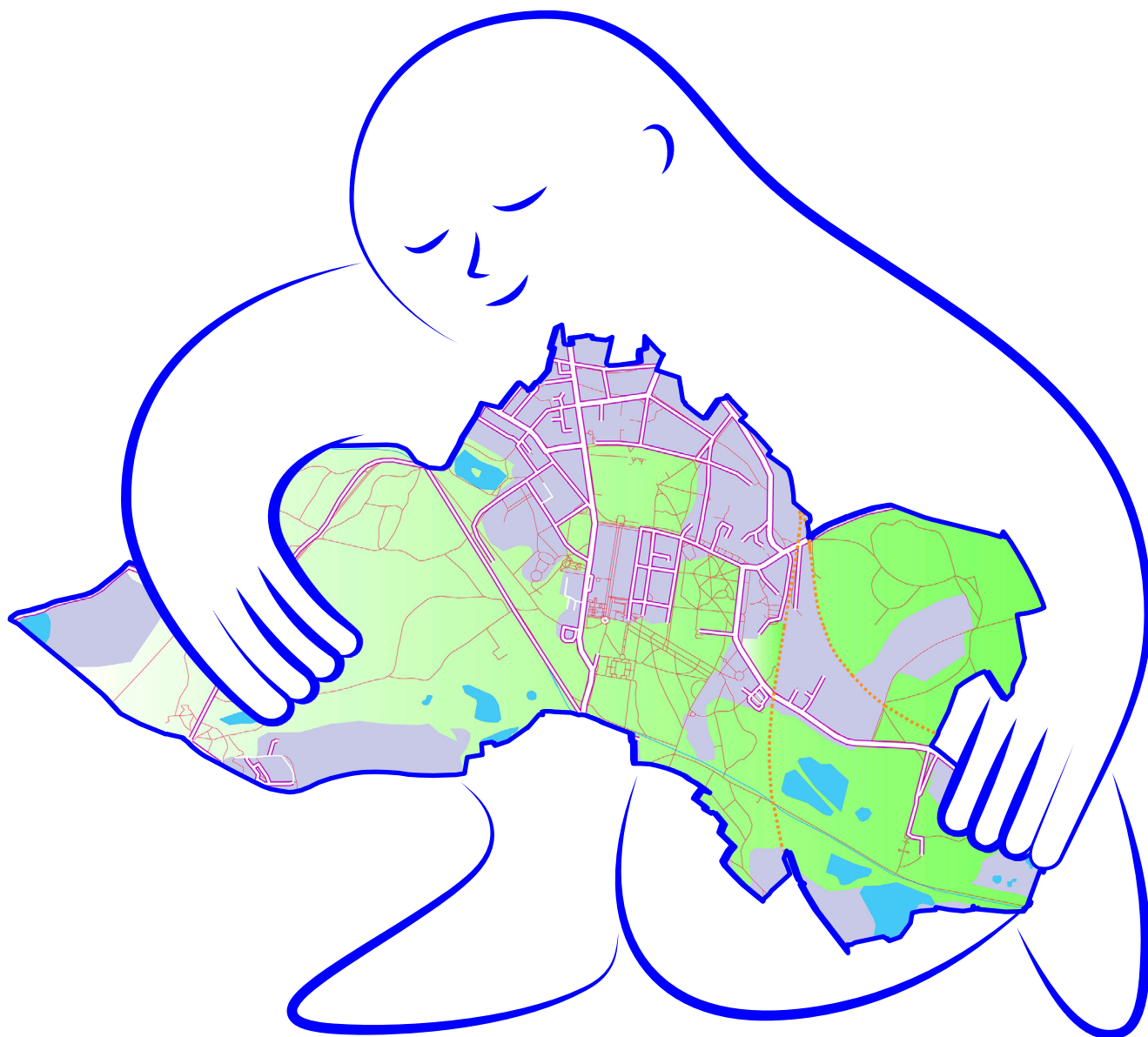


**Protect our cultural heritage
and your money.**

Information leaflet
for urban monument
reserve residents

Františkovy Lázně
World Heritage
UNESCO



**We care about
your heritage.**

I live in an urban monument reserve. What now?

