% between 2008 and 2016. The 2018 Railway Development Strategy envisages greater capacity, particularly in the centre, including new suburban Metro-S trains which would pass under the part of the city centre in tunnels.

The 2010 Mission report provided an overview of the then current transport strategy for the centre of Prague. The subsequent (delayed) opening of the Blanka Tunnel in September 2015 completed the western and northern section of the City Ring, around the central area, so that it is now 60% complete. The (outer, roughly concentric) Prague Ring, intended to take through traffic around the urban area, remains only 40% complete; completion may take 10-15 years but resistance to new roads is growing, paradoxically alongside increasing car ownership. In line with the 2010 mission recommendations, the north-west link road will not be constructed prior to the completion of the northern section of the Prague Ring (**Fig 2**).

- Adopted recommendation 3.1 of the Mission 2010 based on 35 COM 7B.89

*Binding Condition for Břevnovská radiála (Břevnovská Radial Highway):*

*Břevnovská radiála will not be constructed prior to the Prague Ring*



*Fig 2 Current major road strategy for Prague.*

After completion of the Blanka tunnel, through traffic on the Eastern Highway or 'Magistrála', which could be removed by completion of the ring road system now accounts for only 22% of the total. About 52% is traffic entering or leaving the city centre, which could be reduced by offering a more fine-grained public transport network, while 26% represents traffic within the city centre which could be reduced by offering a safe and accessible pedestrian and bicycle network. Although action to downgrade the Magistrála has not been as dramatic as the 2010 mission hoped, improvements to connectivity and the street environment are being implemented. Following a study by Gehl Architects (July 2017; **Fig 3**), the strategic direction is set and hopefully the pace of change will grow as citizens see the benefits. 'Small projects can make big changes tomorrow – big, expensive structural changes can happen later'. Key principles are to celebrate and connect the amenities along the former fortification line, integrate more greenery into the public spaces including highway trees, stitch the city back together, and improve transport choices.



# MAGISTRÁLA

The Eastern Highway

## Summarizing The identity and tools/big moves

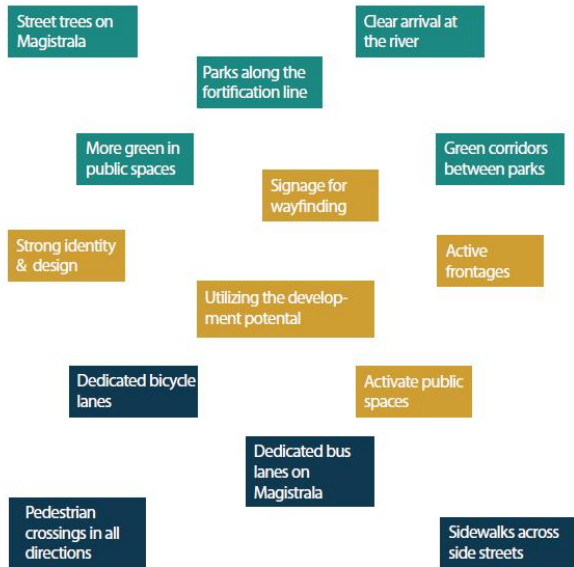


Fig 3 Taming the Magistrála.



Fig 4 Potential humanisation of the Magistrála outside the Central Station.

The negative impact of the Magistrála comes not only from the traffic flow and the noise and pollution it causes, but also from the physical and psychological shadow cast by the elevated concrete roadway and the blighted spaces beneath it. While the first steps must be to mitigate impact and rebalance the priority between people and car traffic, and the next to shrink the area possessed and used by cars, the ultimate aim should be to remove substantial parts of the above ground concrete structure, bringing the road to grade between the railway and river crossings. In the following sections progress is reviewed on specific sites and issues along the Magistrála, namely the setting of the National Museum (5.1.7) and Masaryk Station (5.1.10.1).

## Conclusions

There have been many positive developments in transport policy affecting the World Heritage property since the 2010 mission. Progress with the Magistrála has not been as rapid as the 2010 mission hoped, but the Gehl strategy provides a good basis for moving forward.

### 5.1.6. The Vltava River and the Prague Riverfront Concept

In 2014 the City adopted the *Prague Riverfront Concept* prepared by the Public Space Office of the Prague Institute of Planning and Development (IPR Praha).<sup>13</sup> Prague lacked a concept for developing the potential of the river and its environs, so beginning from the concepts that 'the river is a citywide public space' and 'the riverfronts throughout the city are a coherent space, and their development, even in sub-sections, must always be addressed in a citywide context', it aims to enhance sustainable urbanization along the river and restore its ecosystems and their functions.

The *Concept*, which has focussed attention on the value and quality of the river, provides the context for considering a proposal by the state enterprise Povodí Vltavy to build a second lock, alongside the existing Smíchov Lock of 1911-22,<sup>14</sup> which allows boats to pass the Old Town Weir against the west (left) bank of the Vltava river. The purpose of the proposal is primarily to increase the traffic of tourist boats, since the existing lock is operating at capacity (average 25,000 vessels per year, up to 3,000 per month) and queueing occurs. The Mánes lock on the opposite bank would remain open, but the possibility is raised that the doubled Smíchov lock could be used to permit two-way traffic, particularly in the evening.<sup>15</sup>

The new lock, its dimensions too small for freight transport, would be formed against the stone-walled embankment of Dětský (Children's) Island, which separates the Smíchov lock from the western channel of the Vltava, and would be operated from it, so the outer structure of the new lock would be minimised (**Figs 5-7**). Nonetheless, at the point where the Legion Bridge crosses the island and lock, half of one of the two currently open spans of the bridge would be occupied by the new channel, albeit defined only by a new narrow channel wall (**Fig 7**).

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<sup>13</sup> [http://www.iprpraha.cz/uploads/assets/KONCEPCE%20PRAZSKYCH%20BEHU\\_150dpi\\_KVP-IPR\\_150116.pdf](http://www.iprpraha.cz/uploads/assets/KONCEPCE%20PRAZSKYCH%20BEHU_150dpi_KVP-IPR_150116.pdf) ; see also <https://oppla.eu/casestudy/19059>

<sup>14</sup> *Industrial Prague: A Guide* (2006), 151.

<sup>15</sup> Presentation by Povodí Vltavy dated 19 April 2018.





*Fig 5 Smíchov Lock looking south (upriver) from the Legion Bridge; the second basin would be on the outside of the walled island, with a low wall between the river and the channel similar in scale to that in the left foreground.*



*Fig 6 The entry channel to Smíchov Lock looking north (downriver) from the Legion Bridge; the outer wall would leave the existing one and swing further out to create the new channel; Charles Bridge in the background, tourist boats circling in front of it.*



Fig 7 Plan of the proposed second Smíchov Lock.

## Conclusions

The physical impact of the new structure, designed to minimise visual impact, would of itself have a minor negative impact on the OUV of the property, as additional visual clutter in the river channel. The river historically carried small boat traffic, and is enlivened by contemporary river traffic, but the current volume of use by tourist cruise boats tends to be visually intrusive, noisy and polluting, particularly around Charles Bridge. The draft Management Plan characterises the river as a calm contrast to the busy city around it (2.1.3, 6.3.2), providing opportunities for leisure and recreation, but whose qualities are being eroded by the increasing tourist boat activity (2.3.6, 3.3.4.2). Measure 82 of the draft Management Plan proposes co-operation to develop a memorandum of understanding between the authorities responsible for managing river activities, to balance competing demands and address the issues summarised here.

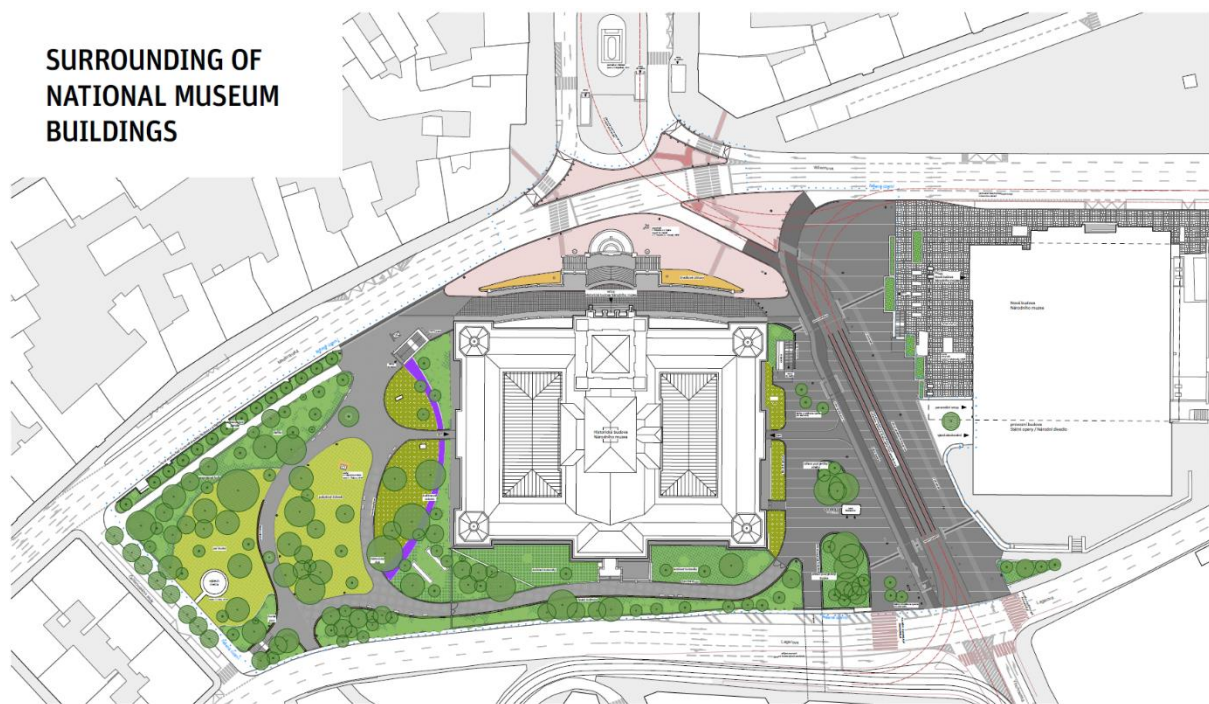
## Recommendation

*R 07: The responsible authorities, particularly the City of Prague, should consider very carefully whether it is desirable to respond to commercial demand for tourist-oriented river traffic by substantially increasing infrastructure capacity. It would be preferable to manage the use of existing capacity, and so limit the growth of tourist cruise traffic while considering and prioritising the potential both for river buses and the use of river transport to support the planned major construction projects along the banks.<sup>16</sup> The authorities should also consider whether the permissive attitude to new landing places on the river, envisaged in the draft Metropolitan Plan, Art. 130, is appropriate.*

<sup>16</sup> Which is increasingly encouraged in historic cities on a suitable river, to reduce heavy vehicle traffic passing through city streets, with a substantial net reduction in energy use and pollution.



### 5.1.7. The National Museum and Museum Mile



current solution from 2018

*Fig 8 The remodelled public realm around the National Museum; Wenceslas square at the top.*

A major overhaul and redisplay of the National Museum has recently been completed, and in parallel major improvements to its setting were undertaken (**Figs 8-10**). The building stands in effect within the central reservation of the Magistrála, one carriageway of which separates it from Wenceslas Square. Wide, direct pedestrian crossings with generous crossing times now link both sides of Wenceslas Square to the museum, the space between it and the New Museum has been pedestrianised, and similar wide crossings over the eastern carriageway allow easy passage across the site. The museum gardens have been re-landscaped. The public realm has been transformed; a practical as well as symbolic taming of the Magistrála. Provision is made for a future tram connection passing between the two museum buildings and into Wenceslas Square (**Fig 9**).

#### Conclusions

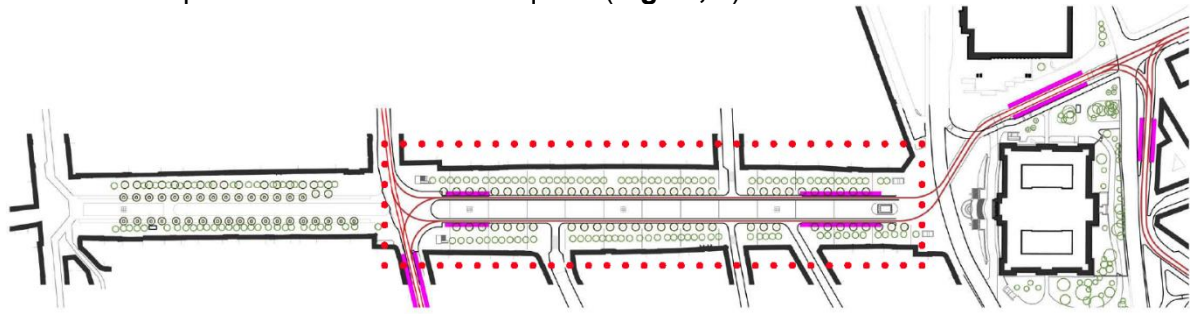
This transformation represents an important first step in civilising the Magistrála, restoring pedestrian connection between Wenceslas Square and the city beyond through the creation of high-quality public space. The mission hopes that it will generate public support to continue improvements northwards to the City Museum, in the spirit of the Gehl plan (see 5.1.5), to give reality to the concept of 'Museum Mile' and reconnect the historic (upper) concourse of Central Station directly to the public realm (**Fig 4**).<sup>17</sup>

### 5.1.8. Wenceslas Square and its surroundings

The project for Wenceslas Square by Jakub Cígler architects, noted by the 2010 mission, is about to be implemented. Preparation works are in hand in the lower

<sup>17</sup> Following Recommendation 5 of the 2010 mission.

(western) part of the Square and will be completed by 2020. The upper part, including a tram connection across the Magistrála, will be completed by 2022, restoring the historic presence of trams in the square (**Figs 8, 9**).<sup>18</sup>



2022

*Fig 9 Wenceslas Square re-planned and reconnected to the tram network.*



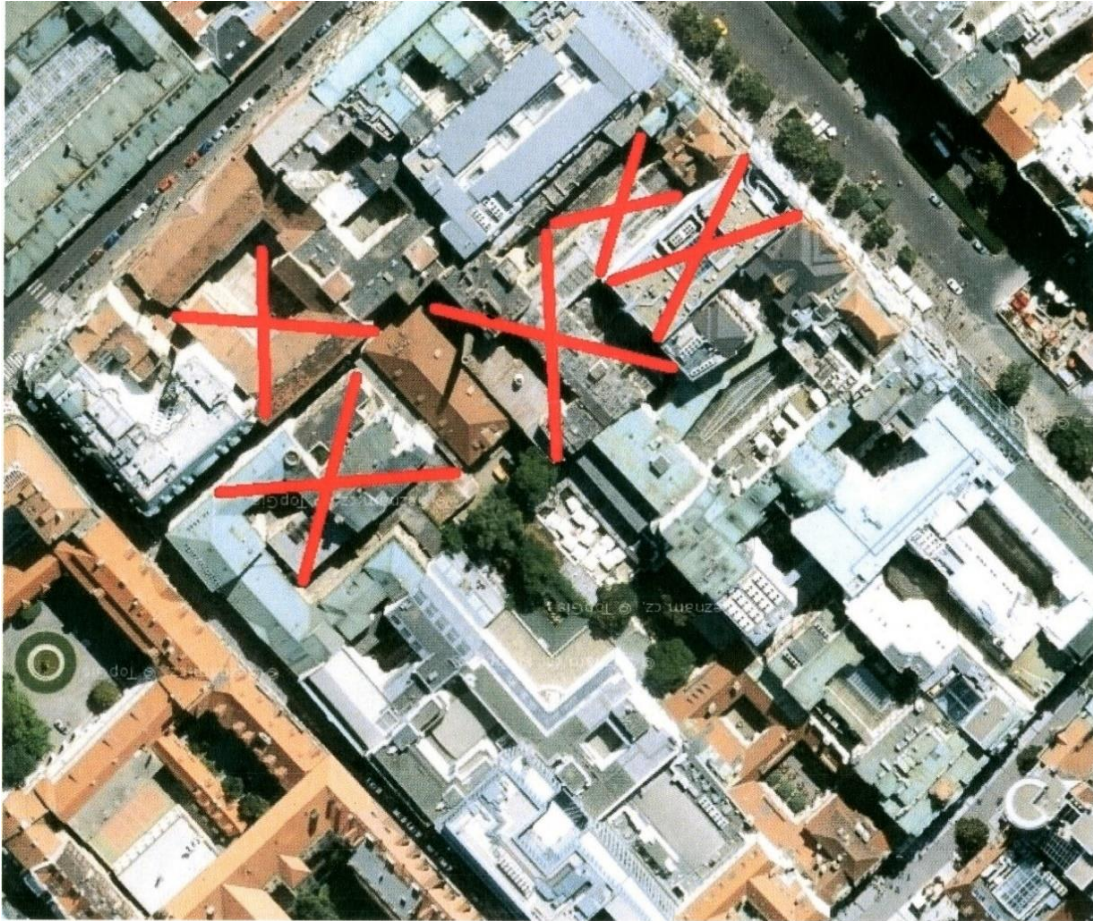
*Fig 10 The museums 'island' with direct pedestrian connections to Wenceslas Square.*



*Fig 11 Revitalisation of Wenceslas Square.*

<sup>18</sup> All in accord with Recommendation 7 of the 2010 mission.





852/II, 835/II, 896/II, 900/II, 1480/II, Jakub Cigler architekti (2017) Zdroj: IPR

*Fig 12 Current form of the development between Wenceslas Square and Panská Street. The 18th century riding house (centre) will include a new entrance to the metro.*





<http://www.chapmantaylor.com/projects/corner-house-wenceslas-square>

Fig 13 Wenceslas Square, the Corner House site before and after.





hotel Evropa, atelier DaM, 2010



hotel Evropa, atelier DaM, 2010

*Fig 14 Wenceslas Square, new block building behind the Hotel Europa.*

The large development between Wenceslas Square and Panská Street, considered in preliminary form in the 2010 Mission Report, is proceeding slowly, with most of the demolition now complete (**Fig 12**). At the time of the 2019 mission, the ramp to the underground car park was being constructed in the Square (although the mission understands, and welcomes, that the car park will now be on a smaller scale than the 700 spaces previously envisaged). The final scheme (2017) by Jakub Cigler architects fits better into its context and provides a formal and spacious setting for the riding house of the Silva Tarouca Palace,<sup>19</sup> which will house a new entrance to the metro. Adjacent development sites in progress in 2010 have been completed, that fronting Wenceslas Square (no. 3) with a very basic façade lightly dressed with a glass screen – nothing like as good a representative of early 21st century architecture as its neighbours are of the early 20th century.

At the time of the mission, redevelopment of a large site on the corner of Wenceslas Square (47) and Opletalova Street was in its early stages (**Fig 13**). The corner building was essentially a 1920s functionalist block, subsequently altered at roof level, typical of the early 20th century scale of building in the area. The building to the rear, fronting Opletalova Street, was the Prague Stock print works, built in 1919 and until its demolition designated a cultural monument. Their replacement will be a single building covering multiple historic plots, so while the frontage height to the Square remains similar, the scale of the corner building will be much greater. The architects, Chapman Taylor, make much of the design of the Corner House (aka 'Flower Building'), but essentially it is a stack of fully-glazed commercial floorspace with a curved glass and light metal screen ('3D façade') hung in front of it. Architecturally, what differentiates this and Wenceslas Square 3 from their predecessors in the Square is their essentially utilitarian approach to enclosing the maximum amount of floorspace at modest cost; their patron is the balance sheet. The major civic space of Prague deserves better than this.

The pressure on this area is intense. Behind the Hotel Europa, utilitarian buildings in the rear of the plot have been cleared to facilitate a hotel extension of elliptical plan (**Fig 14**). This is an ingenious way of lighting outward-facing rooms and will not be visible from the surrounding streets; but the block will project above the general roof plane, providing (financially) valuable views across the city; but standing out in views from elsewhere.

## Conclusions

The mission welcomed the implementation of the public realm project for Wenceslas Square, but was seriously concerned about the ongoing scale and density of redevelopment around the Square, the major schemes being in origin a legacy of decisions made a long time ago. These raise concerns similar to those raised by other recently completed developments in the historic centre, and are covered by **strategic recommendation SR01**, set out in Section 6.

### 5.1.9. The IPR Public Space Office and Charles Square

The Office was established in 2013 to take a holistic approach to public space, improving its quality and acting to overcome the fragmentation of management and ownership and co-ordinating and mediating between the actors. Strategies and Guidelines have been produced, including a *Public Space Design Manual* and a *Recommended Objects Catalogue*, identifying a palette of paving (including the historic forms distinctive to Prague) and street furniture pre-approved for use in the city. As a

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<sup>19</sup> In the open air rather than within a roofed shopping mall.



'fast improvement', simple, well-designed Prague Chairs and Tables, which people can arrange as they wish, have been provided in many locations, to enhance the vitality of public spaces.

Charles Square is one of the pilot projects. On the south side the poles supporting the tram wires have been moved to the back of the pavement, where they are obscured by the shrubbery. Following a competition, a plan has been selected for the revitalisation of the landscape, within the framework established by the 1860s gardens. Further pilot projects include the streetscape of the Old Town Ring, Klárov, in Malá Strana, and action to civilise the Magistrála (see 5.1.5).

## Conclusions

The mission welcomed the setting up of the Public Space Office, whose initiatives, particularly Prague Chairs and Tables, were visible across the city; as was the specific action to revitalise Charles Square.

### 5.1.10. Historic Railway Stations

#### 5.1.10.1. Masaryk Station and its surroundings

Much has changed since the 2010 Mission reviewed proposals for the Masaryk Station area and the area to the east.<sup>20</sup> The subsequent decision to retain the station in operational use, to accommodate growth in commuting from suburban Prague, and (through two new tracks on the north side) to accommodate the terminal of the planned rail link to Prague airport, is welcome. The building will retain its historic function, contribute to sustainable transportation, and deliver passengers (especially those from the airport) to the very walls of the historic city, through which the tracks were built in 1843-5 to reach the station just inside. However, this decision constrains the extent of the long-term possibility of lowering the Magistrála (north-south trunk road) to street level, for a section over the multiple tracks will need to remain as a bridge.<sup>21</sup> It remains the intention to adapt the former railway workshop buildings as a railway museum. The former 1980s printing house on the north side of Na Florenci Street (flanking the station on the north side) has been redeveloped as a mixed-use building, the Florentinum Centre, following the precedent set by its predecessor in being somewhat over-scaled in its street context.

Development proposals for the area are now being brought forward by Penta Investments, working in consortium with Czech Railways. In 2014 they commissioned Zaha Hadid Architects to develop a new masterplan for the area as an extension to the central business district. This envisaged a 'ribbon' along the south side of Na Florenci Street, leading to a focal point of the development east of the Magistrála (**Fig 15**), the buildings expressed in the flowing, plastic forms characteristic of the practice. The first phase, for much of the area west of the Magistrale, has subsequently been further developed and was the subject of major public consultation in 2018 (**Fig 16**). In parallel, Penta are well advanced with the staged repair and restoration of large parts of the historic station buildings, to a high standard (**Figs 17-18**).

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<sup>20</sup> Section 3.1.3.

<sup>21</sup> But as the Gehl report, in relation to *Florenc*, shows, not necessarily at its present height.





*Fig 15 Zaha Hadid Architects, 2014 concept masterplan for Masaryk Station (top right), from the north-east.*

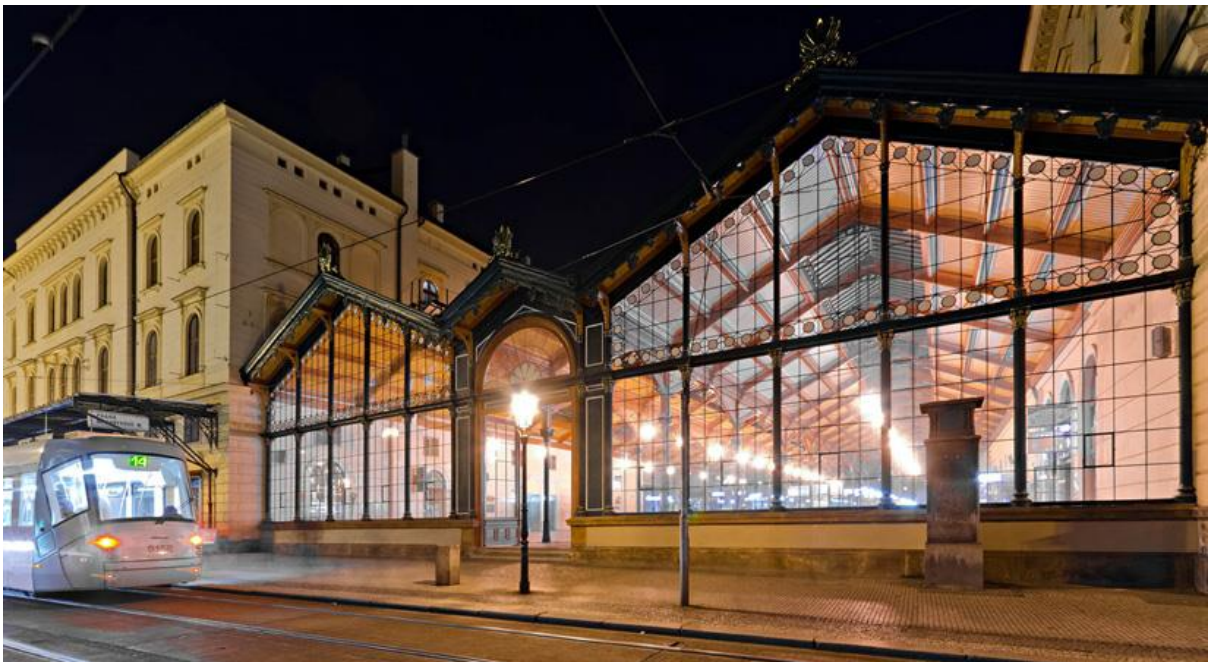


*Fig 16 Aerial rendered view of current proposals west of the Magistrála, from the south-east.*





*Fig 17 The restored interior of the concourse of Masaryk Station.*



*Fig 18 The frontage to Havlíčkova Street (Penta Investments).*

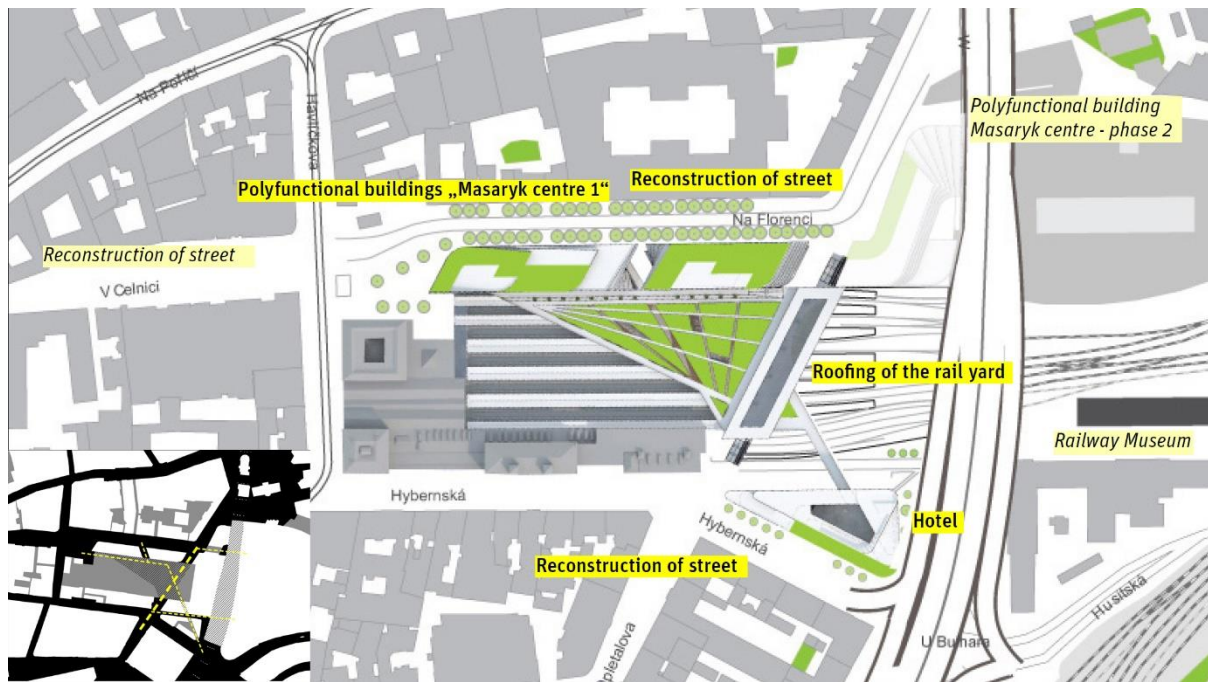


Fig 19 Plan of the first phase of the Masaryk Centre development; Inset, the schema of public spaces.

The first element of phase 1 comprises two blocks (7/8 storeys) defining the south side of Na Florenci Street (**Fig 16**), formerly occupied by redundant two-storey former railway technical buildings cleared in 2010. A major (and productive) archaeological excavation of the site has recently been completed. A section of the city wall at the eastern end is well-preserved below street level and is proposed to be incorporated in the scheme.

## Conclusions

The mission concurred with the City authority's view that the scale and form of the proposed development of the south side of Na Florenci Street is in principle suitable, including a strong accent on the western end. The footprint is similar to that envisaged in 2010. To its west, the character as an urban square of the space that it will address should be further developed. In that context the height and termination of its western accent need careful consideration in relation to the scale of the remainder of the 'square'. Completing Na Florenci Street by developing its south side will help integrate the Florentinum building into the urban fabric; it will subsequently be seen primarily in oblique views as one side of a street, rather than in full elevation over a wide area.<sup>22</sup>

The second element is envisaged as a triangular hotel block at the east end of Hyberská, adjacent to the Magistrála, currently an open railway yard with small single storey buildings (**Fig 16**). That too broadly follows the 2010 footprint. Between these two buildings a wide, covered pedestrian bridge across the tracks would reconnect sections of the (originally intra-mural) street severed by the railway. A large triangular garden deck over the tracks is proposed between it and the Na Florenci Street frontage buildings (**Fig 19**). The hotel would also include a connection to the pedestrian bridge, and the Na Florenci Street buildings would provide an active frontage to the deck and additional routes to street level.

<sup>22</sup> But note the first phase is in general conformity with the height limit proposed in the draft Metropolitan Plan (8 storeys), which the Ministry of Culture considered in their comments on the Plan to be unjustified within the World Heritage property.



The scale and form of the hotel building would be appropriate in their townscape context and complete the urban form of the east end of Hybernská, although the detailed design may develop further. The bridge across the railway would overcome a major barrier to north-south pedestrian movement (pedestrians cannot use the Magistrála) and particularly improve pedestrian connections to and from the central railway station to the south. The public realm would be expanded, but even in a city characterised by arcades, design of the public routes will need to be exceptionally enticing to overcome public resistance to going 'up and over' by stairs and lifts. It will also be important to ensure that the deck is punctuated to allow natural light to reach the platforms; they too are part of the public realm.

If these first stages of the new strategy fit easily within the urban grain, the remainder of the Hadid concept (**Fig 15**) does not. Its essential problem is that it defers to the Magistrála as the pre-eminent urban element, twisting towards and stepping down to an ugly and polluting urban structure. This is contrary to the objective of incrementally transforming its role and character (see 5.1.6), and our hope that in the long term the section between the railway and river crossings can be brought down to grade as an urban street. The concept of the earlier masterplan, of a major east-west axis based on an eastward extension of Na Florenci Street, providing a clear link to the city eastwards beyond the railway yards, still has much to commend it. East-west streets here also have the advantage (as Na Florenci does now) of allowing views up to Vítkov Hill.

### **Recommendation**

*R 08: The masterplan for the eastern part of the Masaryk Station should be reconsidered, so as not unduly to constrain options for the future amelioration of the Magistrála, and particularly of the possibility of bringing it to grade between the railway and the river crossing to the north, following Recommendation 3 of the 2010 mission. In either case it is vital to maximise linkage across it to adjacent parts of the city, and in the layout of new urban blocks to take advantage of the potential of views to Vítkov Hill to the east, and of the City Museum building (particularly on its north-south axis) to the north.*

#### **5.1.10.2. Vyšehrad station and Railway Bridge**

The poor condition of Vyšehrad Station (**Fig 20**), a registered monument within the property but unused since the 1960s, was noted by the 2010 Mission,<sup>23</sup> despite consent having been given for a development scheme including its conversion to commercial uses. Since then the authorities have used their powers to secure limited, holding repairs but overall the building is in a worse state now than a decade ago. Despite considerable effort and investment by the authorities, it now seems clear that the owners will not fully repair it and bring it back into use. More drastic action is now necessary to secure its future.

To the west of Vyšehrad station, the Prague Junction line is carried across the Vltava by *Railway Bridge* (**Fig 21**),<sup>24</sup> comprising three spans of steel bow-string trusses on stone piers, built in 1901 to replace an earlier single-track bridge. It was registered as a cultural monument in 2004, and thanks to the lightness and elegance of its design, there appears to be general agreement that it makes a positive contribution to the urban architectural ensemble of Prague, despite not having been painted for many years.

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<sup>23</sup> 2010 Mission report p16, and Annexe 6.4, p15.

<sup>24</sup> Its informal proper name as well as its function.

However, concerns about its condition, and the desire for more tracks to increase capacity, mean that its future is currently in question.



*Fig 20 Vyšehrad Station, March 2019.*



*Fig 21 Railway Bridge.*



## Recommendations

*R 09: The State Party, acting with Prague City Council, should use their powers to expropriate the former Vyšehrad Station, and pass it on to another investor willing and able to repair it and bring it back into use.*

*R 10: The State Party should submit to details of the options for the future of Railway Bridge to the World Heritage Centre for review by the Advisory Bodies.*

### 5.1.11. Other developments in the New Town

The mission did not undertake a comprehensive survey of development in the World Heritage property completed or planned since the previous mission, but the following projects were drawn to our attention. As stated in the SOUV *'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.'*

The mission was aware through the discussions around the Metropolitan Plan, and the organisation of a concurrent *Architecture and Development Summit* on 28 March, of concern among architects (and by implication, investors) that conservation concerns are restraining new architecture in the city. Prague has an outstanding legacy of architectural innovation during the first half of the 20th century, and a lively architectural culture in which, especially post-communism, Czech and international practices have effectively revived that tradition, alongside some projects that are frankly unworthy of the city. Given the scale of opportunities to create new neighbourhoods close to the centre, where the constraints are largely those of good urban design, the mission found it hard to see how creativity, creating the heritage of tomorrow, is unduly constrained by Prague's heritage.

#### The Quadrio Centre, Spálená 22, New Town



*Fig 22 The Quadrio centre from the north-east, with a mechanical sculpture 'Kafka's head'.*





*Fig 23 The Quadrio building from the north west, fronting Spálená Street; a shopping arcade links the two frontages.*

A new mixed-use cluster of blocks 7-9 storeys high, on a large site fronting Spálená, extending eastwards to Vladislavova Street, and southwards to Purkyňova Street, built 2012-14 to the design of Jakub Cigler (**Figs 22-23**).<sup>25</sup> The site was previously vacant save for a 1970s metro station. A new pedestrian square at the north-east corner has a kinetic sculpture 'Kafka's Head', which attracts much interest. The square is connected to Spálená Street by a shopping arcade through the building, in the Prague tradition. The materials are strikingly monochrome: dark blue-black glass, framed in black metal with white trim; the residential block also has grey cladding, and all is surrounded by grey paving.

The mass of the development is effectively broken down into linked blocks of city scale, and from street level largely fits satisfactorily into its context despite not recreating the long-lost historic plot layout. However, in long views over the city the commercial blocks intrude into the harmonious roofscape. They are a storey too high and their black aesthetic is both dominant and alien (**Fig 24**).



*Fig 24 The Quadrio building across the roofscape, from the TURF building, with the dome of the National Museum in the background to the right and the Television Tower in the centre.*

<sup>25</sup> See SOC Report 2014, 56-7, for more details.

## TURF building, Národní 15 and Mikulandská 135, New Town

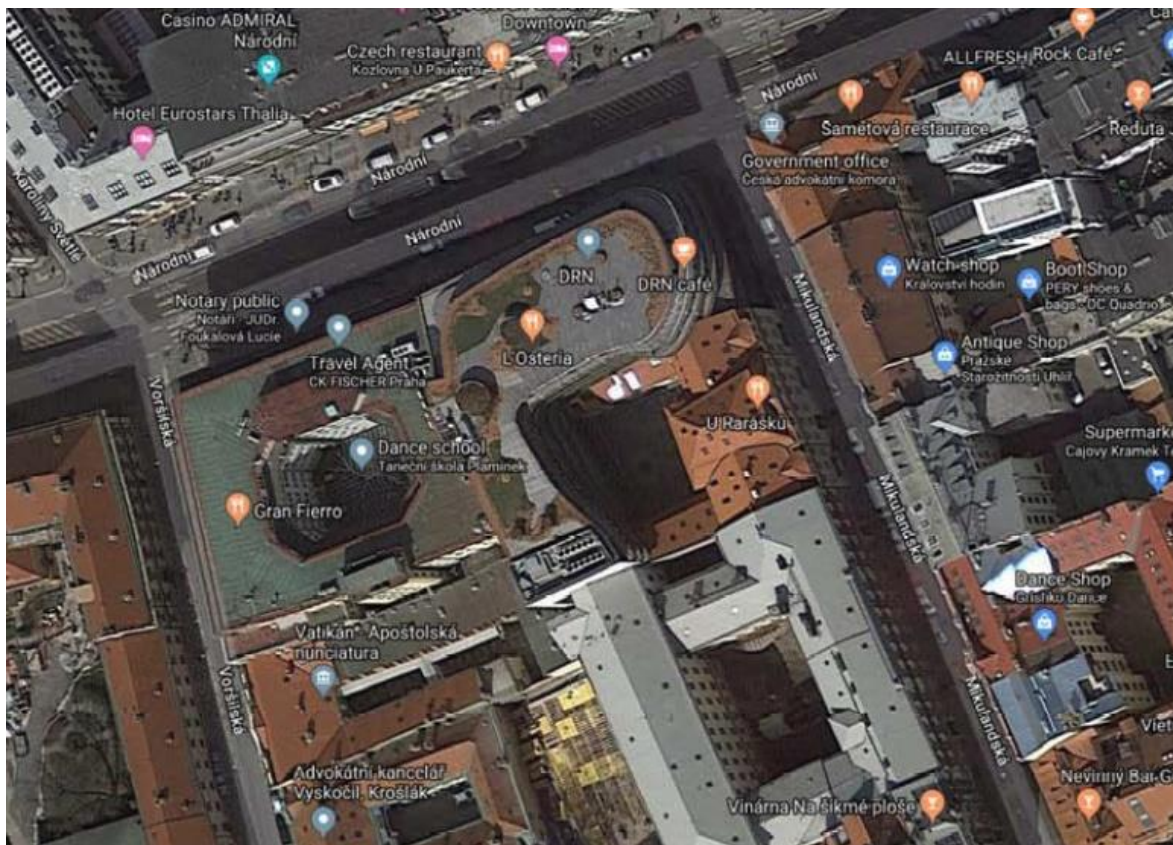


Fig 25 The TURF (Fiala) building in context (Google).



Fig 26 View south-eastwards from Národní Street down Mikulandská Street, with the new building in front of the Baroque palace, and facing another across Mikulandská Street.



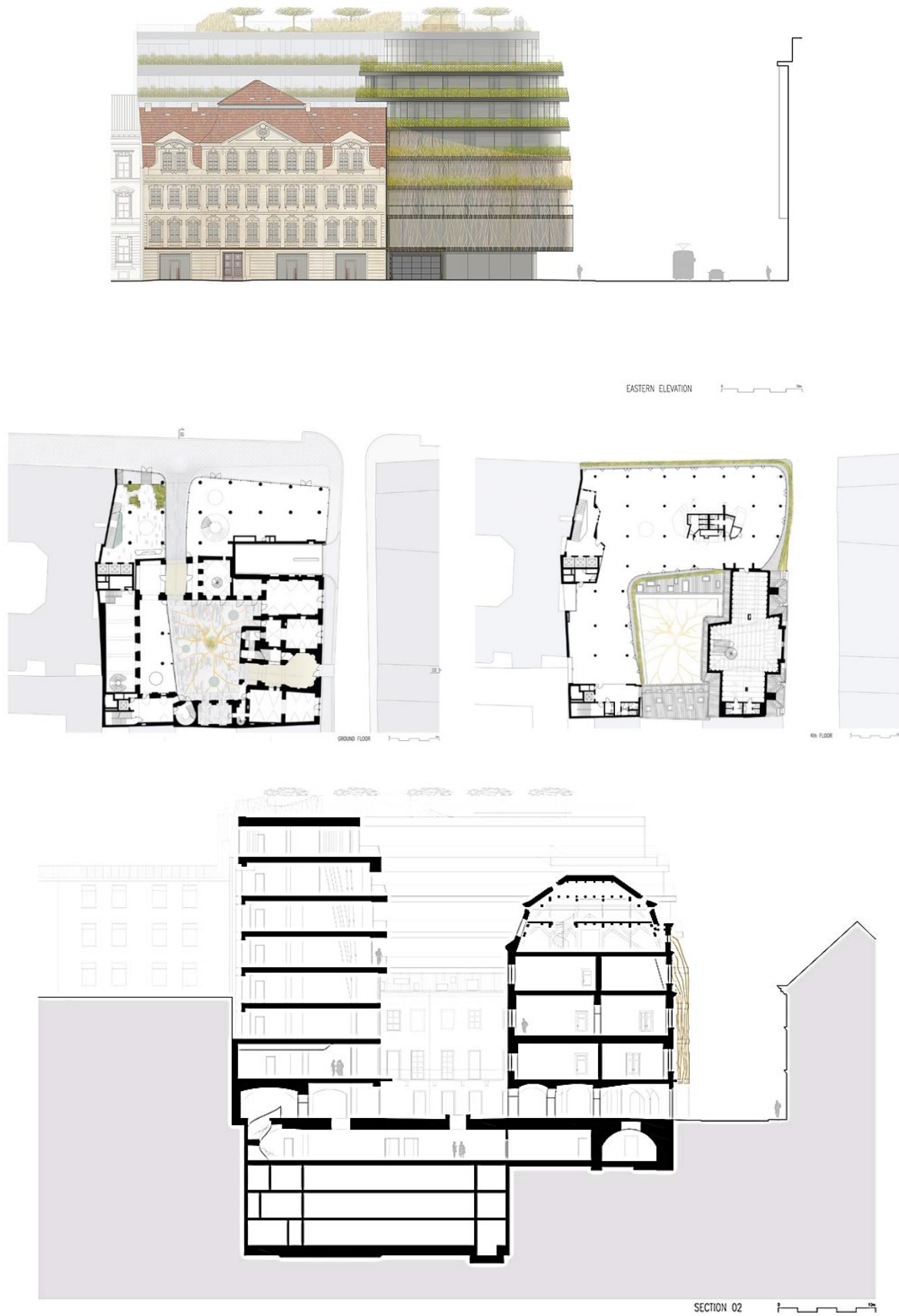


Fig 27 The TURF building: Elevation to Mikulandská Street; ground and fourth floor plans; section



*Fig 28 Old and new looking south-east from the roof of the new building.*



*Fig 29 The north-east corner of the Baroque courtyard.*





*Fig 30 The conserved interior of a gallery with fictive pictures hung from ribbons.*



*Fig 31 The dark mass of the Quadrio Centre and the TURF building, seen from the dome of the National Museum.*



Mikulandská Street 135 is the Schönkirch Palace, a renaissance building remodelled in the Rococo style, fronting Mikulandská Street. To its north was a site cleared during the construction of the metro, historically two plots fronting the main street Národní. The project comprised the integration of the palace with a new development largely on the vacant site, of 8 storeys above ground and four below, to the design of Stanislav Fiala (completing 2019; **Figs 25-30**).

The historic building has been carefully repaired, including reinstating lost timber roofs in traditional form. The exterior is fully restored while inside the layers of the building's history, including painted walls and ceilings, have been conserved and generally left exposed (**Fig 30**). The new building displays a level of design and craftsmanship rare in contemporary buildings; the architect has brought organic forms and the sensibility of the Arts and Crafts movement to bear on construction in concrete, steel and wood. The result is unique, fascinating and impressive.

Unfortunately, the new building looms disconcertingly over the palace (and that on the opposite corner of Mikulandská Street) both from the street and from within the courtyard. It is understood that the brief required the floorspace of an earlier permitted scheme to be matched in this design, whereas to fit into its historic context it should have been two storeys lower. The fashionable dark glass and near-black framing elements (grey to the upper floor) covering such a large volume above general roof line in a city primarily of pastel shades draw attention to its bulk, particularly on the city skyline where, like the Quadrio centre, both height and colour contribute to the intrusion. Since the two are only separated by one street block, in long views over the roofs they combine into a single dark intrusion (**Fig 31**). By contrast, of course, being elevated, the roof garden on this building provides panoramic views across the roofs of the city.

## Conclusions

While intrinsically, both projects have much to commend them, contextually the pressure to increase floorspace has resulted in substantial intrusions above the city skyline which in long views merge into a single mass, with negative impacts resulting both from their volume and material/ colour. Cantilevering the TURF building over its historic neighbour (**Figs 28-9**) eloquently expresses the threat that commercial pressure poses to the historic fabric of Prague and the failure of the authorities to resist it. **Strategic recommendations SR 01-02** are made in Section 6 in relation to the issues raised by these and other projects.

### 5.1.12. High rise buildings on the Pankrác Plain

The Pankrác Plain is a plateau above the east bank of the Vltava River, south of the New Town and separated from it by the wide, relatively deep Nusle valley, spanned by the bridge which carries the E65 motorway into the city, with a metro box beneath the deck (**Fig 32**). Planned since the 1920s but only built in 1962-73,<sup>26</sup> the bridge initiated the realisation of plans which first emerged in 1930 for a modernist commercial centre on the plain, the majority of which lies at an elevation of 265m-275m asl. *'From the very start of the detailed land-use plan in 1965, the area of the 'Pentagon' in Pankrác along with the southern bridgehead of the Nusle Bridge – the most visually exposed area within the entire Prague panorama – was intended as a new, modern metropolis that would, like Paris's La Défense, form a visual supplement and equally a self-confident rival to the silhouette of the Castle on the opposite bank of the Vltava.'*<sup>27</sup>

<sup>26</sup> *Industrial Prague: A Guide* (2006), 184.

<sup>27</sup> *The Vedute of Prague* (IPR 2018), 68.

In 1976-81 the *Palace of Culture* (now Congress Centre) and in 1988 the 80m tall *Forum* (now *Corinthia*) Hotel were built to either side of the E65, at the northern entry to the plain, on a spur at about 245m asl. Further south, rising from about 268m elevation, an office building (*Motorkov*, now *City Empiria*, 104m) was constructed in 1977, a hotel (*Panorama*, 86m) was added 1983, and a third tower intended to be the Czechoslovak Radio building in 1983. The latter was incomplete at the fall of communism in 1989 and finished in remodelled form by 2008 largely as an office building. They stand within a site defined by roads and known (from its plan) as the 'Pentagon'. All this had happened (or had begun) prior to inscription of the property in 1992 (see **Figs 34-36**).

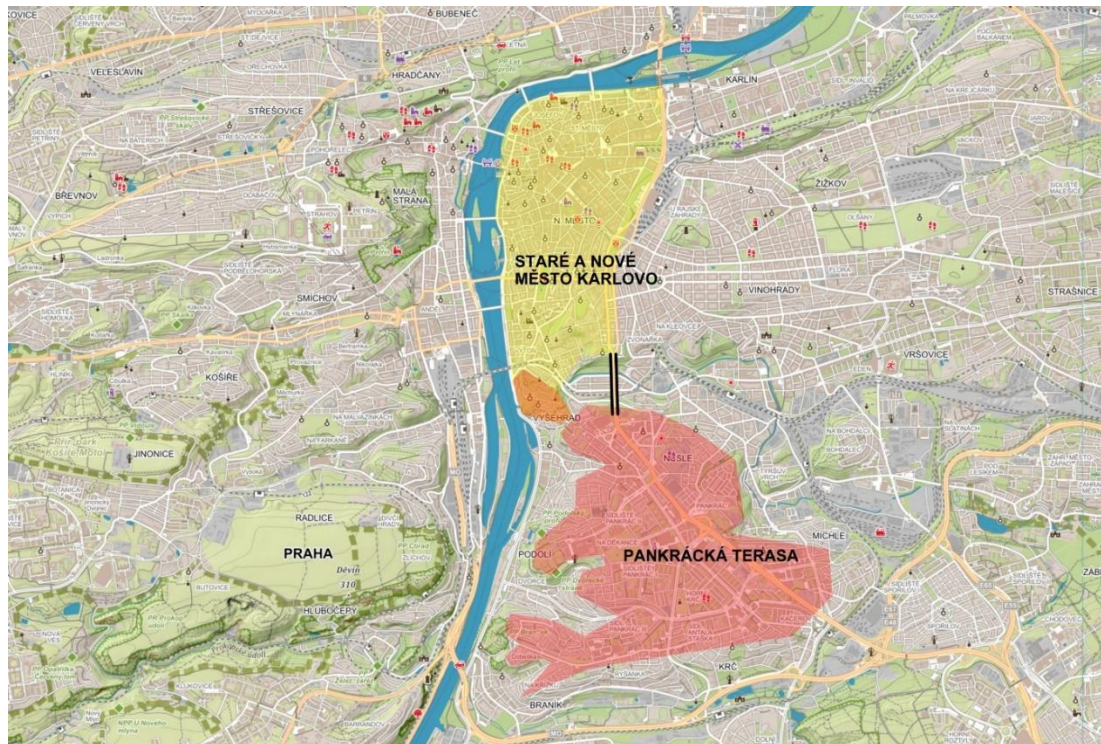


Fig 32 The location of the Pankrác Plain in relation to the Old and New towns (yellow) and Vyšehrad (brown), with the Nusle Bridge (Source: Presentation 'Pankrác').

Subsequent development proposals for the Pentagon and latterly the surrounding area have been and remain controversial. A Master Plan by Richard Meier following a 1997 commission envisaged a new tall (160m) building, to give a pyramidal shape to the emerging cluster. It was rejected in favour of two further buildings, one of which would be about 80m high and the other, comprising two conjoined towers in the form of a 'V', rising to 104m (the *Epoque* building).<sup>28</sup> Despite objections from the World Heritage Committee, which after the 2008 Mission recommended a height limit of 60-70m for new buildings within the 'Pentagon', the *Epoque* building has now been completed, since despite a legal challenge, the courts concluded that consent for it had lawfully been given. Other lower developments continue to take place within the 'Pentagon,' but generally fit into the background urban scale (6-8 storeys) of the Pankrác area and do not materially affect views from Prague Castle.

<sup>28</sup> *Mission Reports* 2008, 3.1.8; 2010, 3.1.10.





*Fig 33 Tall buildings on the Pankrác Plain, from the west end of Legion Bridge.*



*Fig 34 View from the top of City Tower towards Prague Castle; the conference centre is in the middle ground, to the right*

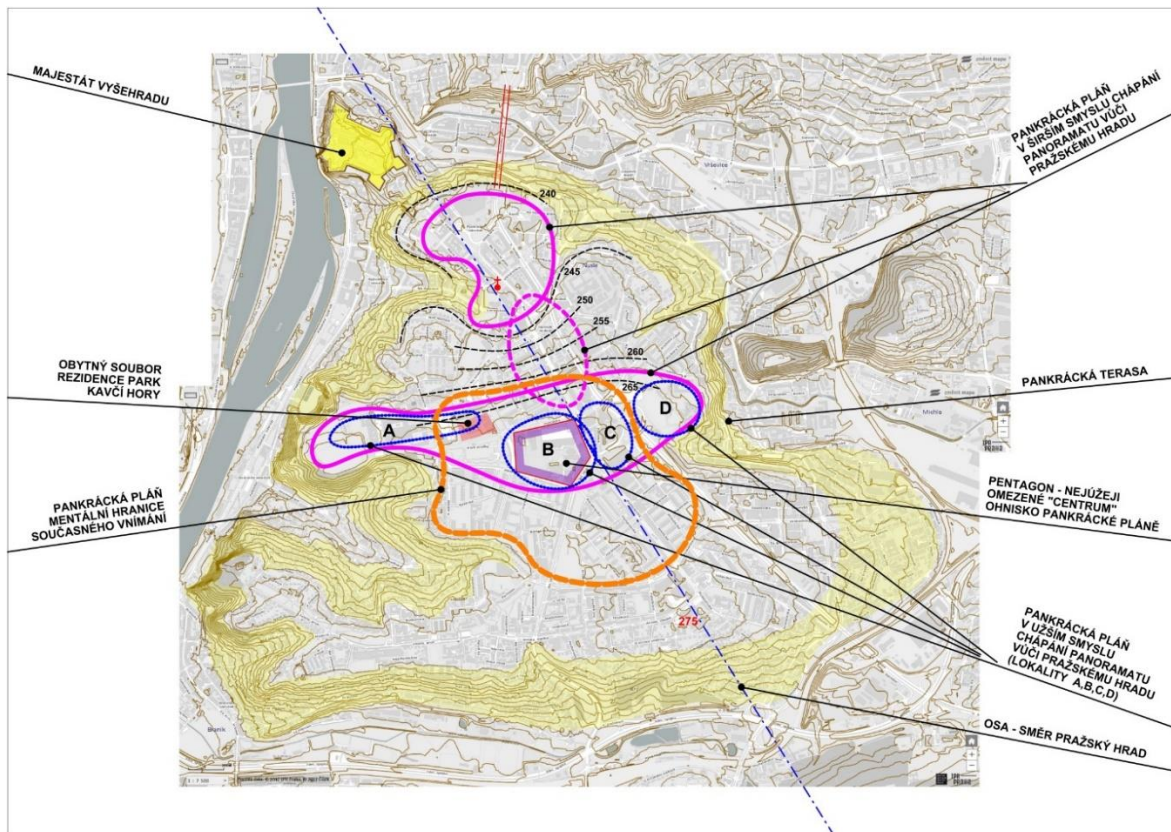


Fig 35 The Pankrác Plain in relation to the axis from Prague Castle Ramp (blue line) and Vyšehrad fortress (top left). The buff line shows the 'Pankrác Plain' in contemporary perception; the purple lines in the broad sense of the panorama from Prague Castle; the blue lines in the specific sense of areas that are or have tentatively been considered for development, with the Pentagon (B) and Residence Park Kavčí hory identified. (Source: Presentation 'Pankrác').



Fig 36 The proposed towers of Residence Park Kavčí hory from Prague Castle, that would stand to the right of the Pentagon cluster (Presentation).





Fig 37 The Pankrác Plain towers from the road outside the Strahov Stadium.

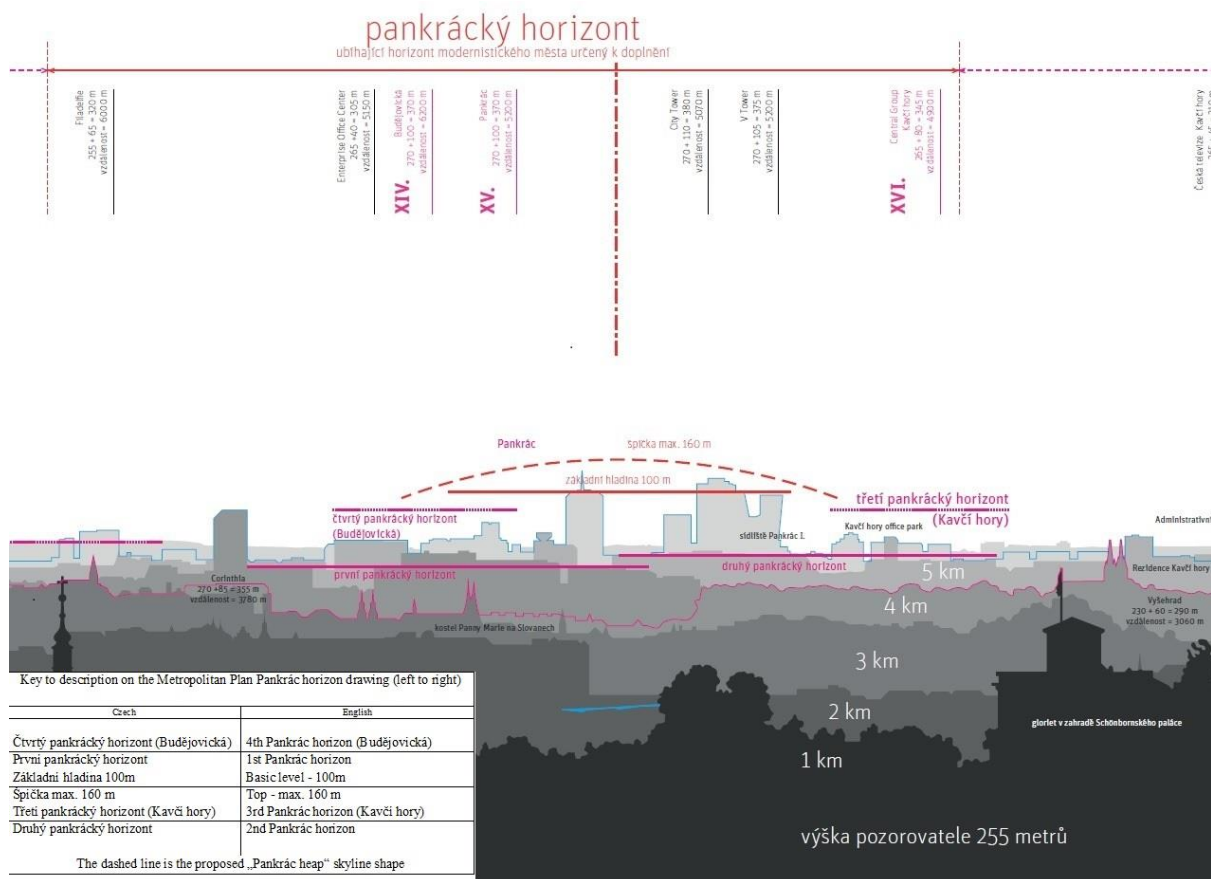


Fig 38 Extract from the Vedute of Prague.



It emerged during 2018 that the recommendation of the 2008 mission 'to limit the height of new high-rise constructions to a maximum of 60-70m'<sup>29</sup> had been misinterpreted as applying to the Pankrác plateau generally, rather than to the completion of development of the Pentagon block.<sup>30</sup> On that basis the authorities became minded to approve the *Rezidence Park Kavčí hory*, to the west of the Pentagon (**Fig 36**), involving variously four or five comparatively slender residential towers on land currently a car park, overlooking a public park. Two large partly water-filled holes reflect previously-intended basements, dug in order to preserve the validity of the permission for an earlier scheme.

## Conclusions

In spring 2019 the mission was able to assess the cumulative effect of the completed Epoque building in views from the historic centre, particularly from Prague Castle Ramp. That informed consideration of the implications of the *Rezidence Park Kavčí hory* proposal in particular, and of further high-rise development on the Pankrác Plain in general. The mission also visited the Pentagon and adjacent areas, met representatives of the local municipality (Prague 4), and saw the 'reverse view', the commercially valuable panorama of the historic centre focussed on Prague Castle, from the top of the tallest building, the City Tower (**Fig 34**). *The Vedute of Prague*, published by IPR in 2018, is particularly helpful in providing context - visual, historical, and polemical – for the evolving concept of development at Pankrác (**Fig 38**).

Prague is inscribed on the World Heritage List, among other reasons, as 'an urban architectural ensemble of outstanding quality' (Criterion 4). The best place from which to understand and appreciate that ensemble as a whole is the top of the cliff above the west bank of the Vltava, and particularly the foot of the ramp of Prague Castle, which provides a panorama of most of the city in its landscape context (**Fig 36**). It is possible to see the different historic areas of the city, with its skyline of domestic and commercial buildings broken by towers and spires of public buildings expressing their status in the urban hierarchy, in a harmonious relationship between the topography and historic built form of the city. From this point, too, the mutually dependent historical relationship of castle and historic city is particularly well expressed. Beyond, mostly as a background layer and sometimes a fringe, lies the largely 20th century outward growth of the city, with some strong verticals from the late 20th century. The contribution of the 20th century cannot be denied and much of it, in a city particularly open to the new architectural ideas of the first half of the century, is now part of its Outstanding Universal Value.

In the view from the ramp, the Palace of Culture/ Conference Centre and hotel, the horizontal and the vertical, parts of the 1965 plan, have a substantial presence in the panorama, but they are not its focus. They have an urban rationale defining the gateway to a place beyond the historic city, formerly constrained by the Nusle valley, and the Congress Centre at least has a public role in the life of the city. If not positive in their visual contribution to the panorama, they are not overly negative.

Unfortunately, a small number of oversized, over-assertive, but undistinguished tall buildings at the Pentagon originating in the same plan are now unavoidably the visual focus of the panorama from the Castle ramp. These tall buildings of utilitarian purpose intrude into the otherwise harmonious relationship between the topography and built form of the city, and seriously detract from people's ability to appreciate the character of the historic townscape in the middle ground. In the European context, they are not exceptionally tall; rather, it is their unusual exposure

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<sup>29</sup> Recommendation viii.

<sup>30</sup> For a full analysis see ICOMOS Technical Review, February 2017, at p4.

that makes them so intrusive and dominant in views from within the World Heritage property. Since Pankrác is some 15m higher above sea level, viewers from the castle ramp look up at them, seeing most of their volume in silhouette against the skyline. Seen from 0.5km closer but 70m higher than the ramp, by the ventilation tower adjoining the south-east corner of the Strahov Stadium, and so with more landscape visible below the skyline, the group appears prominent rather than dominant (**Fig 37**).

The impact of the Pentagon buildings on the historic centre is not limited to views from high ground; the Epoque building, in particular, pops up in views from river level (for example from the Legion Bridge: **Fig 33**), adding to the long-standing intrusion of the City Tower. The Epoque building is a novelty design of a kind increasingly frequent across Europe. Its only saving grace is that its volume is to some extent broken down by its massing.

There seems to be general agreement that the visual appearance of the cluster as it stands is unworthy of its prominent location and high visibility. Richard Meier in 1997 proposed to add a much taller building as the focus of the group. More recently the *Vedute of Prague* (pp28-9) suggests a gentler arc as a containing profile (presumably) to guide future additions to the group (**Fig 38**). It was indeed put to the mission (in the presentation of the Metropolitan Plan) that the 'composition' on the Pankrác Plain needs to be 'filled in' as a counter-balance to the historic centre and impliedly to mitigate the unfortunate appearance of the existing tall buildings, adopting a 'painterly' approach to modelling the skyline in panoramic views. The corollary of this approach, however, is that in shaping the composition, all elements in composing the skyline are given equal value; when in views of or from the historic centre the historic elements generally carry greater value than recent ones. The recent addition of the Epoch Building has not improved the appearance of the group on the skyline. Its construction serves to confirm the advice of earlier missions, that any additional or replacement buildings in the Pentagon site should be limited to 60-70m.

Further tall buildings – above the prevailing 6-8 storeys - on the plain to the east or west of the Pentagon would increase the harm already caused to the setting of the Property (**Fig 36**). The proposed towers of the Residence Park Kavčí hory to the west of the Pentagon, are slim, and at 68m lower than the majority of existing tall buildings at the Pentagon; and intrinsically it is a well-considered architectural proposition. But the extrinsic effects militate against it, extending the spread of the buildings whose presence detracts from the setting of the World Heritage Property. Past harm does not justify future harm, and the argument that the additional harm would be marginal fails because it would encourage further, similar development proposals, resulting in yet more harm that would be cumulatively more serious.

The debate about the future and role of this area has extended beyond the architectural to its role in the city. The question was put in the presentation 'should Pankrác be developed as a national economic and administrative centre, or rather as a Prague residential district?' That is a matter for the state and city authorities to decide, but the functions of an economic or administrative centre do not necessitate buildings of a height or location that harms OUV, and the current commercial demand for tall buildings appears to be primarily for residential use, exploiting the (market) value of views north towards the castle.

## **Recommendations**

*R 11: In accordance with the advice given in 2008, new or replacement buildings within the Pentagon should not exceed 60-70m in height.*

R 12: Outside the 'Pentagon', no buildings above the general height level of their surroundings should be permitted on the Pankrác Plain, and the height limits of the emerging draft Prague Metropolitan Plan should be adjusted accordingly.<sup>31</sup> The State Party should take every reasonable step to ensure that the project Residence Park Kavčí hory does not proceed.

### 5.1.13. Railway lands and other transformation areas

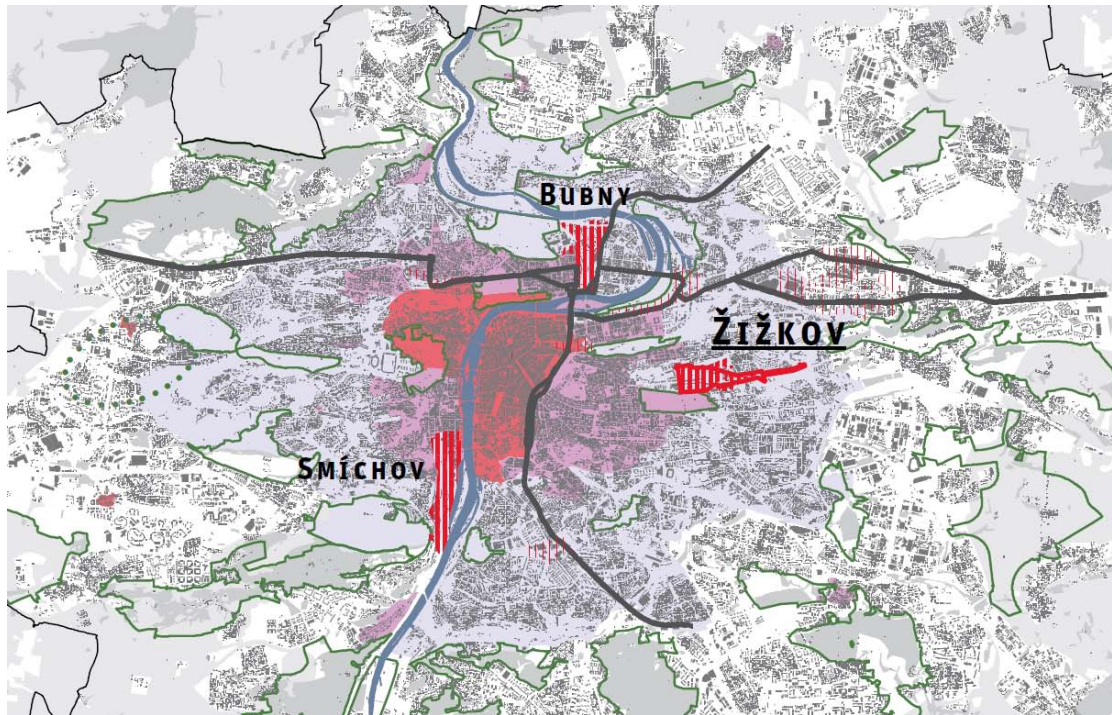


Fig 39 The three regeneration areas at former railway yards (World Heritage Property shown in red tone) Rohan City is the riverside area between Bubny and Žižkov, with fine red hatching.

The rationalisation of the railway network around Prague has included the closure of three former goods facilities within the buffer zone. Their sites present major opportunities for the development of new city districts in highly sustainable locations (Fig 39). The mission was primarily concerned to understand how their redevelopment is being managed to avoid harm to the setting of the World Heritage property.

#### 5.1.13.1. Žižkov

Since the 2010 mission, Žižkov Station (1927-36) has been, as anticipated, registered in 2013 as a cultural monument and will be adapted to new uses in conjunction with the development of this 31ha former freight yard.<sup>32</sup> The 2010 mission recommended that development 'must preserve, and perhaps enhance, the skyline of Prague', and that the World Heritage Centre be kept informed of proposals. In relation to the World Heritage property, the site lies to the east of the Telecommunications Tower, which appears on the left-hand edge of the view from Prague Castle (350m asl), along with the somewhat lower Garden Towers (310m asl) on Olšanská Street (Figs 40-41).

<sup>31</sup> In line with the advice of the Ministry of Culture on the draft Plan.

<sup>32</sup> The plan at p17 of Annexe 6.4 of the 2010 Mission Report must necessarily be reconsidered following the registration of the station building.





Fig 40 Extract from the Vedute of Prague showing the current development at Žižkov (skyline, top left).

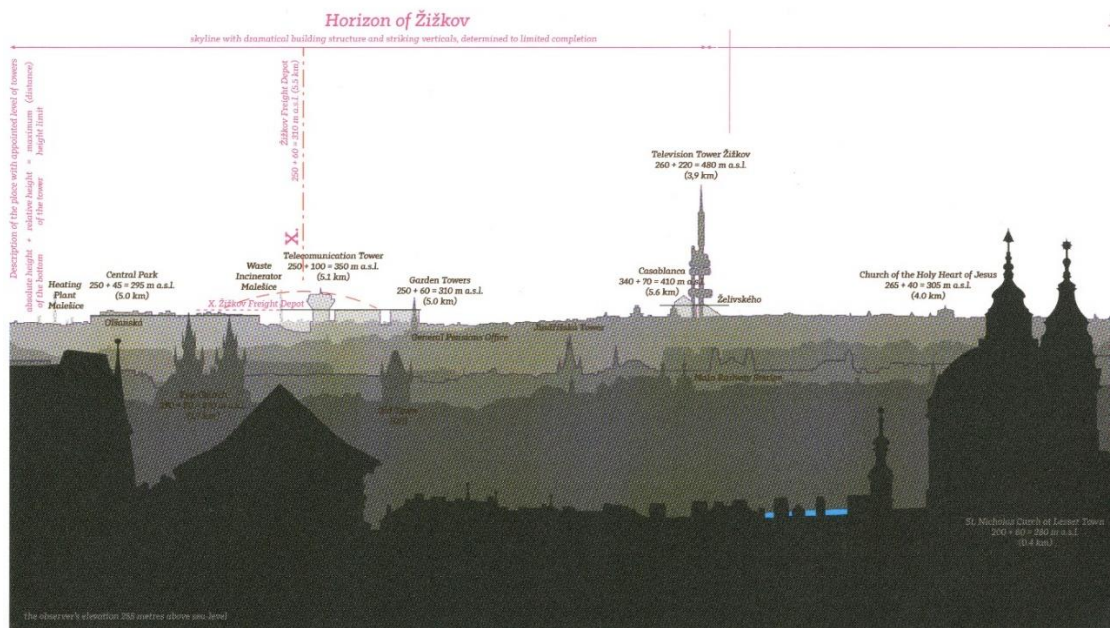
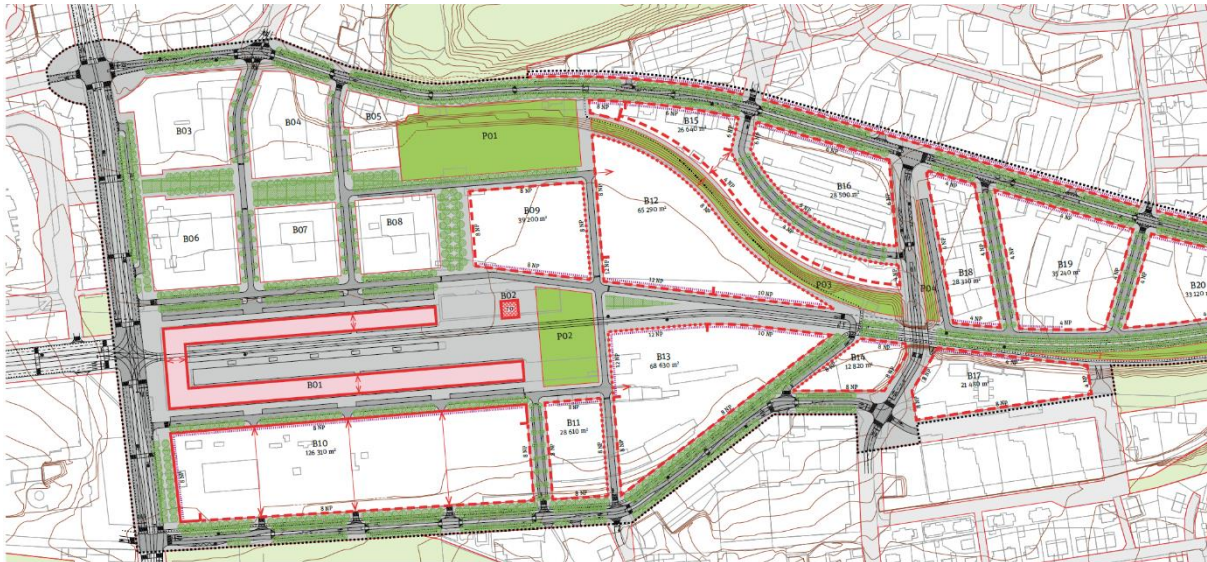


Fig 41 Extract from the Vedute of Prague showing design concept for the Žižkov horizon.

In 2013 permission was granted for the development of the area north of the station, but that area has since changed ownership. IPR undertook a concept study for the development of the whole area in 2014, and an urban study for a change to the zoning plan in 2017. That change is expected in 2020, leading to a masterplan in 2021. The urban study (**Fig 41**) establishes potential street blocks around the re-purposed station, through which it is proposed to extend the tramline in Olšanská Street to reuse the track running eastwards. The current study envisages 8-12 storeys on the frontages.





**PROJECTS IN BROWNFIELDS: ŽIŽKOV FREIGHT YARD**

Fig 42 Current concept plan for Žižkov.

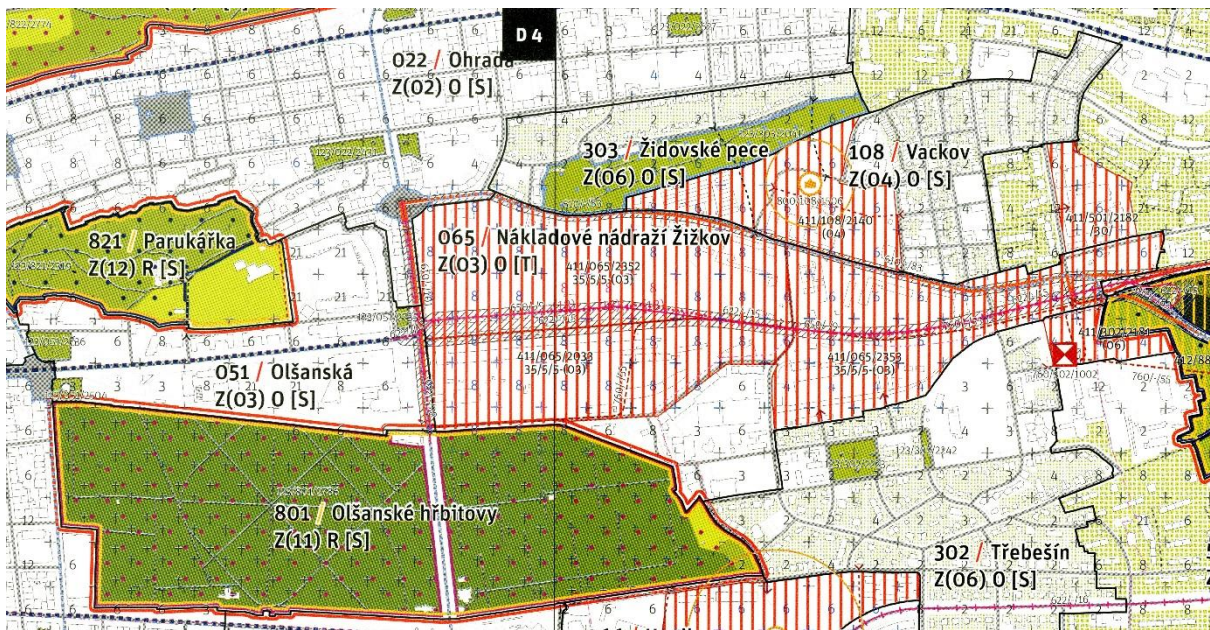


Fig 43 Extract from the Metropolitan Plan, sheets D4-5 (assembled), showing the intended regeneration area of Žižkov.

The Telecommunications Tower by its height, colour and expanded upper levels, is, as the *Vedute of Prague* states (p27), a 'clear dominant', but one which in the opinion of the mission does nothing to enhance the skyline. However, the *Vedute* sees this as 'the dynamically emerging horizon of Žižkov...which has the potential of forming an important component of the Prague panorama...a veduta to be completed'. It suggests a development envelope which might contain further tall buildings to the east of the Tower (left in the view from Prague Castle) that would do so. The draft Metropolitan Plan (D4-5; **Fig 43** here) indicates that 18 storey buildings (less than the Garden Towers, 19, but zoned as 21) would be appropriate on the axis of Olšanská Street projected eastwards of the registered Station, in a development otherwise at 8 storeys. In the classic view from Prague castle, these would lie in the depression in the skyline to the left of the Tower (in front of a more distant industrial chimney).



## Conclusions

The 'painterly' compositional approach to the skyline at Žižkov advocated in the *Vedute* and reflected in the emerging Metropolitan Plan will need to be reconciled with the emerging urban design concepts through the development of the Masterplan. However, in principle taller elements (but below the height of the Garden Towers) need not increase harm to the setting of the World Heritage property, provided careful consideration is given to detailed location, height form, and materials.<sup>33</sup>

## Recommendation

*R 13: Any emerging proposals for tall buildings (greater than 10 stories) at the Žižkov freight yard redevelopment, including accurate visual images of their appearance in views from the Castle, should be forwarded to the World Heritage Centre, in line with paragraph 172 of the Operational Guidelines for review by the Advisory Bodies, before any scheme is approved.*

### 5.1.13.2. Bubny and other nearby transformation areas



Fig 44 The envisaged development of the transformation area of Bubny, looking north-east, with the potential concert hall on the south between the bridges.

Bubny lies across the meander of the Vltava to the north-east of the Old Town. The former railway yard was part of the 1840s network. Since 1986 this brownfield site of 108ha (transformation area 070) has been the subject of several successive unimplemented concepts. The current scheme (**Fig 44**) was achieved through competition and participatory planning between 2016 and 2018. In the southern area, particularly, the masterplan follows the established urban form of perimeter blocks, of up to 8 storeys (compared to 6-8 in the adjacent stabilised areas), growing in height and more varied in form towards the north, particularly around Prague-Holešovice Station, some 2km north of the World Heritage property, where a business district is

<sup>33</sup> Since the mission, our attention has been drawn to a proposal by Eva Jiřičná for the Central Group for the redevelopment of the Telecommunications Tower site, including three cylindrical towers of more than 20 storeys: [https://www.idnes.cz/praha/zpravy/architektka-eva-jiricna-rozhovor-veze-zizkov-praha-telecom-central-group\\_A190619\\_483344\\_praha-zpravy\\_rsr/foto/RSR7b8a26\\_NvrhEvyJiin\\_vizualizace.jpg](https://www.idnes.cz/praha/zpravy/architektka-eva-jiricna-rozhovor-veze-zizkov-praha-telecom-central-group_A190619_483344_praha-zpravy_rsr/foto/RSR7b8a26_NvrhEvyJiin_vizualizace.jpg)



envisaged with some buildings of up to 18 storeys.<sup>34</sup> A large site on the southern Vltava frontage is earmarked for a new Prague Concert Hall.



Fig 45 The proposed Rohan City development – Bubny rail yard and station top left.

On the south side of the Vltava, south-east of the meander, a planning study<sup>35</sup> for the redevelopment of brownfield former industrial land at Rohan Island (Karlin) was approved by the municipality of Prague 8 in May 2019 (**Fig 45**). It conforms to the emerging City Masterplan, the urban blocks generally 8 storeys, with an accent block up to 15 storeys adjacent to the Libeň Bridge, where buildings of similar scale exist on the opposite (west) bank, outside the vista from Prague Castle.<sup>36</sup> There are similar height limits proposed for the neighbouring transformation areas of 069/ Palmovka and 160 / Libeň docks on the eastern bridge approach.

These areas are within the buffer zone, and in its comments on the draft Metropolitan Plan,<sup>37</sup> the Ministry of Culture notes that 'The height control (12-21 regulated above ground floors)...in the presented proposal is in conflict mainly with points 1 and 4 of the conditions of this protective zone. The protective zone has been proclaimed to secure the cultural, historical, urbanistic, and architectural values within the territory of the protective zone against disturbing effects caused by building or other changes in its surroundings. It is apparent that the execution of structures with 12 - 21 regulated aboveground floors would without doubt clearly represent such disturbing effects, therefore, this proposal must be clearly rejected in the interest of protection of close vicinity of the Conservation Reserve at the Capital City of Prague, as well as in the interest of protecting the terrain horizons of the city which visually relate to the Conservation Reserve at the Capital City of Prague, e.g., from the Old Town Hall tower, nábřeží L. Svobody, etc.). This fact should be respected by the draft Metropolitan Plan.'

<sup>34</sup> This extends (at up to 15 storeys) east of the Barricade Bridge, to the north of Holešovice.

<sup>35</sup> Initial strategic plan for the area, considered in the planning process, but not legally binding.

<sup>36</sup> Plan Sheet C4.

<sup>37</sup> In relation to Bubny, the others are similar.

## Conclusion

Overall, despite being within the buffer zone, there may be potential for taller elements to be incorporated within these projects in the areas proposed without harm to the setting of the World Heritage property, but this needs to be explored through visual impact studies from the viewpoints identified by the Ministry of Culture. The mission hopes that agreement can be reached between the city and national authorities on the scope for development of what is an important 'opportunity area' for the city. Here, towards the edge of the buffer zone, site-specific studies may provide a more nuanced basis for decision-making than the application of universal limits.

## Recommendation

*R 14: A heritage impact assessment based on accurate visual representations from all significant viewpoints should be undertaken for the emerging masterplans for the transformation areas of Bubny and Rohan Island, and submitted to the World Heritage Centre for review by the Advisory Bodies. The masterplans should be modified, if necessary, in the light of the outcome and recommendations of the assessment, to avoid harm to the OUV of the World Heritage property.*

### 5.1.13.3. Smíchov

Smíchov lies on the west bank of the Vltava River, opposite Vyšehrad. Development of the 20ha site ('Smíchov City'), all at least one city block behind the river frontage, will be integrated with the established urban form of perimeter blocks, 5-7 storeys high,<sup>38</sup> with a new station and transport interchange to the south including 'Park and Ride' (Figs 46-47). Phase 1 is about to start.

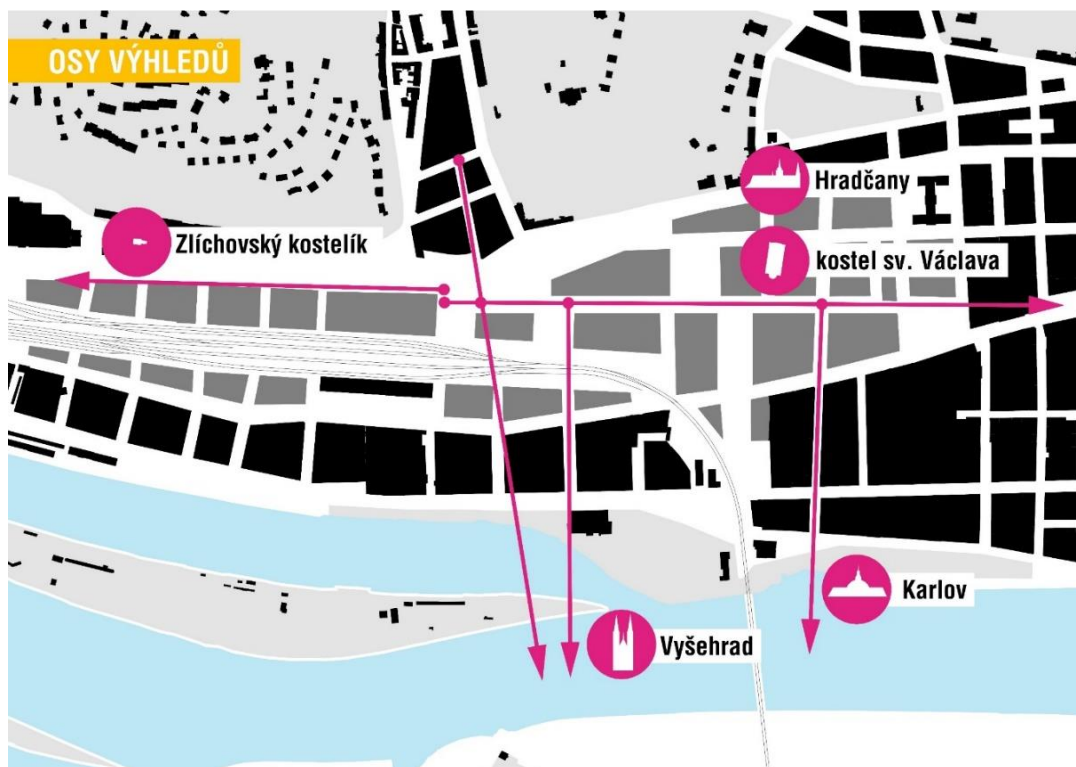


Fig 46 Smíchov block plan, showing views out; north is to the right, existing urban blocks black, proposed urban blocks dark grey.

<sup>38</sup> The draft Metropolitan Plan zones the site for up to 8 storeys.

## Conclusion

Development as currently envisaged at Smíchov does not raise concerns for the setting of the World Heritage property.



Fig 47 The proposed masterplan for Smíchov, from the north.

### 5.1.14. Implementation of the 2011 UNESCO Recommendation on Historic Urban Landscape

In March 2019, the World Heritage Centre published the *Report of the Second Consultation* on the implementation by member states of the UNESCO Recommendation on the Historic Urban Landscape. The responses of the Czech Republic<sup>39</sup> provide an overview of its adoption of the concept of historic urban landscape as an historic layering of cultural and natural values, which is reflected in aspects of this report. The recommendation is available in Czech translation on the Ministry of Culture website.<sup>40</sup> The UN Urban Agenda (UN Habitat III) is applied through *Urban Policy Principles (2017)*. There are extensive opportunities for public participation in regional and local spatial plans, whose evidence base (*Analytical Materials*) is wide-ranging.

The Prague Institute of Planning and Development (IPR Prague)<sup>41</sup> has prepared information materials and manuals for the wider public, including those focused on public spaces<sup>42</sup> and geographic data are available online.<sup>43</sup> Making the city's 3D model available to both experts and the general public is one of the outcomes of IPR's long-term monitoring of trends in the management and presentation of 3D models of cities. The Czech members in UNESCO Creative Cities Network are the cities of Brno and Prague.

<sup>39</sup> <https://whc.unesco.org/en/hul/>

<sup>40</sup> <https://www.mkcr.cz/doporuceni-k-historicke-krajine-1380.html>

<sup>41</sup> <http://en.iprpraha.cz/clanek/1358/ipr-prague>

<sup>42</sup> <http://en.iprpraha.cz/clanek/1361/public-space>

<sup>43</sup> <https://app.iprpraha.cz/apl/app/model3d/>



## 5.2. Component 2 - Průhonice Park



*Fig 48 Průhonice Castle from the south.*

The Průhonice Park component of the World Heritage property lies some 15km south-east of Prague Castle. The castle and adjoining church are of medieval origin, reworked in the late 19th century as a neo-Renaissance country house (**Fig 48**). This is the focus of a park founded by Ernst Emanuel, Count Silva–Tarouca in 1885, who used the valley of the Botič stream and a former hunting park (**Fig 51, E**) to create a landscape garden with a combination of native and exotic tree species. 'The result of his lifelong work is an original masterpiece of garden landscape architecture of worldwide importance.'<sup>44</sup> The (enhanced) dramatic character of the valley in which most of the garden was created was an oasis in a gently-undulating, intensively cultivated agricultural landscape (see relief map, **Fig 51**). Over the past thirty years this area, in the angle between the E65 and E50 motorways, has been increasingly suburbanised. Since 1962, the park itself has been managed by the Institute of Botany of the Czech Academy of Sciences, whose comparatively small park staff under Jiří Šmída are impressively committed to their task.

### **The castle and park**

The main approach to the castle and park is through Průhonice village, where local improvements to the approaches were in hand at the time of the mission. The park has now recovered well from the floods of 2013 (see below), which damaged the landscape structures around the watercourses and caused some loss of trees. The recent restoration of the Alpine Garden, Rose Garden and other works was the subject of a technical review by ICOMOS in February 2017, and the mission was able to see the results (Fig 49). It was evident that great care had been taken to recover and reveal the historic form, structure and planting, with minor modifications to improve drainage and ease of circulation on the paths. The repair of historic stone park walls and effective fencing of the remainder of the boundary is progressing well, and in 2019 the public road through the park will be closed, these measures making the park secure for first time in its (modern) history. Current concerns arise from European-wide problems of the spread of alien pests and diseases, particularly bark beetles, and the higher risk of damage from extreme weather events owing to climate change. Drought, exacerbated

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<sup>44</sup> SOUV; see also Křesadlova, L, Zatloukal, O, and Podrazil, J, *The Průhonice Park* (2017).

by the ongoing fall of the water table, has caused significant losses in recent years, while many of the trees planted in the 19th century and before are now over-mature, bringing the need to plan for succession planting and renewal.



Fig 49 Průhonice Park, part of the restored Alpinum.

### The buffer zone

At its 36th session, the World Heritage Committee (St. Petersburg, 2012) approved the current buffer zones for the Historic Centre of Prague, Czech Republic,<sup>45</sup> including a separate zone for Průhonice Park, which had previously lacked a buffer zone. Its aim is to protect the park from potentially intrusive development in the immediately surrounding area, reflecting existing national policy.

While the park and most of its buffer zone falls within the Prague West region (specifically, within Průhonice and Jesenice), part of its buffer zone falls within Prague East (specifically within Dobřejšovice and Čestlice), both within the Central Bohemia region (**Fig 51**). Within and surrounding the buffer zone there are recent spatial plans for individual settlements, all of which are understood to respect the established strategy for the buffer zone (**Fig 50**), to limit development in these areas affecting the character of the park and its OUV.

Standard practice in the Czech Republic is for the competent planning authority to formally declare buffer zones, but the area of the buffer zone in Prague East (within, and covered by, the spatial plans for Čestlice and Dobřejšovic (**Fig 51**)) has not been so declared, in contrast to that in Prague-west. The lack of formal attestation for the part of the buffer zone in Prague-east district is not necessarily problematic so long as planning policy in the area is consistent with maintaining the OUV of the Park. However, the lack of a formal declaration here could be interpreted as implying a lower standard

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<sup>45</sup> <http://whc.unesco.org/en/decisions/4830>;  
<http://whc.unesco.org/archive/2012/whc12-36com-8B1infAdd-en.pdf>



of protection.<sup>46</sup> It would therefore be prudent for the authorities to resolve the omission at the next reasonable opportunity.

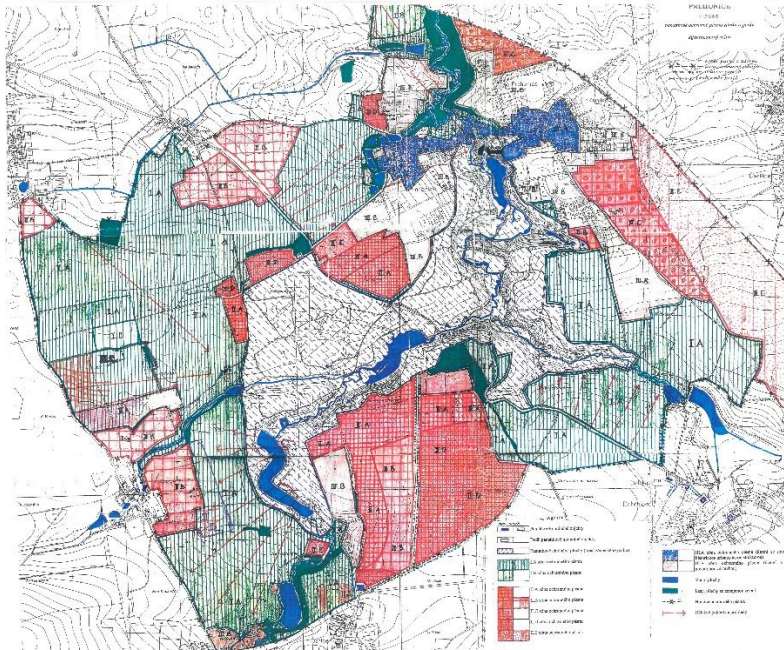


Fig 50 Strategic spatial plan for the buffer zone of Průhonice Park, undated; development areas in red.

### The setting of the park

There are long views of the top of the castle tower from the north and west (**Fig 51, D**), over intervening development at a lower level, and of a small 19th century chapel on its edge (**Fig 51, C**), but otherwise the park is defined in the landscape largely by dense, coniferous perimeter planting, so that the park itself was and remains largely self-contained and introspective. In some areas there is visibility through the boundary wall or pale, but the cultural value of Průhonice depends primarily on internal views, so the solution is probably to reinforce the planting (the new obscure pale will also help) and plan for its succession as trees age. The low-density villa development that now extends up to its boundaries in some sectors is generally one and a half stories high, and so remains largely unseen from within (**Fig 53**).<sup>47</sup> However, on the south-east, particularly, the park can still be seen across featureless agricultural land (**Fig 51, A**). As an indication of the context in which it was originally created and set, this part, readily seen from public roads, should remain so, along with that on the west (**Fig 51, B**) where the buffer zone plan (**Fig 50**) indicates that there are local views out that should be respected.

<sup>46</sup> Indeed has been so interpreted by the author of the third-party letter: see ICOMOS Technical Review report, January 2019, whose conclusions are superseded by this report.

<sup>47</sup> On the evidence of the limited area the Mission was able to examine in detail, but there is no reason why this should not hold true generally.





Fig 51 Relief map of Průhonice Park in context (World Heritage Property, red; buffer zone, yellow; settlement boundaries within buffer zone, blue) with annotations.

The E65 motorway passes some 0.75km east of the park and has attracted the inevitable form of vehicle-dependent, 'shed in car park' developments around the Čestlice junction. However, given their distance from the park boundary, beyond an area of low-density villas, and modest height (typically high bay sheds) they are not visible from and have no effect on the park. A sound attenuation barrier/ bank has been constructed around the outside of the latest permitted motorway-related development (**Fig 51, F**), further emphasising its separation from Průhonice (see **Figs 52-53**). Further west, a 'White Water Park' (**Fig 52, H**), the subject of unresolved concerns by ICOMOS in its 2017 Technical report, is sufficiently far beyond the park boundary not to impact on views from it, given its maximum 7m height. It will not draw water from the Botič stream to feed what is largely a recirculating system, nor will the overflow discharge through the park.<sup>48</sup>

<sup>48</sup> In any event, the problem with the Botič stream is a periodic surplus of flow rather than want of it.



*Fig 52 View south-east from point G on Fig 51, showing noise barrier (bund beyond) erected between development site F and village.*



*Fig 53 View south-west from point G on Fig 51, showing suburban development, with the conifers of Průhonice Park visible over the roofs in the centre of the picture.*

## Flood risk preparedness

In June 2013 the Průhonice Park was hit by a flood that silted the watercourses, ponds and tops of weirs, damaged the technical works built on them (emergency spillways, weirs, retaining walls, bridges), caused bank scours, especially in the meandering parts of the watercourses, severely damaged the park paths, caused extensive waterlogging and subsequent falling of the waterlogged trees that were often important for the overall park design, and left the meadows and other areas full of silt and drift materials, all of which affected the outstanding universal value of the property.

As soon as the flood was over, the authorities responsible for the property began to make good the damage, inter alia with the aid from the World Heritage Fund (Contract No: 4500241342).<sup>49</sup>

The severity of the 2013 flood seems to have been exacerbated by the reduced time of concentration of rainwater into the stream, because of the increasing extent of roofs and hard landscaping in the catchment area upstream. Especially because the frequency of extreme weather events is likely to increase as the climate changes, and fluctuation is an issue, action off-site is needed both to attenuate the flow and address pollution that comes with run-off from urbanised areas. A study in 2015/16 suggested solutions which are in hand.

The Institute of Botany drew up in 2015 a feasibility study on the revitalization of the Botič stream and its basin in the cadastral areas of Průhonice, Jesenice u Prahy, Dobřejovice, Osnice, Horní Jirčany, Zdiměřice, Radějovice and Herink, which proposed feasible revitalization, flood-prevention and anti-erosion measures that would improve run-off conditions in the basin of the Botič stream and its tributaries above the Průhonice Park. The study proposes to address the issue of water retention in the area by a combination of measures: building dry detention basins and revitalising selected segments of the watercourse beds and banks (**Fig 54**).<sup>50</sup> The mission was informed that these works are in hand.

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<sup>49</sup> Source: *2015 Final report of the project implemented at the Průhonice Park*, component of the World Heritage property "Historic Centre of Prague" (C 616), aimed at eliminating the impact of the flood of 2 and 3 June 2013 (Contract No: 4500241342).

<sup>50</sup> Source: *Outline of a Disaster Risk Management Plan for Průhonice Park* (2015).



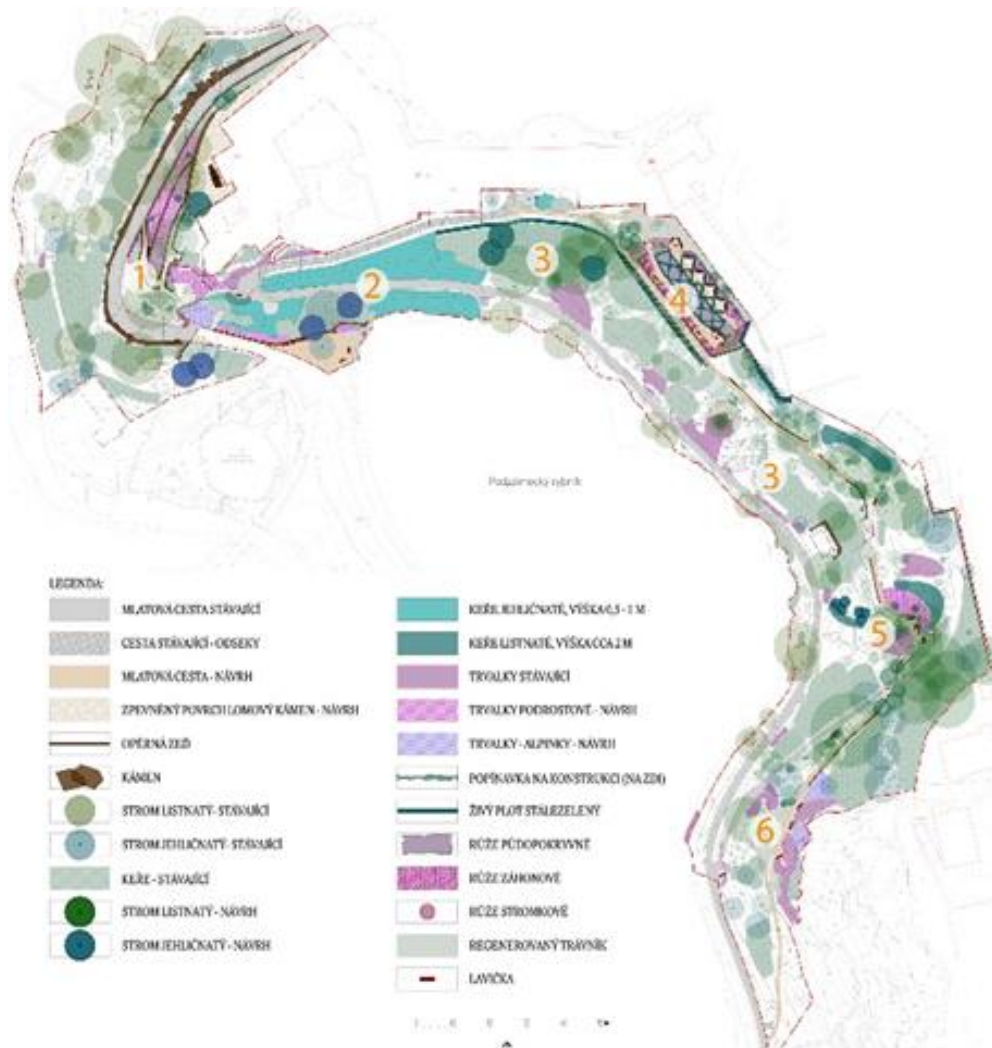
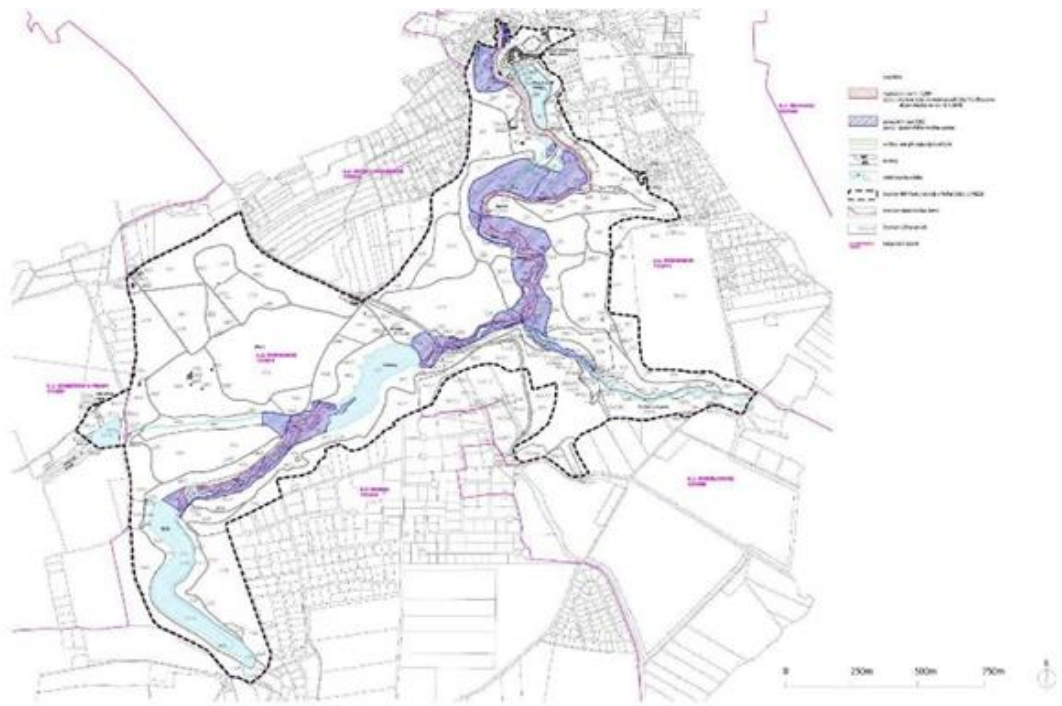


Fig 54 2015 Outline of a Disaster Risk Management Plan for Průhonice Park

## **Recommendations**

*R 15: Increased measures to attenuate the flow of the stream in storm conditions should be introduced upstream of the park in accordance with the 2015/16 study, to address current risks, both of storm volumes and the risk of pollution. To prevent further development adding to the risks, all new development in the catchment area should follow the principles of sustainable urban drainage, using permeable surfaces wherever possible.*

*R 16: The authorities should formally attest the part of the buffer zone that lies within Prague-East, in line with that in Prague-West, when a convenient opportunity arises.*

*R 17: The currently undeveloped area of the buffer zone to the south of the eastern part of the park should remain in agricultural use, providing from public roads a clear view of the park's original appearance in the landscape. Generally, pressure to relax the limits on urbanisation around the park set out in current spatial plans should be resisted.*

*R 18: The revised management plan for the Průhonice component should contain a finalised risk preparedness plan including floods, as well as address the management of the buffer zone and beyond so far as this is necessary to safeguard the OUV of the Park.*

## 6. ASSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY

The state of conservation of Component 1, the historic centre of Prague, is generally good, with the condition of buildings improving; but trends in new development are causing cumulative harm to OUV.

The state of conservation of Component 2, Průhonice Park, is generally good and improving despite the impact of alien pests and extreme weather events; action is being taken to mitigate flood risk. Development within the buffer zone has not so far harmed the setting of the park but vigilance is necessary.

### **Integrity of the historic centre**

'Prague is an urban architectural ensemble of outstanding quality, in terms of both its individual monuments and its townscape' (criterion iv). It 'admirably illustrates the process of continuous urban growth from the Middle Ages to the present day' (criterion ii). The attributes of its OUV embrace not only the medieval town plans and medieval and early modern buildings, but also 'the late 19th century buildings...of the New Town' and 'the rising modernism after the year 1900'.

Until recently there were still vacant 'opportunity sites' in the historic centre of the city, particularly from 1970s demolitions to construct the Metro, while some replacement buildings from the 1970s and 80s could reasonably be considered opportunity sites for the future. However, as the examples discussed in sections 5.1.8 and 5.1.11 demonstrate, they have a tendency to be over-scaled, with the addition of an extra storey or two compared to their historic neighbours. This, while not always having a great impact street level, is cumulatively disrupting the historic roofscape of the city. In panoramic views it reduces the prominence of the historic spires, domes and other architectural features that punctuate the skyline. This is a classic case of incremental harm; no one building can be said to do serious harm to the property as a whole, but cumulatively the impact on integrity is becoming serious.

Pressure to maximise floorspace is inevitable in the commercial heart of a prosperous capital city. Negotiating positions can be compromised by the height of pre-existing meretricious buildings (the Florentinum) or historic but unimplemented consents from the post-communist years that have been legally kept alive. Sometimes it seems that resistance has been ground down over years if not decades, with the loss of what as individual buildings were modest or marginal, but which were part of the significant phase of development around the turn of the 19th and 20th centuries – specifically identified as an attribute of SOUV - and the historic context from which the (exceptional) registered monuments of that phase stand out. This is a particular issue in the area around Wenceslas Square, where reconstruction behind facades has contributed to the erosion of integrity and the inclusion of basement parking (although now limited for new buildings) has brought its own problems for the city environment. Continuing pressure for tall buildings in the buffer zone, particularly on the Pancrác Plain in the vista from Prague Castle, risks further erosion of the integrity of the setting of the property.

### **Authenticity of the historic centre**

The urban framework of the property remains essentially as at the time of the inscription. The prosperity of the city has encouraged investment in its inherited fabric, and the risk to physical integrity through neglect and decay of historic building complexes is low. In general, the condition of the urban fabric has greatly improved since the 2010 mission, although more remains to be done. Two buildings identified in



the mission report (Annexe 6.4, p24) as examples of those in very poor condition have now been repaired and brought back into use, 14 Křižovnická Street and 3 Resslova Street, the former being completed at the time of the mission and the latter now 'The Palace' suites and apartments. The condition of the buildings in the vicinity of Masaryk Station, many of which were very run-down, has improved, with two exceptions, both, in public ownership. Of the buildings specifically mentioned as giving cause for concern in 2010, only Vyšehrad Station is now in a worse state, despite the best efforts of the authorities to deal with recalcitrant owners. Grants by the city to owners clearly continue to make a real difference and help ensure that work is done to the right standard. However, willingness to invest brings its own problems, with continuing pressure to maximise use and value through internal alteration and colonising roof voids, reducing authenticity through both loss of historic fabric and change to the character of the city's roofscape. Projects which are architecturally thoughtful and interesting have nonetheless compromised the roofscape by a seeming inability of the authorities to contain their investor's appetite for floorspace.

In a prosperous European capital, 'the process of continuous urban growth from the Middle Ages to the present day' cannot (and as an attribute of OUV, should not) cease with inscription; but it should do so without harm to inherited value. 'By virtue of its political significance in the later Middle Ages and later, [Prague] attracted architects and artists from all over Europe, who contributed to its wealth of architectural and artistic treasures' (criterion vi). It still does, its own architects are part of the wider European and international scene, and there is a strong and informed public interest in new architecture, encouraged by the public engagement programme of IPR Prague.

## 7. CONCLUSIONS AND RECOMMENDATIONS

### Overview

Prague is fortunate in both its prosperity and its informed architectural culture. But suggestions in some quarters that heritage conservation and contemporary architecture are in conflict rather than complementary processes need to be challenged. The underlying issue is investor pressure to maximise floorspace and thus development value, particularly in developments in the New Town, and the same motive encourages tall buildings in the buffer zone, particularly the Pankrác plain, because of the financial value of views of the historic centre from the upper levels. The emerging Metropolitan Plan, informed by the Management Plan, should guide and encourage investment in the public interest, conserving inherited values while creating elements that aspire to being valued in the future. Together they need to act as the '*clarified and integrated ....unitary code, with the primary aim of conservation of the integrity of the original fabric of the historic city*' recommended by the 2008 and 2010 missions.<sup>51</sup>

Damaging levels of overdevelopment in the historic centre, and in key vistas from it, need to be constrained, and investment encouraged in the extensive opportunity (transformation) sites around it. This remains the most important ongoing issue, which **if it is not promptly and decisively addressed will pose a potential danger to the OUV of the historic centre**. The concept of controlling building height as well as use through the Metropolitan Plan is in principle a commendable and very welcome innovation, even if, in its emerging draft form, it needs refinement to meet the objective of conserving the OUV of the historic centre.

Heritage Impact Assessment (HIA) in the framework of the ICOMOS guidance<sup>52</sup> should be used both to guide the refinement of the Metropolitan Plan in sensitive areas, and to assess significant interventions, particularly to ensure that assessments are undertaken within a common methodological framework. The process of HIA can be managed so that its conclusions are arrived at through wide consultation, subject to peer review and potentially mediation, proportionate of course to the scale and impact of the policy or project concerned. As a process for analysing impact on outstanding universal value, intended as professional good practice advice, its use does not depend on specific legal provision, although the concept is analogous to the cultural heritage element of Environmental Impact Assessment which is embedded in European law.

### Strategic recommendations:

*SR 01: The statement in the integrity section of the SOUV, that The regulation necessary for harmonious integration of contemporary interventions into historic urban fabric is safeguarded by the Act on Cultural Heritage Preservation, must be transformed from aspiration to reality. It is essential to resist proposals that involve the amalgamation of historic plots, the demolition of buildings which make a positive contribution to OUV, or the construction of new buildings which are too tall, too bulky or too utilitarian for their historic urban context or place in views of or form it.*

*SR 02: The Ministry of Culture should promote the use of Heritage Impact Assessment in line with the ICOMOS guidelines, as a process to assess the effect of significant policies and projects on the Outstanding Universal Value of Prague.*

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<sup>51</sup> See 2010 Mission Report, Recommendation 10.

<sup>52</sup> *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS, January 2011) : [https://www.icomos.org/world\\_heritage/HIA\\_20110201.pdf](https://www.icomos.org/world_heritage/HIA_20110201.pdf)

### **Short term recommendations regarding Part 001, the historic centre:**

In relation to proposed changes to construction law and the process for issuing building permits:

*R 01: The World Heritage Centre should be kept informed of developing proposals for reform of construction law in relation to potential impacts on the management of World Heritage Properties.*

In relation to the draft Management Plan:

*R 02: The Management Plan should be refined so that the means of delivering the objectives and measures necessary to sustain the identified attributes of OUV of Part 001 of the World Heritage property in its setting are clearly set out, with the organisations responsible identified, and (where applicable) the timescale for completion.*

*R03: The spatial planning objectives of the emerging Management Plan, necessary to sustain the OUV of Part 001 of the World Heritage Property whose attributes are elaborated in the Management Plan, should be fully reflected in the final version of the Metropolitan Plan as the legal vehicle for their implementation, and the two documents be cross-referenced.*

In relation to the draft Metropolitan Plan:

*R 04: The emerging draft Metropolitan Plan should be modified to*

- *include in its atlas designated heritage reserves and monuments, and in particular the World Heritage property and buffer zone;*
- *ensure that the plan clearly promotes and encourages heritage conservation, the necessary measures being fully integrated into the Plan; and in particular makes explicit and clear throughout the Plan the heritage constraints on general policies, or more simply states that conservation of designated heritage assets takes precedence over other policies;*
- *delete height limits/ guidance from grid squares wholly or substantially falling within a heritage reserve (excluding the World Heritage property buffer zone, within and beyond which they should be guided by the need to protect the property's setting).*

*R 05: The City of Prague should develop, in parallel with finalising the Metropolitan Plan, a smaller scale (1:5000) Regulatory Plan for the World Heritage Property, in which fine grain controls can be set out, based on the historic urban blocks rather than an arbitrary grid.*

*R 06: The State Party should organise an International Workshop to discuss the draft Metropolitan Plan of Prague, with participation of main urban specialists involved in the implementation of the 2011 UNESCO Historic Urban Landscape Recommendation, in conjunction with the World Heritage Convention.*

In relation to the management of the Vltava and the possible doubling of Smíchov Lock:

*R 07: The responsible authorities, particularly the City of Prague, should consider very carefully whether it is desirable to respond to commercial demand for tourist-oriented river traffic by substantially increasing infrastructure capacity. It would be preferable to manage the use of existing capacity, and so limit the growth of tourist cruise traffic while considering and prioritising the potential both for river buses and the use of river*



*transport to support the planned major construction projects along the banks. The authorities should also consider whether the permissive attitude to new landing places on the river, envisaged in the draft Metropolitan Plan, Art. 130, is appropriate.*

In relation to historic railway stations within the property:

*R 08: The masterplan for the eastern part of the Masaryk Station should be reconsidered, so as not unduly to constrain options for the future amelioration of the Magistrála, and particularly of the possibility of bringing it to grade between the railway and the river crossing to the north, following Recommendation 3 of the 2010 mission. In either case it is vital to maximise linkage across it to adjacent parts of the city, and in the layout of new urban blocks to take advantage of the potential of views to Vítkov Hill to the east, and of the City Museum building (particularly on its north-south axis) to the north.*

*R 09: The State Party, acting with Prague City Council, should use their powers to expropriate the former Vyšehrad Station, and pass it on to another investor willing and able to repair it and bring it back into use.*

*R 10: The State Party should submit to details of the options for the future of Railway Bridge to the World Heritage Centre for review by the Advisory Bodies.*

In relation to high rise development on the Pankrác Plain, in the panorama from Prague Castle:

*R 11: In accordance with the advice given in 2008, new or replacement buildings within the Pentagon should not exceed 60-70m in height.*

*R 12: Outside the 'Pentagon', no buildings above the general height level of their surroundings should be permitted on the Pankrác Plain, and the height limits of the emerging draft Prague Metropolitan Plan should be adjusted accordingly. The State Party should take every reasonable step to ensure that the project Residence Park Kavčí hory does not proceed.*

In relation to the proposed transformation areas, particularly former railway lands:

*R 13: Any emerging proposals for tall buildings (greater than 10 stories) at the Žižkov freight yard redevelopment, including accurate visual images of their appearance in views from the Castle, should be forwarded to the World Heritage Centre, in line with paragraph 172 of the Operational Guidelines for review by the Advisory Bodies, before any scheme is approved.*

*R 14: A heritage impact assessment based on accurate visual representations from all significant viewpoints should be undertaken for the emerging masterplans for the transformation areas of Bubny and Rohan Island, and submitted to the World Heritage Centre for review by the Advisory Bodies. The masterplans should be modified, if necessary, in the light of the outcome and recommendations of the assessment, to avoid harm to the OUV of the World Heritage property.*

#### **Short-medium term recommendations concerning Part 002, Průhonice Park**

*R 15: Increased measures to attenuate the flow of the stream in storm conditions should be introduced upstream of the park in accordance with the 2015/16 study, to address current risks, both of storm volumes and the risk of pollution. To prevent further development adding to the risks, all new development in the catchment area should*

*follow the principles of sustainable urban drainage, using permeable surfaces wherever possible.*

*R 16: The authorities should formally attest the part of the buffer zone that lies within Prague-East, in line with that in Prague-West, when a convenient opportunity arises.*

*R 17: The currently undeveloped area of the buffer zone to the south of the eastern part of the park should remain in agricultural use, providing from public roads a clear view of the park's original appearance in the landscape. Generally, pressure to relax the limits on urbanisation around the park set out in current spatial plans should be resisted.*

*R 18: The revised management plan for the Průhonice component should contain a finalised risk preparedness plan including floods, as well as address the management of the buffer zone and beyond so far as this is necessary to safeguard the OUV of the Park.*

## 8. ANNEXES

### 8.1. Terms of reference

#### **Terms of reference Joint World Heritage Centre/ICOMOS Reactive Monitoring mission to the Historic City of Prague, Czechia, 2019**

At its 42nd session, the World Heritage Committee (Decision 42 COM 7B.21 in annex 1) noted progress by the State Party of Czechia in the implementation of its previous recommendations (Decision 36 COM 7B.73 in annex 2) in regard to restoration and maintenance works to the “Historic Centre of Prague”, the downgrading of the North-South Trunk Road as well as the revision of its draft Management Plan following ICOMOS recommendations.

The Committee also expressed concern regarding the number of large-scale development projects proposed within the buffer zone of the property and the lack of regulations concerning high-rise buildings, which may substantially impact on the Outstanding Universal Value (OUV) of the property. In this regard, the Committee reminded the State Party to submit details and Heritage Impact Assessments (HIA) for proposed projects and urged the State Party to finalize the Management Plan for the property and to implement all protective measures and plans that define the appropriate degree of intervention for each element of the property, so as to prevent negative impact on its OUV.

In addition, the State Party was encouraged to approve all relevant legal documents and amendments, such as the “Amendment of State Heritage Care Act”, and invited the State Party to strengthen the authority of the Czech national institution responsible for the implementation of the Convention to ensure the protection and management of the property and to facilitate retention of its OUV.

Having regard to the misinterpretations of its previous decisions (32 COM 7B.86), the Committee requested the State Party to halt all major projects within the property, its buffer zone and its wider setting that may have a negative impact on the OUV of the property, until the development and implementation of appropriate regulations, particularly related to the planned high rise buildings in the ‘Pankrác Plain’ area, including the development project “Rezidence Park Kavčí Hory.”

In this light, the Committee also requested the State Party to invite a joint ICOMOS/World Heritage Centre Reactive Monitoring Mission to the “Historic City of Prague” to assess its state of conservation, to review all ongoing studies and proposals and assist with the identification of options regarding possible developments that are consistent with the OUV of the property, as well as to and ascertain the progress made in relation to its previous decisions.

The Committee indicated that the proposed Mission should also review whether the property is faced with threats which could have deleterious effects on its inherent characteristics and whether it meets the criteria for inscription on the List of World Heritage in Danger, in line with Paragraph 179 of the *Operational Guidelines*.

The Mission should provide a report that sets out recommendations for examination by the World Heritage Committee at its 44th session in 2020, **with a view to considering, in case the ascertained or potential danger to OUV is confirmed, the possible inscription of the property on the List of World Heritage in Danger.**

In particular, the mission should carry out the following activities:



1. Assess the overall state of conservation of the property and, in line with paragraph 173 of the *Operational Guidelines*, assess any other relevant conservation issues that may negatively impact on the OUV of the property;
2. Analyse the planning situation for major construction projects in the property and its setting, whether proposed, approved or contracted, including studies and proposals, particularly related to the planned high-rise developments in the Pankrác Plain area;
3. Analyse the impact or potential impact of the major construction and development projects that have been carried out or are planned within the World Heritage property or in its setting, in terms of impact or potential impact on the Outstanding Universal Value of the property;
4. Assess the progress in the finalisation of the property's draft Management Plan and its decision making framework in regulatory regimes, including its vision for the future of the "Historic City of Prague" and the strategic programme for its implementation;
5. Evaluate the progress made in the implementation of the previous Committee decisions and the recommendations, including:
  - a. the adoption and implementation of the high-rise limitations plan and other relevant measures and plans,
  - b. the proposed regulations aiming to prevent negative accumulating impact of large-scale developments affecting the OUV of the property,
  - c. measures implemented to prevent further misinterpretation of previous Committee Decisions (particularly Decision 32 COM 7B.86) regarding height limits and the extent of the area previously named as 'Pankrác Plain',
  - d. progress with approval of relevant legal documents and amendments, including an "Amendment of State Heritage Care Act", so as to reinforce heritage protection and management, and
  - e. progress with strengthening the authority of the national institution in charge of the implementation of the *World Heritage Convention*.
6. Identify any threats that the property is facing, which could have deleterious effects on its inherent characteristics, such that it meets the criteria set out in Paragraph 179 of the *Operational Guidelines to the World Heritage Convention*.
7. Provide a report that sets out recommendations for examination by the World Heritage Committee at its 44th session in 2020, with a view to considering, in case the ascertained or potential danger to OUV is confirmed, the possible inscription of the property on the List of World Heritage in Danger.

Annex 1: Decision 42 COM 7B.21

Decision adopted by the 42<sup>nd</sup> session of the World Heritage Committee, Manama, Bahrain, 24 June - 4 July 2018

The World Heritage Committee,

1. Having examined Document WHC/18/42.COM/7B.Add,
2. Recalling Decision **36 COM 7B.73**, adopted at its 36th session (Saint- Petersburg, 2012),
3. Notes the information provided and progress made by the State Party in restoration works, on the North-South Trunk Road project modifications, as well as revision of the draft Management Plan following ICOMOS recommendations;
4. Urges the State Party to finalize the Management Plan of the property, including details of the protective measures and reference to decision making framework in regulatory regimes as well as to implement all relevant measures and plans, defining appropriate degrees of intervention for each element of the property, its buffer zone and its wider setting, to prevent any threats to its Outstanding Universal Value (OUV);
5. Encourages the State Party to approve all relevant legal documents and amendments, such as an “Amendment of State Heritage Care Act”, to reinforce heritage protection and management, and invites the State Party to strengthen the authority of the national institution in charge of the implementation of the *World Heritage Convention* to enable it to focus major decisions on the retention of the OUV of the property;
6. Expresses its great concern about the number of large-scale development projects proposed within buffer zone of the property and its wider setting, as well as the lack of specific regulations on high-rise developments, which may substantially impact on the OUV of the property;
7. Requests the State Party to prevent further misinterpretation of its previous decisions (particularly Decision **32 COM 7B.86**) on height limits and the extent of the area previously named as ‘Pankrác Plain’; and also invites the State Party to introduce a moratorium on major projects within the property, its buffer zone and its wider setting, which may substantially impact on the OUV of the property, until appropriate regulations are developed and implemented, including the high-rise limitations plan, with specific regulations to prevent exacerbating the damage already caused by the cluster of high-rise buildings;
8. Reminds the State Party to submit to the World Heritage Centre, in conformity with Paragraph 172 of the *Operational Guidelines*, details and Heritage Impact Assessment (HIA) of any proposed project which may affect the OUV of the property, together with a cumulative HIA of the projects within the property, its buffer zone and its wider setting focusing on their potential impact on the OUV of the property, for review by the Advisory Bodies;
9. Also requests the State Party to invite a joint World Heritage Centre/ICOMOS Reactive Monitoring mission to the property to assess its state of conservation, review all ongoing studies and proposals and assist with the identification of options regarding possible developments that are consistent with the OUV of the property, as well as to review whether the property is faced with threats, which could have deleterious effects on its inherent characteristics, such that the property meets the criteria for its inscription on the List of World Heritage in Danger, in line with Paragraph 179 of the *Operational Guidelines*;
10. Further requests the State Party to submit to the World Heritage Centre, by **1 December 2019**, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 44th session in 2020.

**Decision adopted by the 36th session of the World Heritage Committee, Saint Petersburg, Russian Federation, 25 June - 5 July 2012**

The World Heritage Committee,

1. Having examined Document WHC-12/36.COM/7B,
2. Recalling Decision 35 COM 7B.89, adopted at its 35th session (UNESCO, 2011),
3. Welcomes the information that the building permissions for the Epoque Towers on the Pankrác Plain have been revoked and acknowledges the progress towards a land-use plan amendment extending the height restriction zone on the basis of a ban on buildings of excessive height and detailed regulations for the authorisation of high buildings outside the prohibition zone;
4. Requests the State Party to notify the World Heritage Centre when the amendment to the land-use plan has been passed by the Prague City Assembly;
5. Also requests the State Party to provide the finalized Management Plan to the World Heritage Centre by 1 February 2013;
6. Encourages the State Party to continue informing the World Heritage Centre, in accordance with Paragraph 172 of the Operational Guidelines, about any envisaged developments, major restorations or rehabilitations;
7. Further requests the State Party to submit to the World Heritage Centre, by 1 February 2014, an updated report on the state of conservation of the property, including the progress towards a design for downgrading the North-South Trunk Road and the rehabilitation plans for Vyšehrad and Žižkov Stations.



## 8.2. Reconciliation of the terms of reference with the structure of the mission report

<p>1. Assess the overall state of conservation of the property and, in line with paragraph 173 of the Operational Guidelines, assess any other relevant conservation issues that may negatively impact on the OUV of the property</p>	<p>Of the historic centre, generally good with the condition of buildings improving; but with development trends that if unchecked will cumulatively cause material harm to OUV; of Průhonice Park, good and improving (section 6).</p>
<p>2. Analyse the planning situation for major construction projects in the property and its setting, whether proposed, approved or contracted, including studies and proposals, particularly related to the planned high-rise developments in the Pankrác Plain area;</p>	<p>Within the property, the first phase of the Masaryk Station development is nearing approval (5.1.10.1); in the buffer zone, master plans for the transformation areas (redundant railway lands) are progressing, with Smíchov about to start (5.1.13); on the Pankrác Plain, <i>Rezidence Park Kavčí hory</i> has consent (5.1.12).</p>
<p>3. Analyse the impact or potential impact of the major construction and development projects that have been carried out or are planned within the World Heritage property or in its setting, in terms of impact or potential impact on the Outstanding Universal Value of the property;</p>	<p>Developments around Wenceslas Square, long in preparation, do not enhance their location (5.1.8); two recent developments on vacant sites in the New Town are too tall and bulky, intruding into the historic roofscape and so harming OUV (5.1.11).</p>
<p>4. Assess the progress in the finalisation of the property's draft Management Plan and its decision-making framework in regulatory regimes, including its vision for the future of the "Historic City of Prague" and the strategic programme for its implementation;</p>	<p>The Management Plan is being revised following comment on the draft; in particular its spatial planning objectives need to be aligned with the emerging draft Metropolitan Plan (5.1.3).</p>
<p>5. Evaluate the progress made in the implementation of the previous Committee decisions and the recommendations:</p>	<p>The spatial planning objectives of the emerging Management Plan, necessary to sustain the OUV of the World Heritage property, need to be fully reflected in the final version of the emerging Metropolitan Plan as the legal vehicle for their implementation, and the two documents be cross-referenced.</p>
<p>a. the adoption and implementation of the high-rise limitations plan and other relevant measures and plans,</p>	<p>See next below.</p>
<p>b. the proposed regulations aiming to prevent negative accumulating impact of large-scale developments affecting the OUV of the property,</p>	<p>The emerging draft Metropolitan Plan proposes height limits across the whole city, but needs amendment to protect the OUV, and a regulatory plan for the whole area of the property (5.1.4)</p>
<p>c. measures implemented to prevent further misinterpretation of previous Committee Decisions (particularly Decision 32 COM 7B.86) regarding</p>	<p>The misunderstanding is acknowledged, but the emerging draft Metropolitan Plan needs amendment to reflect that (5.1.12).</p>

<i>height limits and the extent of the area previously named as 'Pankrác Plain',</i>	
<i>d. progress with approval of relevant legal documents and amendments, including an "Amendment of State Heritage Care Act", so as to reinforce heritage protection and management, and</i>	The Act came into force in 2016; further revisions are planned (4.2).
<i>e. progress with strengthening the authority of the national institution in charge of the implementation of the World Heritage Convention.</i>	No recent changes in legal framework.
<i>6. Identify any threats that the property is facing, which could have deleterious effects on its inherent characteristics, such that it meets the criteria set out in Paragraph 179 of the Operational Guidelines to the World Heritage Convention.</i>	If the draft Metropolitan Plan were to be adopted essentially in its present form, it would pose a potential danger to the property; but it is a consultation document which is being strongly contested, so that is not the case at present.
<i>7. Provide a report that sets out recommendations for examination by the World Heritage Committee at its 44th session in 2020, with a view to considering, in case the ascertained or potential danger to OUV is confirmed, the possible inscription of the property on the List of World Heritage in Danger.</i>	This report concludes that <b>if the issue of overdevelopment in the property and its setting is not promptly and decisively addressed</b> , it will pose a potential danger to the City's OUV.

### 8.3. Composition of mission team

Ms Anna Sidorenko, UNESCO World Heritage Centre representative

Mr Paul Drury (United Kingdom), ICOMOS International representative

### 8.4. List of participants

Core group (present during the complete programme)						
Mr/Mrs	Name	Surname	Function	Institute	Phone	e-mail
Mrs	Anna	Sidorenko	expert	World Heritage Center		<a href="mailto:A.Sidorenko@unesco.org">A.Sidorenko@unesco.org</a>
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Mrs	Kristýna	Drápalová	Committee of urban development, land use plan and heritage care	Prague City Hall		
Mr	Jiří	Škalický	Director of the Heritage Department	Prague City Hall		
Further participants present part of the time						
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Mr	Ondřej	Seřců	Director of the Regional Office in Prague	National Heritage Institute, Regional Office in Prague		
Mr	Robert	Gája		National Heritage Institute, Regional Office in Prague		
Mr	Josef	Štulc	Vicepresident	Czech National Committee of ICOMOS		
Mr	Zdeněk	Hřib	Lord mayor	Prague City Hall		
Mrs	Simona	Vladíková Nesázalová	Head of World Heritage Site Office	Prague City Hall		
Ms	Hana	Třeštková	City Councilor for culture, tourism and heritage care	Prague City Hall		
Mr	Pavel	Čížinský	Mayor of Prague District 1	Prague City Hall		
Mr	Pavel	Zeman	Head of Committee of urban development, land use plan and heritage care	Prague City Hall		
Mr	Petr	Hlaváček	Deputy Mayor for urban development	Prague City Hall		
Ms	Petra	Rejchrtová	Representative of Prague District 4	Prague 4 District		
Mr	Tibor	Vansa	Representative of Prague District 4	Prague 4 District		
Mr	Petr	Štěpánek	Mayor of the Prague District 4	Prague 4 District		
Mr	Ondřej	Boháč	Director	The Prague Institute of Planning and Development (IPR)		
Mr	Roman	Koucký	Head of Metropolitan Plan Office	IPR		
Ms	Kristina	Ullmanová	Head of Public Space office	IPR		
Mr	Jaromír	Hainc	Head of City Detail Section	IPR		
Mrs	Pavla	Melková	Architect	IPR		
Mr	Marek	Zdřeváček	Sustainable Mobility Specialist	IPR		
Mr	Lukáš	Tittl	Sustainable Mobility Specialist	IPR		
Ms	Lada	Kolaříková		IPR		
Mr	Štěpán	Bártl	Head of office of CAMP	Centre for Architecture and Metropolitan Planning (CAMP)		
Ms	Jitka	Jefábková		IPR		
Mr	Jakub	Hendrych		IPR		
Mr	Jan	Sedlák	Management plan author			
Mr	Luboš	Křižan		IPR		
Mr	Petr	Palíčka		Penta Real Estate		
Mr	Milan	Brlík		IPR		
Mr	Jan	Štern	Night Mayor	Prague City Hall		
Mr	Richard	Biegel		NGO - Klub za starou Prahu		
Mr	Václav	Gírsa		Czech National Committee of ICOMOS		
Mrs	Kateřina	Bečková		NGO - Klub za starou Prahu		
Mr	Vít	Janoušek		NGO - Občanská iniciativa Pankrác		
		?		Local initiative		
		?		Local initiative		
Mr	Josef	Pleskot	Architect	Central Group / Rezidence Park Kavčí Hory		
Mr	Ladislav	Lábus	Architect			
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Mr	Jan	Žižka		NHI RO		
Ms	Eva	Zápalková		NHI RO		
Mr	Jan	Wild	Director	The Institute of Botany of the Czech Academy of Sciences		
Mr	Ivan	Staňa		Průhonický park		
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## 8.5. Background to the mission

### 8.5.1. Examination of the State of Conservation by the World Heritage Committee and its Bureau

#### Overview of the World Heritage Committee decisions

2018	<a href="#">42COM 7B.21 - Historic Centre of Prague (Czechia) (C 616bis)</a>
2016	<a href="#">40COM 8E - Adoption of Retrospective Statements of Outstanding Universal Value</a>
2012	<a href="#">36COM 7B.73 - Historic Centre of Prague (Czech Republic) (C 616)</a>
2012	<a href="#">36COM 8B.59 - Cultural Properties - Examination of minor boundary modifications - Historic Centre of Prague (Czech Republic)</a>
2012	<a href="#">36COM 8D - Clarifications of property boundaries and areas by States Parties in response to the Retrospective Inventory</a>
2011	<a href="#">35COM 7B.89 - Historic Centre of Prague (Czech Republic) (C 616)</a>
2010	<a href="#">34COM 7B.82 - Historic Centre of Prague (Czech Republic) (C 616)</a>
2009	<a href="#">33COM 7B.96 - Historic Centre of Prague (Czech Republic) (C 666)</a>
2008	<a href="#">32COM 8B.84 - Revision of Statements of Significance and Statements Outstanding Universal Value - Historic Centre of Prague (CZECH REPUBLIC)</a>
2008	<a href="#">32COM 7B.86 - Historic Centre of Prague (Czech Republic) (C 616)</a>
2007	<a href="#">31COM 7B.94 - Historic Centre of Prague (Czech Republic)</a>
1992	<a href="#">Report of the 16th Session of the Committee</a>
1992	<a href="#">16COM XA - Inscription: Historic Centre of Prague (Czech and Slovak Federal Republic)</a>

## 42 COM (Manama, Bahrain / 24 June – 4 July 2018)

### Current conservation issues

Since the last Decision **36 COM 7B.73** (Saint-Petersburg, 2012), ICOMOS reviewed numerous documents submitted by the State Party (e.g. 2014 state of conservation report, 2015 draft Management Plan, restoration works Puhonice Park, restoration project of the Castle Alpine Garden, newly planned development project White Water Park, high-rise development on the Pankrác Plain) and provided extensive comments to the Czech authorities.

In 2016 and 2017, the World Heritage Centre requested the State Party to provide clarifications on a number of high-rise developments, as well as regarding planned extensive building within the property. On 21 February 2017, ICOMOS reviewed the report submitted by the Czech authorities on 23 September 2016. In the light of the above and after receiving information from the civil society, the World Heritage Centre requested the State Party on 10 August 2017 to provide further information regarding developments at the "Rezidence Park Kavčí Hory", as well as a detailed progress report, as a basis for the submission of a state of conservation report to the World Heritage Committee.

On 15 March 2018, the State Party submitted clarifications regarding the "Rezidence Park Kavčí Hory" project on Pankrác Plain, and, more generally, the construction of high-rise buildings on Pankrác Plain in the buffer zone surrounding the property. These submissions make reference to height limits suggested by the Committee, as part of Decision 32 COM 7B.86, noting that there are different interpretations regarding the extent of the Pankrác Plain and therefore where height limits should apply.

On 28 March 2018, the State Party also submitted a detailed state of conservation report, with an extensive number of annexes. The report is available on <http://whc.unesco.org/en/list/616/documents/>, and provides information:

- On current and planned development activities, including the construction of the V-shaped residential building known as "Epoque Towers" currently being completed and the planned development project "Rezidence Park Kavčí Hory";
- On progress in elaboration, by the Ministry of Culture, of an "Amendment of State Heritage Care Act", the aim of which is to ensure an effective, transparent, predictable and professionally guaranteed method for managing the heritage of the Czech Republic;
- On progress in drafting the Management Plan and the forthcoming Metropolitan Plan, as well as on the North-South Trunk Road, the Blanka Tunnel, and plans for restoration of the Vyšehrad and Žižkov stations, etc.;
- In regard to the planned construction of the "Rezidence Park Kavčí Hory" residential complex located next to the Central Park in Pankrác, the State Party reported that the construction project is composed of five shorter and three high-rise residential buildings connected by a base on the floor located in the territory of the Pankrác Plain near the "Pentagon" where the high-rise buildings of the former Czechoslovak Radio (today City Tower), Motokov (today City Empiria) and Hotel Panorama – Hotel Prague are situated. The State Party clarified the exact delineation of the territory proposed for such a development.

### Analysis and Conclusions of the World Heritage Centre, ICOMOS and ICCROM

The State Party's efforts in developing strategic documents, as well as revising the draft Management Plan following ICOMOS recommendations, as well as restoration and maintenance works are noted. The Committee should welcome these efforts and encourage the approval of all relevant legal documents and amendments, such as an "Amendment of State Heritage Care Act" to reinforce heritage protection and management, as well as inviting

the State Party to strengthen the authority of the national institution in charge of the implementation of the Convention to enable it to focus major decisions on the retention of the Outstanding Universal Value (OUV) of the property.

It is noted that the North-South Trunk Road is no longer being planned by routing the road through tunnels, but the plan is for a system of surface modifications.

The State Party concerns regarding the high-rise developments are noted. In 2017, ICOMOS concluded that the “Rezidence Park Kavčí Hory” project would add substantially to the harm caused by the existing tall buildings cluster. Nevertheless, in its decision, the Prague City Council’s Department of Heritage Management concluded that this project was not in conflict with the heritage preservation regulations for the given area. It is noted with concern that in several locations the newly-developed draft Metropolitan Plan proposes filling in the composition of existing dominant structures with new highrise buildings.

The Committee should express great concern at the lack of specific regulations available for high-rise developments, which may substantially impact on the OUV of the property, noting that, as a result there is a corresponding lack of stakeholder consensus. There have been unfortunate interpretations of part of Committee Decision 32 COM 7B.86 to confine the extent of height limits suggested in the Pankrác Plain area, thereby allowing taller buildings which are affecting the OUV of the property. The Committee should therefore request that the State Party intervene to cease such arbitrary interpretation of its previous decision regarding the height controls. The completion of the high rise limitations plan should remove the possibility of future misinterpretation of Decision 32 COM 7B.86. Meanwhile, it is also appropriate for the Committee to request the State Party to introduce a moratorium on major projects within the property, its buffer zone and its wider setting, which may substantially impact on the OUV of the property, until appropriate regulations are developed and implemented.

Details and Heritage Impact Assessment (HIA) of any proposed project, together with a cumulative HIA of the projects within the property, its buffer zone and its wider setting, focusing on potential impact on the OUV of the property, should be submitted to the World Heritage Centre, in conformity with Paragraph 172 of the Operational Guidelines, for review by the Advisory Bodies.

The Committee should strongly encourage the State Party to finalize the Management Plan and to implement all relevant measures and plans, defining appropriate degrees of intervention for each element of the property, its buffer zone and its wider setting, to prevent threats to its OUV.

Given the current situation, a Reactive Monitoring mission is needed to assess the overall state of conservation of the property, review all ongoing studies and proposals and assist with the identification of options regarding possible developments that are consistent with the OUV of the property, as well as to evaluate whether the property is faced with threats, which could have deleterious effects on its inherent characteristics, such that it meets the criteria for its inscription on the List of World Heritage in Danger, in line with Paragraph 179 of the *Operational Guidelines*.

**Decision: 42 COM 7B.21**

The World Heritage Committee,

11. Having examined Document WHC/18/42.COM/7B.Add,



12. Recalling Decision **36 COM 7B.73**, adopted at its 36th session (Saint- Petersburg, 2012),
13. Notes the information provided and progress made by the State Party in restoration works, on the North-South Trunk Road project modifications, as well as revision of the draft Management Plan following ICOMOS recommendations;
14. Urges the State Party to finalize the Management Plan of the property, including details of the protective measures and reference to decision making framework in regulatory regimes as well as to implement all relevant measures and plans, defining appropriate degrees of intervention for each element of the property, its buffer zone and its wider setting, to prevent any threats to its Outstanding Universal Value (OUV);
15. Encourages the State Party to approve all relevant legal documents and amendments, such as an “Amendment of State Heritage Care Act”, to reinforce heritage protection and management, and invites the State Party to strengthen the authority of the national institution in charge of the implementation of the *World Heritage Convention* to enable it to focus major decisions on the retention of the OUV of the property;
16. Expresses its great concern about the number of large-scale development projects proposed within buffer zone of the property and its wider setting, as well as the lack of specific regulations on high-rise developments, which may substantially impact on the OUV of the property;
17. Requests the State Party to prevent further misinterpretation of its previous decisions (particularly Decision **32 COM 7B.86**) on height limits and the extent of the area previously named as ‘Pankrác Plain’; and also invites the State Party to introduce a moratorium on major projects within the property, its buffer zone and its wider setting, which may substantially impact on the OUV of the property, until appropriate regulations are developed and implemented, including the high-rise limitations plan, with specific regulations to prevent exacerbating the damage already caused by the cluster of high-rise buildings;
18. Reminds the State Party to submit to the World Heritage Centre, in conformity with Paragraph 172 of the *Operational Guidelines*, details and Heritage Impact Assessment (HIA) of any proposed project which may affect the OUV of the property, together with a cumulative HIA of the projects within the property, its buffer zone and its wider setting focusing on their potential impact on the OUV of the property, for review by the Advisory Bodies;
19. Also requests the State Party to invite a joint World Heritage Centre/ICOMOS Reactive Monitoring mission to the property to assess its state of conservation, review all ongoing studies and proposals and assist with the identification of options regarding possible developments that are consistent with the OUV of the property, as well as to review whether the property is faced with threats, which could have deleterious effects on its inherent characteristics, such that the property meets the criteria for its inscription on the List of World Heritage in Danger, in line with Paragraph 179 of the *Operational Guidelines*;
20. Further requests the State Party to submit to the World Heritage Centre, by **1 December 2019**, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 44th session in 2020.

**36 COM** (Saint-Petersburg, Russian Federation / 24 June – 6 July 2012)

**Decision 36 COM 7B.73**

The World Heritage Committee,

1. Having examined Document WHC-12/36.COM/7B,
2. Recalling Decision 35 COM 7B.89, adopted at its 35th session (UNESCO, 2011),
3. Welcomes the information that the building permissions for the Epoque Towers on the Pankrác Plain have been revoked and acknowledges the progress towards a land-use plan amendment extending the height restriction zone on the basis of a ban on buildings of excessive height and detailed regulations for the authorisation of high buildings outside the prohibition zone;
4. Requests the State Party to notify the World Heritage Centre when the amendment to the land-use plan has been passed by the Prague City Assembly;
5. Also requests the State Party to provide the finalized Management Plan to the World Heritage Centre by **1 February 2013**;
6. Encourages the State Party to continue informing the World Heritage Centre, in accordance with Paragraph 172 of the *Operational Guidelines*, about any envisaged developments, major restorations or rehabilitations;
7. Further requests the State Party to submit to the World Heritage Centre, by **1 February 2014**, an updated report on the state of conservation of the property, including the progress towards a design for downgrading the North-South Trunk Road and the rehabilitation plans for Vyšehrad and Žižkov Stations.

**35 COM** (Paris, UNESCO Headquarters / 19 – 29 June 2011)

**Decision 35 COM**

The World Heritage Committee,

1. Having examined Document WHC-11/35.COM/7B,
2. Recalling Decision **34 COM 7B.82**, adopted at its 34th session (Brasilia, 2010),
3. Commends the conservation measures which have been taken in relation to the Charles Bridge as well as improvement regarding the legislative protection of Průhonice Park;
4. Expresses its concern that the recommendations from the January 2010 World Heritage Centre/ICOMOS reactive monitoring mission have not all been satisfactorily addressed, particularly those applying to limitations on high-rise development, measures affecting the Blanka Tunnel and the Eastern Highway, development proposals for Visegrad and Zitkov stations as well as regulations currently applying to infill, reconstruction, rehabilitation and conservation remain unclear, and urges the State Party to address these issues;

5. Requests the State Party to submit to the World Heritage Centre, by **1 February 2012**, a progress report on the abovementioned regulations and measures, for examination by the World Heritage Committee at its 36th session in 2012.

**34 COM** (Brasilia, Brazil / 25 July – 3 August 2015)

**Decision: 34 COM 7B.82**

### **Historic Centre of Prague (Czech Republic) (C 616)**

The World Heritage Committee,

1. Having examined Document WHC-10/34.COM/7B.Add,
2. Recalling Decision **33 COM 7B.96**, adopted at its 33rd session (Seville, 2009),
3. Notes the outcome of the World Heritage Centre/ICOMOS reactive monitoring mission to the Historic Centre of Prague of January 2010;
4. Urges the State Party to implement the recommendations of the mission, particularly in relation to:
  - a) The Blanka Tunnel: ensure the downgrading of the 'Eastern Highway, halt the proposed tunnel behind the national museum and remove the sections of the Eastern Highway from the Eastern edge of the property,
  - b) The completion of the high-rise limitations plan, and
  - c) Clarification of the rules presently in force to manage processes such as infill, reconstruction, rehabilitation and conservation;
5. Requests the State Party to keep the World Heritage Centre informed about emerging major development proposals especially development at Visegrad station and Zitkov stations in accordance with the *Operational Guidelines*;
6. Regrets that the restoration of Charles Bridge was carried out without adequate conservation advice on materials and techniques and also requests the State Party to ensure that any future works are based on detailed assessment and documentation using skilled craftspeople and conservators;
7. Further requests the State Party to ensure that Pruhonice Park is protected and managed as an integral part of the World Heritage property;
8. Reminds the State Party of the buffer zone adopted at the time of the inscription and that any changes to this buffer zone have to be submitted to the World Heritage Centre in conformity with the *Operational Guidelines*;
9. Requests furthermore the State Party to submit to the World Heritage Centre by **1 February 2011**, an updated report on the state of conservation of the property and the implementation of the requests above, for examination by the World Heritage Committee at its 35th session in 2011.



**33 COM**\_(Seville, Spain / 22 – 30 June 2009)

**Decision: 33 COM 7B.96**

The World Heritage Committee,

1. Having examined Document WHC-09/33.COM/7B,
2. Recalling Decision **32 COM 7B.86**, adopted at its 32nd session (Quebec City, 2008),
3. Notes the information provided and progress made by the State Party in the preparation of the new Land Use Plan and the management plans;
4. Expresses its deep concern at the potential impacts of the Blanka Tunnel Complex on the property, on the lack of information so far provided and on the apparent lack of an impact assessment of this project on the attributes and value of the property, and requests the State Party to urgently provide full details of this project;
5. Also requests the State Party to invite a joint World Heritage Centre / ICOMOS reactive monitoring mission to the property to assess the implications of the Blanka Tunnel Complex, the concerns over new traffic proposals, changes to Wenceslas Square, the possible creation of Prague's "Museum Mile" and the issue of historic railway stations;
6. Further requests the State Party to submit to the World Heritage Centre by **1 February 2010**, a detailed progress report on the above mentioned issues, for examination by the World Heritage Committee at its 34th session in 2010.

**32 COM**\_(Quebec City, Canada / 2 – 10 July)

**Decision: 32 COM 7B.86**

The World Heritage Committee,

1. Having examined Document *WHC-08/32.COM/7B. Add*,
2. Recalling Decision **31 COM 7B.94**, adopted at its 31st session (Christchurch, 2007),
3. Commends the State Party for its exemplary report on the state of conservation of the property and acknowledges the ongoing improvements of the overall legislative, planning and management system for urban conservation;
4. Requests the State Party to improve the effectiveness of its existing planning, management and conservation measures for the property, as recommended by the joint World Heritage Centre / ICOMOS mission, by:
  - a) strengthening the authority of the National Heritage Institute to enable it to orient the main decisions affecting the integrity of the Historic Centre;
  - b) clarifying and integrating the rules presently in force to manage processes such as infill, reconstruction, rehabilitation and conservation in a unitary code to improve the

ability of the responsible authorities to maintain the integrity of the original fabric of the city;

c) urgently completing and approving the conservation plan for the Historic Centre in order to provide an effective zoning and planning tool for the conservation process in the Historic Centre;

d) completing the management plan of the property within the year 2008 as a comprehensive tool for the coordination of all the different regulatory and policy frameworks existing or foreseen for the Historic Centre, for eventual review by the World Heritage Centre and the Advisory Bodies;

5. Encourages the State Party to adopt the following measures proposed by the joint World Heritage Centre / ICOMOS mission to reduce further negative impacts of high rise construction in the property and its buffer zone:

a) complete and adopt the high-rise limitations plan, in order to avoid possible visual intrusion into the historic urban landscape of Prague;

b) conduct an evaluation of the present buffer zones of the Historic Centre in order to assess their effectiveness in protecting the visual integrity of the city and, if needed, extend these and adopt appropriate related zoning regulations;

c) limit, in the case of the Pankrác Plain, the height of the new high-rise constructions to a maximum of 60-70 m, in order to avoid visual impacts on the historic urban landscape of the property;

d) inform the World Heritage Centre, in accordance with Paragraph 172 of the Operational Guidelines, of any project that could affect the visual integrity of the World Heritage site;

6. Also requests the State Party to submit to the World Heritage Centre, by **1 February 2009**, a detailed report on the state of conservation of the property, including progress reports on efforts to address the measures proposed above, and in particular concerning the recommendation to curtail heights of planned high rise structures in the Pankrác Plain, for examination by the World Heritage Committee at its 33rd session in 2009.

**31 COM** (Christchurch, New Zealand / 23 June – 2 July 2007)

**Decision: 31 COM 7B.94**

The World Heritage Committee,

1. Having examined Document WHC-07/31.COM/7B.Add,
2. Expresses its serious concern about the proposed high-rise building projects within the buffer zone which potentially could impact on the visual integrity of the Historic Centre of Prague;
3. Requests the State Party to reconsider current building projects as to their impacts on the World Heritage property's Outstanding Universal Value, and also requests that any new construction projects respect the Outstanding Universal Value and important views to and from the property.

4. Recommends the State Party to conduct comparative studies in terms of sustainable management of historic towns in cooperation with the relevant Scientific Committees of the Advisory Bodies;
5. Further requests the State Party to invite a joint World Heritage Centre/ICOMOS reactive monitoring mission to assess the state of conservation of the property;
6. Also requests the State Party to provide the World Heritage Centre with a detailed report by **1 February 2008**, on the state of conservation of the property, including the visual impact study and describing any steps undertaken in view of high-rise development for examination by the Committee at its 32nd session in 2008.

**16 COM** (Santa Fe, United States of America / 7 – 14 December 1992)

**Decision: CONF 002 X.A**

**Inscription: Historic Centre of Prague (Czech and Slovak Federal Republic)**

The Bureau recommended the inscription of this property and took note of the new proposal for the boundaries of the buffer zone, but requested ICOMOS to consider the possibility of applying criterion (vi) for this inscription as well. ICOMOS will provide a report on this subject to the Committee.

#### **8.5.2. Statement of Outstanding Universal Value**

##### **• Historic Centre of Prague<sup>53</sup>**

##### **Brief synthesis**

The inscribed site is a serial property comprising the Historic Centre of Prague situated on the territory of the selfgoverning administrative unit of the City of Prague, and of the Průhonice Park, located southeast of the city on the territory of the Central Bohemia. 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 Europe, 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.

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<sup>53</sup> <http://whc.unesco.org/archive/2016/whc16-40com-8E.Rev-en.pdf>



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.

The Průhonice Park (the area of 211.42 ha) was founded in the year 1885 by the Count Arnošt Emanuel SilvaTarouca. The result of his lifelong work is an original masterpiece of garden landscape architecture of worldwide importance. The park uses advantage of the miscellaneous valley of the Botič Stream and the unique combination of native and introduced exotic tree species. The Průhonice Park became in the time of its foundation the entrance gate to Bohemia (as well as to the whole Europe) for newly introduced plants. An integral part of the park is also a Neo-Renaissance country house. In the area there is also a small medieval church of the Nativity of the Virgin Mary.

**Criterion (ii):** 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.

**Criterion (iv):** 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.

**Criterion (vi):** 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.

## **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 stabilized 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.

### **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 century-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 Průhonice Park is of high authenticity concerning at its present form and appearance closely reflect an example of a uniquely preserved landscape park with its original combination of native and introduced tree species. This assertion is proved by the comparison of the present form with historical plans and other documents.

### **Protection and management requirements**

The property is protected by Act No. 20/1987 Coll. on State Heritage Preservation, as amended. The historic city centre itself contains a number of buildings that are designated cultural heritage or national cultural heritage sites and is protected as an urban heritage reservation under national legislation. Any actions that may affect it must be authorized by the appropriate state or local authorities. The Průhonice Park is a national cultural heritage site, thus enjoying the highest level of protection under the Act mentioned above. With the exception of Prague Castle, heritage preservation on the whole territory of the Historic Centre of Prague is provided by the municipal authority of the City of Prague. The Prague Castle is managed by a special organisation established specifically by the Office of the President of the Republic. The Prague Castle Management has a high level of professional competence in heritage preservation. The historic centre is adequately protected by mobile flood barriers whose efficiency has been approved during the floods in June 2013. As regards the pressure of the developers on the territory of the historic centre, enforcement of land use planning standards and of the relevant regulations is expected to keep this type of threat under control. The Průhonice Park is managed by the Botanical Institute of the Academy of Sciences of the Czech Republic which is responsible for the maintenance, functioning and development of the Park. In this case, it is the regional authority of Central Bohemia which is responsible for state heritage preservation. The buffer zone of the Historic Centre of Prague is identical to the protective zone of the urban heritage reservation under the current regulations. The height and volume of new buildings are reviewed by competent authorities.

The development pressures in the buffer zone of the Průhonice Park are regulated by the Land Use Plan of Průhonice. The buffer zone is identical to a protective zone of the national cultural heritage site which has set out conditions of protection. Due to the area of the property and the

complicated ownership structure inside the property, maintenance and restoration of individually protected cultural heritage sites and ensembles are subject to individual programmes. Financial instruments for the conservation of the property mainly include grant schemes, funding through the programmes of the Ministry of Culture of the Czech Republic allocated to the maintenance and conservation of the immovable cultural heritage, and amounts allocated from other state budgets. The management plan of both component parts, i.e. the Historic Centre of Prague and the Průhonice Park, is currently under preparation. In case of a part including the historic city itself, the management plan is coordinated by the steering group and prepared by the Municipal Authority of Prague, which also prepares the General Conception of Tourism in the Capital City of Prague.

The management plan of the Průhonice Park is being worked out by the Institute of Botany of the Academy of Science of the Czech Republic. In terms of heritage preservation, the condition of the property is good, and is subject to regular maintenance. Since 2000, annual monitoring reports have been prepared at the national level to serve World Heritage property managers, the Ministry of Culture, the National Heritage Institute and other agencies involved.

## **8.6. List of documents submitted during the mission**

### **From the State Party**

- Koncepce, Pražských břehů, 2014/02, Kancelář veřejného prostoru, IPR Praha
- Pražské stavební předpisy, s aktualizovaným odůvodněním, 2018, IPR Praha
- Prague Public Space Design Manual, Urban Design Section, 2014/6, IPR Praha
- The Vedute of Prague, How to look at the (historic) urban landscape, Institute of Planning and Development of the City of Prague, 2018, IPR Praha
- Prague Public Space Development Strategy / Proposal, Urban Design Section, 2014/06, IPR Praha
- IPR Public Space Office Task and Activity, New conceptual approaches in Prague urban planning, UNESCO mission, Prague, Mrach 25, 2019, Kristina Ullmannova, Public Space Office IPR
- Metropolitani'Plan, Pracovni Atlas, 2018 IPR Praha
- Planning system in the Czech Republic and Prague, Jaromir Hainc, Ph.D, Prague Institute of Planning and Development, 25 March 2019, IPR Prague
- A typology of Conservation – Restoration, Vaclav Girska and Miloslav Hanzl, Czech Technical University in Prague, 2011
- Za Starou Prahu: VĚSTNÍK Klubu Za Starou Prahu, Obsah, Bilance 1991-2005
- Society for Old Prague: One Hundred and Two Years, presented on the premises of the Association for the Conservation and Promotion of Historic Prague, 2002
- The Průhonice Park, Lenka Křesadlová, Ondřej Zatloukal, Jiří Podrazil, Institute of Botany of the Czech Academy of Sciences, 2017
- Prague Mobility Documents, Review of Changes 2010-2019, Marek Zderadicka
- Presentation of the World Heritage property 'Historic Centre of Prague'
- The general system of heritage protection in the Czech Republic, Národní památkový ústav
- WHC-ICOMOS reactive monitoring missions to the Historic Centre of Prague and Decisions of the WH Committee, March 2019, Lada Pekárková
- Prague Heritage Site, City Plan 1:6 500, Magistrát hlavního města Prahy
- The Vedute of Prague – appendix
- Ordinance, Stipulating general land-use requirements and technical requirements for buildings in the city of Prague (Prague building regulations), 2015



- Pankrácký horizont, ubfhajfcf horizont modernistického města určený k doplnenf
- Project documentation of the New Jerusalem
- The Mystery of the Prague – Jerusalem Alignment: a new Jerusalem in Bohemia

### **From the NGOs**

- Arnika – Citizens Support Centre, letter adressed to members of the joint reactive monitoring mission (with vizualizations and images), March 19th, 2019
- Association Civic Initiative Pankrác
  - o Conclusions and Requirements to the „Park Hovci Hory Residence“ Project (Central Group, Pleskot Archives) and to High-rise Construction Plans in the Metropolitan Plan of Prague
  - o Prague’s Urbanism Critical Issues
  - o World Heritage Committee, Prague Council Commitee, results of last election period
  - o The important forgotten press-release confirming the meaning of „Pankrác-plain“ exactly to WHC COM interpretation
  - o Meeting minutes of election of Mr. Pleskot as chairman of IPD Director Central Council
  - o Mr. Hlavacek „Baby sky-scrapers“ project for Kavci Hory
  - o Mr. Kunovsky SAR 10 Visions
  - o Mr. Kunovsky SAR Thursday 28 March international summit to reach Building act novel in accordance to 10 visions
- Article (15 March 2007): Pankrác Plain will not interfere with Prague’s skyline, Tereza M. Dvorackova
- Minutes of Meeting of Prague IPD Central Council, Prague Institute of Planning and Development (allowance organization), 18 January 2019
- Spolecny hlas adborniku pro kvalitni architekturu a pozitivni rozvoj, Aktualizace 2019, 10 vizi a konkretni kroky pro stavebni rozvoj Prahy a CR
- Association for architecture and development, World-famous Japanese Architect Sou Fujimoto to Appear at Prague Architecture and Development Summit on 28 March, Press release 26 February 2019

## 8.7. Programme of the mission

Date/location/ time	Program	Presenters	Notes
<b>Monday 25 March 2019</b>			
			<b>MK</b> - Ministry of Culture <b>PrC</b> - City of Prague/Prague City Hall <b>IPR</b> - Prague Institute of Planning and Development <b>NHI</b> – National Heritage Institute <b>CAMP</b> - Centre for Architecture and Metropolitan Planning <b>PrC HD</b> – Heritage Department of Prague City Hall <b>CG</b> - core group (experts, DL, LP, KD, JS)
10:00-12:00 <b>National Museum</b>	<b>Site visit</b> – new development and changes since 2010 in historic centre of Prague	J. Skalický	
12:30 – 13:00 <b>Prague City Hall</b>	<b>Welcome at the Lord mayor's Residence</b>	H. Třeštíková	Mariánské nám. 1, Praha 1
13:00 – 14:00	<b>Lunch at Restaurant Mistral</b>		
14:00 – 17:00 <b>CAMP</b>	<b>Welcome and Opening Meeting</b>  <b>Presentations:</b> 1. Presentation of state of conservation of Historic Centre of Prague, boundaries and buffer zones + overview of current development projects  2. Recapitulation of previous monitoring missions (30 min)	<u>Moderator:</u> <u>Kristýna Drápalová</u>  Welcome by Ondřej Boháč, Director of IPR Introduction of participants  Opening and welcome speeches: Petr Hlaváček (PrC) Vlastislav Ouroda (MK) Alexandra Křížová (Vice director NHI) Josef Štulc (CNK ICOMOS) Experts  Jiří Skalický (PrC HD)	IPR/CAMP: Vyšehradská 51, Praha 2

Date/location/ time	Program	Presenters	Notes
	<p>3. Introduction concerning the general system of heritage protection in the Czech Republic (20 min)</p> <p>4. Introduction concerning the urban planning system and institutions in the CR a in Prague (20 min)</p> <p>5. New conceptual approaches in the Prague urban planning (Prague Public Space Design Manual, Charles Square Competitive Dialogue, Prague Sustainable Mobility Plan) (30 min)</p> <p>6. Centre of Architecture and Metropolitan Planning as a central information point relating to the Historic Centre of Prague (10 min)</p> <p>Questions raised by experts</p>	<p>Lada Pekárková/Dita Limová (MK)</p> <p>Věra Kučová (NHI)</p> <p>Jaromír Hainc (IPR)</p> <p>Kristina Ullmanová (IPR) Marek Zděradička (IPR)</p> <p>Štěpán Bártl (CAMP)</p>	
17:15 – 18:15	Transfer to the Prague Castle with a stop at the hotel	Experts + 1x MK	
18:15 – 18:45	<b>Prague Castle terrace view</b>	Petr Hlaváček	
19:00	<b>Welcome dinner given by the City of Prague</b> (Restaurant Kuchyň, Prague Castle)		Restaurant Kuchyň, Hradčanské nám. 1, Praha 1
<b>Tuesday 26 March 2019</b>			
Hotel 8:45	Transfer from hotel to CAMP	1x MK	Car MK



Date/location/ time	Program	Presenters	Notes
9:00 – 12:00 <b>CAMP</b>	<b>Presentations:</b>  1. Presentation of Metropolitan plan  2. Methodology of height regulation of the Historic Centre of Prague - vedutas, presentation of 3D model... (90 min including discussion)  3. Projects at Pankrác (Rezidence Park Kavčí Hory, V Tower) (10 min)  4. NHI's opinion on the Prague horizons (25 min)  5. ČNK ICOMOS and its opinion on the Prague horizons (15 min)	<u>Moderator : K. Drápalová</u>  Roman Koucký (IPR)  Roman Koucký/Michal Leňo  Josef Pleskot  Ondřej Šefců  Josef Štulc	IPR/CAMP: Vyšehradská 51, Praha 2
12:00 – 12:15	<b>Tranfer to Kampa area, river vista</b>	Věra Kučová	
12:45 – 14:00	<b>Lunch at Kampa, Sovovy Mlýny</b>		
14:05 – 16:00	<b>Site visits:</b>  - Strahov (vent of Strahov's tunnel)  - Žižkov area (Žižkov Tower)	Petr Hlaváček Jiří Skalický	
16:00 – 17:30	<b>Visit of the Pankrác area</b> (Rezidence Park Kavčí Hory, V Tower) + <b>coffee break in presence of the Prague 4 representatives and 3 representatives of local NGOs</b>	Tibor Vansa	
17:30 – 19:00	<b>Hotel + free time</b>		
19:00	<b>Dinner Cultural event/free time</b>	Visit to House at the Golden Ring, permanent	

Date/location/ time	Program	Presenters	Notes
		exhibition Prague of Charles IV	
<b>Wednesday 27 March 2019</b>			
Hotel 8:45	Transfer from hotel to CAMP		
9:00 – 12:00 <b>CAMP</b>	<b>Presentations:</b>  1. Presentation of Management Plan (40 min including discussion)  2. Presentation of project of Masaryk railway station (10 min)  3. Wenceslas square + Museum Oasis + “Magistrála” (30 min)  4. Presentation development projects, Smíchov City (15 min)  4. Presentation of project in brownfields (Railway station Žižkov, Bubny...) (20 min)  5. NHI and its opinion about the projects (15 min presentation + 10 min discussion)	<u>Moderator : K. Drápalová</u>  Jan Sedlák  Luboš Křižan – IPR  Jakub Hendrych - IPR  Milan Brlík - IPR  Jitka Jeřábková – IPR Milan Brlík - IPR  Ondřej Šefců	
12:00 – 13:30	<b>Lunch at CAMP</b>		
13:30 – 15:30 <b>Judítina věž</b>	<b>Meeting with representatives of most relevant NGOs</b>	Klub Za starou Prahu ČNK ICOMOS	
15:30 – 18:00	<b>Site visits:</b>  - Masaryk railway station, Florenc  - “Magistrála”  - project of Wenceslas square and prepared projects relating to transport	Petr Palička (Penta Real Estate) + Luboš Křižan (IPR) Jakub Hendrych, Kristina Ullmanová Jakub Hendrych, Jakub Cigler	

Date/location/ time	Program	Presenters	Notes
18:30	Transport to the hotel Cultural Program: <a href="https://www.ceskafilharmonie.cz/koncert/2498-truls-mork/">https://www.ceskafilharmonie.cz/koncert/2498-truls-mork/</a>	CG	
<b>Thursday 28 March 2019</b>			
Hotel 8:00	Transfer from hotel to Průhonice Park	CG -2 + interpreter	Minibus MK
9:00 – 11:30 <b>Průhonice Castle</b>	Průhonice Park + buffer zone  - presentation of the repair and removal of the damage caused by the flood in 2013 (20 min) - issues related to the buffer zone (20 min) - explanation on the local plans regarding the protection – Waterpark Zdiměřice (20 min) Questions (30 min)  + <b>site visit</b> (1 hod)	<u>Moderator: Dita Limová</u>  J.Šmída/I.Staněk + ředitel Botanického ústavu  B. Švarcová/K. Pešatová (Středočeský kraj) + J. Vajčner (MK) + Š.Fábry (MÚ Černošice) + ing. Jan Žižka NHI  B. Švarcová/K. Pešatová (Středočeský kraj) + J. Vajčner (MK) + Š.Fábry (MÚ Černošice) + ing. Jan Žižka/ Mgr. Eva Zápalková	Castle: Zámek 1, 252 43 Průhonice
11:45 - 13:00	Lunch at Průhonice	CG - 2 + interpreter	Pizzeria Grosseto
13:00 – 14:00	Transfer from Průhonice Park to MK	CG – 2 + interpreter	MK: Maltézské nám. 1, Praha 1
14:00 – 16:00 <b>Ministry of Culture</b>	<b>Presentations</b>  Presentation of legislation and planning tools:  - building regulations and spatial planning (30 min)	<u>Moderator: Dita Limová</u>  Welcome by Minister of Culture (10 min)  O. Boháč (IPR) J. Vajčner (MK)	

Date/location/ time	Program	Presenters	Notes
	- legislation on Monument care (30 min) - ToR 5b, c, d, e (30 min)	J. Vajčner (MK)	
16:00 – 18:00	<b>Guided tour in the Historic Centre</b>	Ondřej Šefců Jan Štern	
18:00 – 19:00	Transfer to hotel + free time		
19:00	<b>Closing dinner given by the Ministry of Culture of the Czech Republic</b> (Altány Kampa)		
<b>Friday 29 March 2019</b>			
Hotel 9:45	Transfer from hotel to Residence of the Lord Mayor of the City of Prague		
10:00 – 11:30 <b>Residence of the Lord Mayor of the City of Prague</b>	<b>Resumé of the Joint WHC/ICOMOS Reactive Monitoring mission</b>	Moderator : <u>K. Drápalová</u>	Residence: Mariánské náměstí 1/98, Praha 1
11:30 - 12:30	Lunch at Residence		
13:00 – 15:00	Additional Program – optional: Old Wastewater treatment plant in Bubeneč (guided tour, depend on departure to the airport)		
	Departures from the Prague's Airport	Mr. Drury (ICOMOS) Mrs. Sidorenko (WHC) + MK	



## 8.8. Periodic Report - Second Cycle

### Periodic Report - Second Cycle

#### 1. World Heritage Property Data

##### 1.1 - Name of World Heritage Property

Historic Centre of Prague

##### 1.2 - World Heritage Property Details

###### State(s) Party(ies)

• Czech Republic

###### Type of Property

cultural

###### Identification Number

616bis

###### Year of inscription on the World Heritage List

1992

##### 1.3 - Geographic Information Table

Name	Coordinates (latitude/longitude)	Property (ha)	Buffer zone (ha)	Total (ha)	Inscription year
	0 / 0	?	?	?	
	0 / 0	?	?	?	
Historic Centre of Prague , Prague , Central Bohemia	50.09 / 14.419	894.94	9015.89	9910.83	1992
Průhonice Park , Průhonice , Central Bohemia	49.989 / 14.55	211.42	871.2	1082.62	1992
<b>Total (ha)</b>		<b>1106.36</b>	<b>9887.09</b>	<b>10993.45</b>	

###### Comment

Correct data: Historic Centre of Prague longitude: 14°25' E latitude: 50°5'N Průhonice Park longitude: 14°33'E latitude: 50°0'N

##### 1.4 - Map(s)

Title	Date	Link to source
Historic Centre of Prague - Map of the World Heritage property	01/02/2012	

##### 1.5 - Governmental Institution Responsible for the Property

• Michal Benes  
Ministry of Culture  
Deputy Director General, Section for Cultural Policy and European Funds, Head of Unit for UNESCO

###### Comment

Ministry of Culture of the Czech Republic, Dita Limová  
Department of International Relations, UNESCO Division  
Maltézské nám. 1 118 01 Praha 1 Czech Republic Telephone: +420 257 085 371 Fax: +420 725 001 305 Email: dita.limova@mkr.cz National focal point: National Heritage Institute, General Directorate, Jitka Vlčková Valdštejnské nám. 3/162 118 01 Praha 1 - Malá Strana Czech Republic Telephone: +420 257 010 115 Fax: +420 257 010 149 E mail: vlckova.jitka@npu.cz

### Section II-Historic Centre of Prague

#### 1.6 - Property Manager / Coordinator, Local Institution / Agency

• Robert Gája  
National Heritage Institute, Regional Office in Prague  
Responsible for annual reporting (Historic Centre of Prague)

###### Comment

An employee of the National Heritage Institute is responsible for the periodic reporting. The e-mail address of Mr. R. Gája is changed, the new one is: gaja.robert@npu.cz. SMS of component parts are: 616-001: Municipality Capital City of Prague, Tomáš Hudeček, Mayor of Prague, Mariánské náměstí 2, CZ 110 01 Praha 1, info@praha.eu; 616-002: Institute of Botany of the Academy of Science Czech Republic, Miroslav Vosátka, Director, Zámek 1, CZ 252 43 Průhonice, ibot@ibot.cas.cz

#### 1.7 - Web Address of the Property (if existing)

- [View photos from OUR PLACE the World Heritage collection](#)
- [www.pis.cz](http://www.pis.cz)

###### Comment

[www.praha.eu](http://www.praha.eu); [www.parkpruhonice.cz](http://www.parkpruhonice.cz);  
[www.praguewelcom.cz](http://www.praguewelcom.cz); <http://pamatky.praha.eu>;  
<http://stovezata.praha.eu>

#### 1.8 - Other designations / Conventions under which the property is protected (if applicable)

###### Comment

Convention for the Protection of Cultural Property in the Event of Armed Conflict; Protocol to the Hague Convention of 1954 for the Protection of Cultural Property in the Event of Armed Conflict; Second Protocol to the Hague Convention; Convention for the Protection of the Architectural Heritage of Europe; Convention for the Safeguarding of the Intangible Cultural Heritage; European Convention on the Protection of the Archeological Heritage; European Landscape Convention

### 2. Statement of Outstanding Universal Value

#### 2.1 - Statement of Outstanding Universal Value / Statement of Significance

##### Statement of Significance

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 burger 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). 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 Europe, perhaps even all European architecture. Prague represents one of the most prominent world centres of creative life in the field of urbanism and architecture across generations, human mentality and beliefs.

Prague belongs to the group of historic cities which have preserved the structure of their development until the present times. Within the core of Prague, successive stages of growth and changes have respected the original grand-scale urban structure of the Early Middle Ages. This structure was essentially and greatly enlarged with urban activities in the

## Periodic Report - Second Cycle

High Gothic period with more additions during the High Baroque period and in the 19th century. It has been saved from any large-scale urban renewal or massive demolitions and thus preserves its overall configuration, pattern and spatial composition.

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 round the Old Town Square, the High Gothic Minorite Church of St James in the Stark Město, the late 19th century buildings and town plan of the Nave 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, Antonin Dvořák, Albert Einstein, Edvard Beneš (co-founder of the League of Nations) and Václav Havel.

**Criterion (ii):** 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 for much of central and eastern Europe.

**Criterion (iv):** 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.

**Criterion (vi):** 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 after, it attracted architects and artists from all over Europe, who contributed to its wealth of architectural and artistic treasures. The 14th century foundation of Charles University made Prague a renowned seat of learning, a reputation that it has preserved up to the present day. Since the reign of Charles IV, Prague has also been the intellectual and cultural centre of central Europe, and is indelibly associated with such world-famous names as Wolfgang Amadeus Mozart and Franz Kafka.

### Comment

The statement is under the review of advisory bodies and State Party.

### 2.2 - The criteria (2005 revised version) under which the property was inscribed

(ii)(iv)(vi)

### 2.3 - Attributes expressing the Outstanding Universal Value per criterion

(ii) continuous urban growth from the middle ages; valuable architecture and its ensembles; (iv) arrangement of the historic urban landscape with favourable natural conditions; roofscape with its historic height landmarks; evidence of medieval urban

## Section II-Historic Centre of Prague

structure, street network and plots; preserved historical stratigraphy in the cores of burgher houses, evidence of continuous architectural development; high proportion of green areas; (vi) relationship of Prague and world-renowned persons

### 2.4 - If needed, please provide details of why the Statement of Outstanding Universal Value should be revised

### 2.5 - Comments, conclusions and / or recommendations related to Statement of Outstanding Universal Value

## 3. Factors Affecting the Property

### 3.14. Other factor(s)

#### 3.14.1 - Other factor(s)

Increased degree of the land use in the city centre (increased number of floors and height level of the buildings in the city centre and also new construction on so far vacant land /green areas, inner courtyards/, increased density of buildings). In addition to the exceeded limits for air pollution in city centres, hygienic limits for noise pollution caused, as in the previous case, by motor transport are also exceeded along the Eastern Highway.

3.15. Factors Summary Table

3.15.1 - Factors summary table

	Name	Impact					Origin
<b>3.1</b>	<b>Buildings and Development</b>						
3.1.1	Housing						
3.1.2	Commercial development						
3.1.3	Industrial areas						
3.1.4	Major visitor accommodation and associated infrastructure						
3.1.5	Interpretative and visitation facilities						
<b>3.2</b>	<b>Transportation Infrastructure</b>						
3.2.1	Ground transport infrastructure						
3.2.4	Effects arising from use of transportation infrastructure						
3.2.5	Underground transport infrastructure						
<b>3.3</b>	<b>Services Infrastructures</b>						
3.3.2	Renewable energy facilities						
3.3.3	Non-renewable energy facilities						
3.3.4	Localised utilities						
3.3.5	Major linear utilities						
<b>3.4</b>	<b>Pollution</b>						
3.4.2	Ground water pollution						
3.4.3	Surface water pollution						
3.4.4	Air pollution						
3.4.5	Solid waste						
<b>3.5</b>	<b>Biological resource use/modification</b>						
3.5.3	Land conversion						
<b>3.7</b>	<b>Local conditions affecting physical fabric</b>						
3.7.1	Wind						
3.7.3	Temperature						
3.7.5	Dust						
3.7.7	Pests						
3.7.8	Micro-organisms						
<b>3.8</b>	<b>Social/cultural uses of heritage</b>						
3.8.1	Ritual / spiritual / religious and associative uses						
3.8.2	Society's valuing of heritage						
3.8.4	Changes in traditional ways of life and knowledge system						
3.8.5	Identity, social cohesion, changes in local population and community						
3.8.6	Impacts of tourism / visitor / recreation						
<b>3.9</b>	<b>Other human activities</b>						
3.9.1	Illegal activities						
3.9.2	Deliberate destruction of heritage						
3.9.5	Terrorism						
<b>3.10</b>	<b>Climate change and severe weather events</b>						
3.10.1	Storms						
3.10.2	Flooding						
<b>3.11</b>	<b>Sudden ecological or geological events</b>						
3.11.6	Fire (wildfires)						
3.12	Invasive/alien species or hyper-abundant species						

Name	Impact	Origin
3.12.2 Invasive/alien terrestrial species		
<b>3.13 Management and Institutional factors</b>		
3.13.1 Low impact research / monitoring activities		
3.13.2 High impact research / monitoring activities		
3.13.3 Management activities		
<b>Legend</b>	Current	Potential
	Negative	Positive
	Inside	Outside

**3.16. Assessment of current negative factors**

**3.16.1 - Assessment of current negative factors**

	Spatial scale	Temporal scale	Impact	Management response	Trend
<b>3.1 Buildings and Development</b>					
3.1.1 <b>Housing</b>	extensive	on-going	minor	low capacity	static
3.1.2 <b>Commercial development</b>	extensive	on-going	significant	low capacity	increasing
3.1.4 <b>Major visitor accommodation and associated infrastructure</b>	extensive	on-going	significant	low capacity	increasing
<b>3.2 Transportation Infrastructure</b>					
3.2.1 <b>Ground transport infrastructure</b>	extensive	frequent	significant	low capacity	static
3.2.4 <b>Effects arising from use of transportation infrastructure</b>	widespread	on-going	significant	low capacity	increasing
<b>3.4 Pollution</b>					
3.4.3 <b>Surface water pollution</b>	restricted	intermittent or sporadic	minor	low capacity	static
3.4.4 <b>Air pollution</b>	widespread	on-going	significant	low capacity	static
<b>3.7 Local conditions affecting physical fabric</b>					
3.7.1 <b>Wind</b>	localised	intermittent or sporadic	insignificant	low capacity	static
3.7.3 <b>Temperature</b>	widespread	one off or rare	insignificant	low capacity	static
3.7.5 <b>Dust</b>	localised	on-going	significant	low capacity	static
3.7.7 <b>Pests</b>	localised	frequent	minor	medium capacity	static
3.7.8 <b>Micro-organisms</b>	restricted	intermittent or sporadic	insignificant	low capacity	static
<b>3.8 Social/cultural uses of heritage</b>					
3.8.2 <b>Society's valuing of heritage</b>	widespread	on-going	minor	medium capacity	static
3.8.5 <b>Identity, social cohesion, changes in local population and community</b>	widespread	on-going	significant	low capacity	increasing
3.8.6 <b>Impacts of tourism / visitor / recreation</b>	extensive	on-going	significant	low capacity	increasing
<b>3.9 Other human activities</b>					
3.9.1 <b>Illegal activities</b>	extensive	on-going	significant	low capacity	static
3.9.2 <b>Deliberate destruction of heritage</b>	extensive	on-going	significant	low capacity	static



**3.17. Comments, conclusions and / or recommendations related to factors affecting the property**

**3.17.1 - Comments**

**4. Protection, Management and Monitoring of the Property**

**4.1. Boundaries and Buffer Zones**

**4.1.1 - Buffer zone status**

There is a buffer zone

**4.1.2 - Are the boundaries of the World Heritage property adequate to maintain the property's Outstanding Universal Value?**

The boundaries of the World Heritage property are **adequate** to maintain the property's Outstanding Universal Value

**4.1.3 - Are the buffer zone(s) of the World Heritage property adequate to maintain the property's Outstanding Universal Value?**

The buffer zones of the World Heritage property are **adequate** to maintain the property's Outstanding Universal Value

**4.1.4 - Are the boundaries of the World Heritage property known?**

The boundaries of the World Heritage property are known by both the management authority and local residents / communities / landowners.

**4.1.5 - Are the buffer zones of the World Heritage property known?**

The buffer zones of the World Heritage property are known by the management authority but are **not known by local residents / communities/landowners**.

**4.1.6 - Comments, conclusions and / or recommendations related to boundaries and buffer zones of the World Heritage property**

It is necessary to raise public awareness of the property boundaries and of the boundaries of the buffer zones and on the cultural heritage protection status that they enjoy. In some places, new signs will be added to the signs indicating the boundaries of the Historic Centre of Prague.

**4.2. Protective Measures**

**4.2.1 - Protective designation (legal, regulatory, contractual, planning, institutional and / or traditional)**

The draft of a new Law on National Heritage Conservation which should replace the existing Act No. 20 of 1987 Coll. has been finalized by the Czech Ministry of Culture. This proposal takes in account the World Heritage and defines principles and mechanisms in relation to it.

On 20 July 2011 the government of the Czech Republic approved the "Concept of monument care in the Czech Republic for 2011-2016". The concept is based on a joint general conceptual material of the resort called "State Culture Policy", and it also follows up on conceptual materials about

protection of other elements of cultural heritage, i.e. the "Concept of more effective care of movable cultural heritage in the Czech Republic for 2010-2014", which was acknowledged by the government of the Czech Republic on 1 December 2010, and the "Concept of more effective care of traditional folk culture in the Czech Republic for 2011 – 2015", which was approved by the government of the Czech Republic on 5 January 2011.

The material is divided into two main parts. Firstly, it analyzes outputs of monument care in the previous years and in the second part it proposes relevant precautions. The proposal part stresses mainly the necessity for legislative changes in the monument care domain, putting great emphasis on improving the descriptive qualities of the Central Register of Cultural Monuments established by the law and simplifying and improving the quality of performance of the public administration in monument care sector. The concept reflects the current trends of electronization of state administration and digitization of analogue data, including documentation registers.

In the Historic Centre of Prague territory in 2011, based on the decision of the Ministry of Culture no. MK 52173/2011 OPP from 10 October 2011, a group of Gothic cellars below the former houses no. 69 and no. 70 on Spálená Street on plots no. 2387/1 and 725/1, cadastral area New Town, Prague 1, was declared a cultural monument. (The mentioned houses no. 69 and no.70 were already demolished in 1960s-70s.) This Decision will enable their preservation in the future. Then in 2011 the following properties were declared national monuments in the Historic Centre of Prague territory: apartment house no. 33 Na Výtoni and Kořán's villa no. 266 in Hradčany.

**Periodic Reporting Cycle 1 (2001-2006) Section 2**

Source: [Periodic Reporting Cycle 1 \(2001-2006\)](#)

Submitted on Tuesday, November 29, 2005

**• Question 6.02**

Law No. 20/1987 Coll., on the state monuments care that codifies the care for cultural monuments and conservation areas.

Decree of the government of the Czech Socialist Republic No.66/1971 Coll., on the conservation area in the capital of Prague.

Decision of the Department of Culture of the National Committee of the Capital of Prague No. kul/5 – 932/81 of May 19, 1981 by which the buffer zone is determined of the conservation area in the capital of Prague and 4 conditions are determined for the protection of the horizons of the city in the historic centre of the city.

Decree of the government on the declaration of some cultural monuments national cultural monuments, including 26 most significant cultural monuments that are located in the territory of the estate.

Decrees of the government No.182/1993 Coll. and 182/1996 Coll. on the conditions of protection of the national cultural monument of the seat of the Parliament of the Czech Republic in Prague.

Decree of the government No.55/1954 Coll., on protected area of the Prague Castle.

The town-planning plan of the settlement formation of the capital of Prague in the scale 1:10 000, approved on September 9, 1999. The updating of the town-planning study of the estate as the concept for the prepared Town-planning Plan was completed in September, 2000, not yet approved. The Strategic Plan of the Capital of Prague of May 25, 2003 for the period 1999-2006.

The town-planning plan of the zone Anenská in the territory of the Old Town approved of July 16, 2001.

The statute of the capital of Prague of 2003 – transfer of

decision-making competences to the individual municipal parts, especially in the field of town-planning decision-making.  
 Regulation No.26/1999 of the Capital of Prague on common technical requirements for the construction in the capital of Prague.  
 Regulation No.6/2004 of the Capital of Prague by which regulation No.27/1998 is amended by which the market regulations are issued.

**Comment**

The last 2 Paragraphs of the Introductions aren't important. Overview of the legislation can be supplemented by the following: - Act No. 183/2006 Coll., on Land Use Planning and on the Building Procedure Code (the Building Act) <http://portal.ur.cz/pravni-predpisy/stavebni-zakon-a-provadedci-predpisy.asp>, EN and FR versions; - Decision of the District National Com. in Prague - West No. 21 of 12 February 1981, on the declaration of a protective zone around the country house and park in Průhonice

**4.2.2 - Is the legal framework (i.e. legislation and / or regulation) adequate for maintaining the Outstanding Universal Value including conditions of Integrity and / or Authenticity of the property?**

An adequate legal framework for the maintenance of the Outstanding Universal Value including conditions of Authenticity and / or Integrity of the World Heritage property exists but there are **some deficiencies in implementation**

**4.2.3 - Is the legal framework (i.e. legislation and / or regulation) adequate in the buffer zone for maintaining the Outstanding Universal Value including conditions of Integrity and / or Authenticity of the property?**

An adequate legal framework for the maintenance of the Outstanding Universal Value including conditions of Authenticity and / or Integrity of the World Heritage property exists but there are **some deficiencies in implementation**

**4.2.4 - Is the legal framework (i.e. legislation and / or regulation) adequate in the area surrounding the World Heritage property and buffer zone for maintaining the Outstanding Universal Value including conditions of Integrity and / or Authenticity of the property?**

An adequate legal framework exists for the area surrounding the World Heritage property and the buffer zone, but there are **some deficiencies in its implementation** which undermine the maintenance of the Outstanding Universal Value including conditions of Authenticity and / or Integrity of the property

**4.2.5 - Can the legislative framework (i.e. legislation and / or regulation) be enforced?**

There is **acceptable capacity / resources** to enforce legislation and / or regulation in the World Heritage property but some deficiencies remain

**4.2.6 - Comments, conclusions and / or recommendations related to protective measures**

At the legislative level, protective measures are sufficient, but it would be desirable if the protection of the Historic Centre of Prague was enhanced in particular by a detailed zoning regulation plan.

**4.3. Management System / Management Plan**

**4.3.1 - Management System**

The improvement the preservation and conservation of WH properties is encouraged by Management Plans which have been prepared and updated for each World Heritage property, mainly with a support of the ministerial programme (about the programme see above and below as well).  
 Drafting of the new Land Use Plan continued in 2011. Following Prague City Council's Resolution no. 15 from 11 November 2011, there was a change in the organizational structure of the Prague City Hall. The Culture, Monument Care and Tourism Department of the Prague City Hall was disbanded and replaced by a new Monument Care Department of the Prague City Hall with three sections: State Administration of Monument Care Section, Monument Care Support Section and Secretariat Section.  
 The activities are implemented by the so-called Coordination committee of the working group of the Mayor of the City of Prague to arrange revitalization of the Old Town Hall and its surroundings, established by the resolution of the Prague City Council no. 768 from 7 June 2011. The activity of the committee follows up on the work done by the former working group of the Mayor of the City of Prague from 2008 and the results of an international conference from 2009. Main tasks of this committee include development of a sociological survey among a wider field of experts in the matter of finding a functional use for this area, particularly for the gap site that resulted from the bombing of the neo Gothic wing of the Old Town Hall in 1945. Based on the results of this survey, the parameters for a public idea bid for revitalization of the Old Town Hall and its surroundings can be developed.  
 On 30 August 2011 Prague City Council passed resolution no.1262 and approved the intent to do an architectural and urban planning analysis of the Historic Centre of Prague (search and classification system) with the aim of deepening the methodology for more effective monument care in the city of Prague.

**Periodic Reporting Cycle 1 (2001-2006) Section 2**

Source: [Periodic Reporting Cycle 1 \(2001-2006\)](#)

Submitted on Tuesday, November 29, 2005

• **Question 5.04** Plans in place to set up a "steering group":  
 The steering group will be established following up with the establishment of the function of the coordinator in 2006. At present its function is fulfilled partially by the Commission of the Board of the Capital of Prague for the monuments care in the territory of the Capital of Prague.

• **Question 5.05**

Overall management system of the site

- Management by the State Party
- Management under protective legislation
- Other effective management system

The city, including the territory of the estate, is managed at the level of the whole city by the elected board of representatives of the Capital of Prague and the management is performed by the authority – the Municipal Authority of the Capital of Prague that is also the executive authority of the state monuments care.

The professional organization providing professional opinions and background materials is the National Institute for the Protection and Conservation of Monuments and Sites, territorial professional place of work in the capital of Prague. For the cultural monuments declared national cultural monuments professional service is performed by the central place of work of the National Institute for the Protection and Conservation of Monuments and Sites.



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A separate position in this system is the position of the area of the Prague Castle where the management, including the monuments care, is performed by the Management of the Prague Castle.

### Comment

The Steering Group was established in 2012. The "World Heritage Site Office" to coordinate management activities in the Historic Centre of Prague /HCP/ (616-001), especially Management Plan was established in 2012 as well. The office has been attached to the Heritage Preservation Department of the Prague City Hall since 2013. Detailed information are reported in the State Party's report on the state of conservation of the HCP 2012-2013.

### 4.3.2 - Management Documents

#### Comment

The Municipal Authority of the Capital City of Prague performs the Strategic Plan of the Capital City, updated in 2008, that covers the whole territory of the capital city, which also includes the cultural heritage preservation in the historic centre - see <http://www.iprpraha.cz/en/strategy-of-development> (eng. ver.). The completion of the Management Plan (MP) of component part /CP/ 616-001 is planned in 2014. The MP of the CP 616-002 has been in a preparatory analytical phase (2012-2013).

### 4.3.3 - How well do the various levels of administration (i.e. national / federal; regional / provincial / state; local / municipal etc.) coordinate in the management of the World Heritage Property ?

There is coordination between the range of administrative bodies / levels involved in the management of the property but it could be improved

### 4.3.4 - Is the management system / plan adequate to maintain the property's Outstanding Universal Value ?

The management system / plan is **not adequate** to maintain the property's Outstanding Universal Value

### 4.3.5 - Is the management system being implemented?

The management system is **not being implemented**

### 4.3.6 - Is there an annual work / action plan and is it being implemented?

No annual work / action plan exists

### 4.3.7 - Please rate the cooperation / relationship with World Heritage property managers / coordinators / staff of the following

Local communities / residents	Poor
Local / Municipal authorities	Fair
Indigenous peoples	Not applicable
Landowners	Poor
Visitors	Poor
Researchers	Poor
Tourism industry	Poor
Industry	Not applicable

### 4.3.8 - If present, do local communities resident in or near the World Heritage property and / or buffer zone have

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### input in management decisions that maintain the Outstanding Universal Value?

Local communities have **some input** into discussions relating to management but no direct role in management

### 4.3.9 - If present, do indigenous peoples resident in or regularly using the World Heritage property and / or buffer zone have input in management decisions that maintain the Outstanding Universal Value?

**No indigenous peoples** are resident in or regularly using the World Heritage property and / or buffer zone

### 4.3.10 - Is there cooperation with industry (i.e. forestry, mining, agriculture, etc.) regarding the management of the World Heritage property, buffer zone and / or area surrounding the World Heritage property and buffer zone?

There is **little or no contact** with industry regarding the management of the World Heritage property, buffer zone and / or area surrounding the World Heritage property and buffer zone

### 4.3.11 - Comments, conclusions and / or recommendations related to human resources, expertise and training

Co-operation with the agricultural and food sectors would be desirable in case of the Průhonice Park (616-002) to prevent the property from the contamination of waterways. In case of the Historic Centre of Prague (616-001), co-operation would be desirable above all with permanent residents' and citizens' associations in the planning of new constructions.

### 4.3.12 - Please report any significant changes in the legal status and / or contractual / traditional protective measures and management arrangements for the World Heritage property since inscription or the last Periodic report

There are no significant changes in the legal status and management arrangements for the World Heritage property.

## 4.4. Financial and Human Resources

### 4.4.1 - Costs related to conservation, based on the average of last five years (relative percentage of the funding sources)

Multilateral funding (GEF, World Bank, etc)	10%
International donations (NGO's, foundations, etc)	0%
Governmental (National / Federal)	40%
Governmental (Regional / Provincial / State)	0%
Governmental (Local / Municipal)	40%
In country donations (NGO's, foundations, etc)	0%
Individual visitor charges (e.g. entry, parking, camping fees, etc.)	10%
Commercial operator payments (e.g. filming permit, concessions, etc.)	0%
Other grants	0%

### 4.4.2 - International Assistance received from the World Heritage Fund (USD)

#### Comment

The World Heritage property has not received any Assistance from the World Heritage Fund.

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### 4.4.3 - Is the current budget sufficient to manage the World Heritage property effectively?

The available budget is **acceptable** but could be further improved to fully meet the management needs

### 4.4.4 - Are the existing sources of funding secure and likely to remain so?

The existing sources of funding are **secure** in the medium-term and planning is underway to secure funding in the long-term

### 4.4.5 - Does the World Heritage property provide economic benefits to local communities (e.g. income, employment)?

There is a **major flow** of economic benefits to local communities from activities in and around the World Heritage property

### 4.4.6 - Are available resources such as equipment, facilities and infrastructure sufficient to meet management needs?

There are **some** adequate equipment and facilities, but deficiencies in at least one key area **constrain** management at the World Heritage property

### 4.4.7 - Are resources such as equipment, facilities and infrastructure adequately maintained?

There is **basic** maintenance of equipment and facilities

### 4.4.8 - Comments, conclusion, and / or recommendations related to finance and infrastructure

Multilateral funding also includes EU funds. The indicated percentage refers to heritage sites owned by the state or the city. In addition to that, there exists a significant share of private owners in the territory of the property. In some cases, repairs are also supported by grants from the Municipal Authority of the Capital City of Prague or of the city districts.

### 4.4.9 - Distribution of employees involved in managing the World Heritage property (% of total)

Full-time	100%
Part-time	0%

### 4.4.10 - Distribution of employees involved in managing the World Heritage property (% of total)

Permanent	100%
Seasonal	0%

### 4.4.11 - Distribution of employees involved in managing the World Heritage property (% of total)

Paid	100%
Volunteer	0%

### 4.4.12 - Are available human resources adequate to manage the World Heritage property?

A range of human resources exist, but these are **below optimum** to manage the World Heritage Property.

### 4.4.13 - Considering the management needs of the World Heritage property, please rate the availability of professionals in the following disciplines

Research and monitoring	Fair
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Promotion	Fair
Community outreach	Poor
Interpretation	Poor
Education	Fair
Visitor management	Fair
Conservation	Fair
Administration	Fair
Risk preparedness	Fair
Tourism	Fair
Enforcement (custodians, police)	Good

### 4.4.14 - Please rate the availability of training opportunities for the management of the World Heritage property in the following disciplines

Research and monitoring	Medium
Promotion	Low
Community outreach	Low
Interpretation	Medium
Education	Medium
Visitor management	Low
Conservation	Medium
Administration	Medium
Risk preparedness	Medium
Tourism	Medium
Enforcement (custodians, police)	Medium

### 4.4.15 - Do the management and conservation programmes at the World Heritage property help develop local expertise?

A capacity development plan or programme is in place and **partially implemented**; some technical skills are being transferred to those managing the property locally **but most of the technical work is carried out by external staff**

### 4.4.16 - Comments, conclusions and / or recommendations related to human resources, expertise and training

## 4.5. Scientific Studies and Research Projects

### 4.5.1 - Is there adequate knowledge (scientific or traditional) about the values of the World Heritage property to support planning, management and decision-making to ensure that Outstanding Universal Value is maintained?

Knowledge about the values of the World Heritage property is **sufficient** for most key areas **but there are gaps**

### 4.5.2 - Is there a planned programme of research at the property which is directed towards management needs and / or improving understanding of Outstanding Universal Value?

There is **considerable** research but it is **not directed** towards management needs and / or improving understanding of Outstanding Universal Value

### 4.5.3 - Are results from research programmes disseminated?

Research results are **shared with local partners** but there is no active outreach to national or international agencies



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### 4.5.4 - Please provide details (i.e. authors, title, and web link) of papers published about the World Heritage property since the last Periodic Report

Architecture: KALINA, P.; KOŤÁTKO, J. Praha 1437-1610. Prague 2011. The Judith and Charles Bridge: STÁTNIKOVÁ, P.; SEFCŮ, O.; DRAGOUN, Z. Kamenný most v Praze/The Stone Bridge in Prague. Prague 2013. The latest archaeological findings are published in a paper of the Prague Museum: <http://www.muzeumprahy.cz/archaeologica-pragensia/> or by the National Heritage Institute: <http://www.staletapraha.cz>

### 4.5.5 - Comments, conclusions and / or recommendations related to scientific studies and research projects

There are research projects focused on a specific research of buildings, on an archaeological research or on methods of preservation, but they are very little focused on the evaluation of the overall development of the Historic Centre of Prague (HCP). Archaeological excavations in the HCP are mainly so-called rescue.

## 4.6. Education, Information and Awareness Building

### 4.6.1 - At how many locations is the World Heritage emblem displayed at the property?

In many locations, but not easily visible to visitors

### 4.6.2 - Please rate the awareness and understanding of the existence and justification for inscription of the World Heritage property amongst the following groups

Local communities / residents	Poor
Local / Municipal authorities within or adjacent to the property	Average
Local indigenous peoples	Not applicable
Local landowners	Poor
Visitors	Poor
Tourism industry	Poor
Local businesses and industries	Poor

### 4.6.3 - Is there a planned education and awareness programme linked to the values and management of the World Heritage property?

There is a limited and *ad hoc* education and awareness programme

### 4.6.4 - What role, if any, has designation as a World Heritage property played with respect to education, information and awareness building activities?

World Heritage status has influenced education, information and awareness building activities, but it could be improved

### 4.6.5 - How well is the information on Outstanding Universal Value of the property presented and interpreted?

The Outstanding Universal Value of the property is not adequately presented and interpreted

### 4.6.6 - Please rate the adequacy for education, information and awareness building of the following visitor facilities and services at the World Heritage property

Visitor centre	Adequate
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Site museum	Adequate
Information booths	Adequate
Guided tours	Poor
Trails / routes	Poor
Information materials	Adequate
Transportation facilities	Not needed
Other	Not needed

### 4.6.7 - Comments, conclusions and / or recommendations related to education, information and awareness building

## 4.7. Visitor Management

### 4.7.1 - Please provide the trend in annual visitation for the last five years

Last year	Minor Increase
Two years ago	Minor Increase
Three years ago	Minor Increase
Four years ago	Decreasing
Five years ago	Minor Increase

### 4.7.2 - What information sources are used to collect trend data on visitor statistics?

Entry tickets and registries
Accommodation establishments
Transportation services
Tourism industry
Visitor surveys

### 4.7.3 - Visitor management documents

#### Comment

Currently, no such documents exist.

### 4.7.4 - Is there an appropriate visitor use management plan (e.g. specific plan) for the World Heritage property which ensures that its Outstanding Universal Value is maintained?

Visitor use of the World Heritage property is not being actively managed despite an identified need

### 4.7.5 - Does the tourism industry contribute to improving visitor experiences and maintaining the values of the World Heritage property?

Although the tourism industry is active in the property, there is little or no contact between tourism operators and those responsible for the World Heritage property

### 4.7.6 - If fees (i.e. entry charges, permits) are collected, do they contribute to the management of the World Heritage property?

The fee is collected, but it makes no contribution to the management of the World Heritage property

### 4.7.7 - Comments, conclusions and / or recommendations related to visitor use of the World Heritage property

Admission is charged only at the entrance to the Průhonice Park 616-002; otherwise, admission fee is charged in various heritage sites in the Historic Centre of Prague 616-001. A number of accessible sites are in private hands or in the hands of state-funded agencies and agencies established by the Municipal Authority.

**4.8. Monitoring**

**4.8.1 - Is there a monitoring programme at the property which is directed towards management needs and / or improving understanding of Outstanding Universal Value?**

There is considerable monitoring but it is **not directed towards management needs** and / or improving understanding of Outstanding Universal Value

**4.8.2 - Are key indicators for measuring the state of conservation used to monitor how the Outstanding Universal Value of the property is maintained?**

Information on the values of the World Heritage property is sufficient and key indicators have been defined but **monitoring the status of indicators could be improved**

**4.8.3 - Please rate the level of involvement in monitoring of the following groups**

World Heritage managers / coordinators and staff	Average
Local / Municipal authorities	Poor
Local communities	Poor
Researchers	Average
NGOs	Average
Industry	Not applicable
Local indigenous peoples	Not applicable

**4.8.4 - Has the State Party implemented relevant recommendations arising from the World Heritage Committee?**

Implementation is **underway**

**4.8.5 - Please provide comments relevant to the implementation of recommendations from the World Heritage Committee**

Following recommendations have not been implemented yet: 1) the downgrading of the Eastern Highway; 2) to minimize the demands on vehicle access to the property; 3) high-rise limitations plan in the centre and in the buffer zone (especially on the Pankrác Plane); 4) to adopt the conservation plan in order to provide an effective zoning and planning tool

**4.8.6 - Comments, conclusions and / or recommendations related to monitoring**

We have not succeeded in setting up the monitoring system in such a way that its conclusions and recommendations encourage the site managers to take any practical measures contributing to the preservation of OUV and thus to manage the property more effectively.

**4.9. Identification of Priority Management Needs**

**4.9.1 - Please select the top 6 management needs for the property (if more than 6 are listed below)**

Please refer to question 5.2

5. Summary and Conclusions

5.1. Summary - Factors affecting the Property

5.1.1 - Summary - Factors affecting the Property

	World Heritage criteria and attributes affected	Actions	Monitoring	Timeframe	Lead agency (and others involved)	More info / comment
<b>3.1</b>	<b>Buildings and Development</b>					
3.1.2	Commercial development (ii) valuable architecture and its ensembles (iv) historic urban landscape; roofscape with its historic height landmarks; medieval urban structure, street network and plots; historical stratigraphy in the cores of houses; green areas	Preparation of the Metropolitan Land Use Plan of the Capital City of Prague and related strategic and regulatory documents. The Průhonice Park has been managed by the land use plan since 2012. It limits urban development around the park.	A detailed evaluation of the impact of existing construction interventions on the OUV since the inscription on the WH List and the subsequent definition of negative interventions for preventing their recurrence.	2-3 years	MACP (Municipal Authority of the Capital City of Prague), PIPD (Prague Institute of Planning and Development)	Criteria are affected by the increasing degree of land use inside HCP (616-001), by elimination of historic plots and archaeological heritage, oversized new buildings, increased density of buildings, loft apartments and by the rebuilding objects.
3.1.4	Major visitor accommodation and associated infrastructure (ii) valuable architecture and its ensembles (iv) historic urban landscape; roofscape with its historic height landmarks; medieval urban structure, street network and plots; historical stratigraphy in the cores of burgher houses; green areas	The new Metropolitan Land Use Plan will include guide lines on functional use of the territory in order to regulate transformations of houses to hotel, administrative and other facilities. It is also based on the strategic plan.	To monitor the number of hotels and the types of structural alterations associated with their constructions.	2-3 years	MACP (Municipal Authority of the Capital City of Prague), PIPD (Prague Institute of Planning and Development)	In a number of buildings, it is not possible to build new rooms and adequate hotel facilities without drastic interventions in historic structures or elimination of archaeological terrain or, alternatively, without building inner courtyards
<b>3.2</b>	<b>Transportation Infrastructure</b>					
3.2.4	Effects arising from use of transportation infrastructure (ii) valuable architecture and its ensembles (iv) medieval urban structure, street network and plots; historical stratigraphy in the cores of burgher houses; green areas (garden, parks and inner courtyards)	Regulation of the urban development by the Land Use Plan and Decree on general technical requirements for construction to reduce a car parking requirements in HCP (616-001).	Monitoring needs and building of new structures, effects of the current car traffic, as well as construction of a new transport infrastructure in the territory of the property or in its buffer zone.	On-going	MACP, PIPD (abbreviation see above)	Archaeological terrains and courtyards are affected by construction of car parks. Public space are also formed by entrances to underground car parks. The Eastern Highway forms an urbanistic barrier, concentrates traffic and makes excessive noise.
<b>3.4</b>	<b>Pollution</b>					
3.4.4	Air pollution (ii) valuable architecture and its ensembles (iv) historic urban landscape; medieval urban structure, street network and plots	The Integrated Regional Programme for Emission Reduction and Improving Air Quality in the Capital City of Prague (effective since 2011) is focused on urban development and its regulation and reduction of traffic.	Monitoring needs and emergence of new traffic destinations. Furthermore, monitoring impacts and increase of the car traffic in the HCP (616-001).	2-3 years	MACP, PIPD (abbreviation see above)	Exceeding air pollution has a negative impact on the environment of inhabitants and the WH property as well. It affects its state of conservation e.g. damages of facades or sculpture decoration, etc.
<b>3.8</b>	<b>Social/cultural uses of heritage</b>					
3.8.5	Identity, social cohesion, changes in local population and community (ii) valuable architecture and its ensembles (iv) historic urban landscape; medieval urban structure, street network and plots; historical stratigraphy in the cores of burgher houses; green areas (garden, parks and inner courtyards)	New Metropolitan Land Use Plan of Prague with conditions of functional use of the HCP (616-001). The preservation of cultural values and identity of the territory includes the preservation of the residential function against commercial.	Monitoring the number of permanent residents and situation concerning the residential function of houses in the HCP (616-001).	in 2-3 years	MACP, PIPD (abbreviation see above)	HCP 616-001: The decline in the number of permanent residents is mainly caused by economic pressure, environmental pollution and access to services; there is also a lack of interest of the residents in the public control over urban development.



	World Heritage criteria and attributes affected	Actions	Monitoring	Timeframe	Lead agency (and others involved)	More info / comment	
3.8.6	Impacts of tourism / visitor / recreation	ii) valuable architecture and its ensembles (iv) historic urban landscape; roofscape with its historic height landmarks; medieval urban structure, street network and plots; historical stratigraphy in the cores of burgher houses; green areas	HCP 616-001: The new Land Use Plan will include guide lines on use of the territory in order to regulate transformations of houses to hotels. Visitors pressure will be directed to the wider city and inappropriate services will be expelled.	HCP 616-001: Monitoring the number of visitors and a range of services for them. HCP 616-002: Although there is no tourism pressure, indicators mentioned above are monitored.	in 2-3 years	MACP, PIPD (abbreviation see above)	Visitors are concentrated in the most valuable parts of the HCP (616-001). So services there are focused especially on tourism. This is accompanied by inadequate facilities such as garden restaurants and advertising in the streets.

## 5.2. Summary - Management Needs

### 5.2.2 - Summary - Management Needs

4.3 Management System / Management Plan						
	Actions	Timeframe	Lead agency (and others involved)	More info / comment		
4.3.4	Management system / plan is inadequate	At present, the Management Plan/MP for the Historic Centre of Prague (616-001) is under preparation. Only the Strategic Plan of the Capital City of Prague, updated 2008, exists. An analytical part of the MP of Průhonice Park has been completed yet.	The delivery of the Management Plan for the Historic Centre of Prague is planned in 2014.	MACP (OPP / Department of Heritage Preservation, WHSO / World Heritage Site Office), Institute of Botany	no comment	
4.3.5	The management system is not being implemented	In 2012, the World Heritage Site Office (WHSO) was established at the Municipal Authority of the Capital City of Prague, which is responsible for coordinating all activities related to the administration of the component part 616-001 HCP.	On-going	MACP, city districts, NHI / National Heritage Institute, WHSO / World Heritage Site Office, Institute of Botany	Steering Group also has been established in 2012. Data obtained within property monitoring and research will be completely used for the management (directives, rules, regulation, etc.). Monitoring Informations of are not sufficiently used yet.	
4.6 Education, Information and Awareness Building						
4.6.3	There is a limited education and awareness programme	Preparation of series of lectures, publications, opening a visitor and educational centre and creating a dedicated website. In the Průhonice Park, the visitor centre has been opened.	On-going, maximum 3-5 years	MACP, PIS / Prague Information Service, NHI, CNC/Czech National Committee of ICOMOS, Institute of Botany	It is important to build awareness of the values already in school.	
4.6.5	The Outstanding Universal Value of the property is not adequately presented and interpreted	Preparation of series of lectures, publications, opening a visitor and educational centre and creating a dedicated website. In the Průhonice Park, the visitor centre has been opened.	On-going, maximum 3-5 years	MACP, PIS / Prague Information Service, NHI, CNC/Czech National Committee of ICOMOS, Institute of Botany, Ministry of Culture	It is necessary to improve the understanding of OUV among professionals and the general public and convince private investors on the benefits derived from the preservation of OUV.	
4.7 Visitor Management						
4.7.4	Visitor use of the property is not being actively managed	The tourism strategy for the years 2015-2020 is under preparation. The requirements of tourism and its relationship to the property are also addressed by the Strategic Plan - for example: eliminate inappropriate commercial and tourism activities.	within 2 years	MACP - Department of Culture, Foreign Relations and Tourism Department, PIS / Prague Information Service, Czech Tourism	The preparation of a specific visitor use management plan is highly desirable, since the use of the World Heritage property by the visitors is not actively managed and its OUV may be compromised.	
4.7.5	There is little or no contact with the tourism industry	In the tourism strategy for the years 2015-2020 under preparation, a greater degree of awareness on the part of the tourism industry about the values of property is aimed so that it becomes more interested in participating in the WH protection.	within 2 years	MACP - Department of Culture, Foreign Relations and Tourism Department, PIS / Prague Information Service, Czech Tourism	Tourism industry does not contribute to maintaining the OUV; it is necessary to justify and arouse the interest of the industry in maintaining the OUV.	



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**5.3. Conclusions on the State of Conservation of the Property**

**5.3.1 - Current state of Authenticity**

The authenticity of the World Heritage property has been preserved

**5.3.2 - Current state of Integrity**

The integrity of the World Heritage property is intact

**5.3.3 - Current state of the World Heritage property's Outstanding Universal Value**

The World Heritage property's Outstanding Universal Value has been maintained.

**5.3.4 - Current state of the property's other values**

Other important cultural and / or natural values and the state of conservation of the World Heritage property are predominantly intact

**5.4. Additional comments on the State of Conservation of the Property**

**5.4.1 - Comments**

The outstanding universal value of the Historic Centre of Prague has been still maintained, but it may be at high risk by factors affecting the property in the future. It is necessary to take preventive and regulatory measures mainly against inadequate interventions into the urban structure.

**6. World Heritage Status and Conclusions on Periodic Reporting Exercise**

**6.1 - Please rate the impacts of World Heritage status of the property in relation to the following areas**

Conservation	No impact
Research and monitoring	Positive
Management effectiveness	Positive
Quality of life for local communities and indigenous peoples	No impact
Recognition	Positive
Education	No impact
Infrastructure development	No impact
Funding for the property	No impact
International cooperation	No impact
Political support for conservation	No impact
Legal / Policy framework	No impact
Lobbying	No impact
Institutional coordination	No impact
Security	No impact
Other (please specify)	Not applicable

**6.2 - Comments, conclusions and / or recommendations related to World Heritage status**

For the protection of the property, it would be desirable to enshrine the legal concept of the World Heritage property in Czech national legislation.

**6.3 - Entities involved in the preparation of this Section of the Periodic Report**

Governmental institution responsible for the property
Site Manager/Coordinator/World Heritage property staff
Others

**6.4 - Was the Periodic Reporting questionnaire easy to use and clearly understandable?**

no

**6.5 - Please provide suggestions for improvement of the Periodic Reporting questionnaire**

**6.6 - Please rate the level of support for completing the Periodic Report questionnaire from the following entities**

UNESCO	Fair
State Party Representative	Fair
Advisory Body	Poor

**6.7 - How accessible was the information required to complete the Periodic Report?**

Most of the required information was accessible

**6.8 - The Periodic Reporting process has improved the understanding of the following**

The World Heritage Convention
The concept of Outstanding Universal Value
The property's Outstanding Universal Value
The concept of Integrity and / or Authenticity
The property's Integrity and / or Authenticity
Managing the property to maintain the Outstanding Universal Value
Monitoring and reporting
Management effectiveness

**6.9 - Please rate the follow-up to conclusions and recommendations from previous Periodic Reporting exercise by the following entities**

UNESCO	Satisfactory
State Party	Satisfactory
Site Managers	Unsatisfactory
Advisory Bodies	Unsatisfactory

**6.10 - Summary of actions that will require formal consideration by the World Heritage Committee**

**• Statement of Outstanding Universal Value / Statement of Significance**

Reason for update: The statement is under the review of advisory bodies and State Party.

**• Geographic Information Table**

Reason for update: Correct data: Historic Centre of Prague longitude: 14°25' E latitude: 50°5' N Průhonice Park longitude: 14°33' E latitude: 50°0' N

**6.11 - Comments, conclusions and / or recommendations related to the Assessment of the Periodic Reporting exercise**

The preparation of periodic report is primarily due to the National Heritage Institute.