Františkovy Lázně is unique in the world. It belongs among the best-preserved examples of valuable historic urban development in the Czech Republic that has been handed down to us from previous generations. Buildings, parks, and other infrastructure intertwine gracefully to create a tranquil spa environment that impresses more than a hundred thousand visitors every year. Yet, not only entrepreneurs and visitors benefit from our beautiful spa town. You, the residents, spend most of your time here and the genius loci is with you literally each day.

From time to time, there comes a moment when a house or a space in the heart of the town require our care. A renovation of the facade, a reconstruction of the interiors, or an alteration of the property to better serve your needs. For such cases, we have prepared this guide that will help you understand the rules to observe when adapting or improving your property.

If you have received this brochure, it means that you reside or run your business in the urban monument reserve.

UNESCO and Františkovy Lázně

From summer 2021, Karlovy Vary, Mariánské Lázně, and Františkovy Lázně are a part of the World Heritage Site entitled “*Slavná lázeňská města Evropy / Great Spa Towns of Europe*” together with 8 other European spa towns and cities in Italy, France, the United Kingdom, Belgium, Germany, and Austria.

Prior to the inscription on UNESCO’s World Heritage List, the area of the existing urban monument reserve (UMR) in Františkovy Lázně was expanded. This means that since 2018, additional land and buildings, several houses in Česká, Americká and Anglická streets, as well as the Amerika Forest Park and Wiedermann’s Park, have been included in the UMR. For the sustainable development of the World Heritage Site, a management plan has been drawn up. Františkovy Lázně is not subject to any other bureaucratic or restrictive rules brought about by UNESCO or the Great Spa Towns of Europe.

Each World Heritage Site must demonstrate its exceptional value that no other site in the world has. The value of the Great Spa Towns of Europe lies in the whole phenomenon of balneology, which reached its greatest development between 1700 and 1930. The essence of all spa towns are mineral springs with specific urban development built around them – drinking halls, treatment facilities, and colonnades, which have always served for baths and drinking cures. Cultural events and activities were another essential component adding to the spa atmosphere. Theatre visits, walks in the park or outings to the lookout tower offering views of the surrounding therapeutic landscape were a matter of course.

With the inscription on UNESCO’s World Heritage List, we commit ourselves to maintain and further develop these values for future generations.

I want to carry out my project. How should I proceed?

The rights and obligations of the owners of cultural monuments and real property situated in protected conservation areas, i.e. also monument reserves, are generally stipulated by Act No. 20/1987 Coll., on State Monument Care. As the first step, we recommend that you contact representatives of state monument care authorities, whereas the expert body for consulting your plan is the National Heritage Institute, namely the Specialist Regional Office in Locket (NHI). The executive body is the state monument care authority and in the case of Františkovy Lázně, it is the Land-Use Planning and Monument Care Office of the Building and Environment Department of the Municipal Authority of Cheb.

After consulting your plan with the NHI, you should file **an application for the award of a binding opinion** to the Land-Use Planning and Monument Care Office of the Municipal Authority of Cheb. In the rather concise application form, you will provide your contact information, describe your plan and, based on the nature of your intended alterations, you will likewise append photos / a study / project documentation. A binding opinion is required when you wish to change anything in or on your property or land. The form is available on the website of the town of Cheb <https://www.cheb.cz/pamatkova-pece/ds-21339>.

As a rule, a binding opinion is awarded within one month from the date of the application filing. You may be contacted by an NHI expert during this time period. The award of a binding opinion is also required for intended interior reconstruction. It is possible that there are valuable architectonic elements (paving, plasterwork, lining, etc.) in your building.

If you are not satisfied with the binding opinion of the state monument care authority, you may lodge an appeal against the awarded decision. In such a case, you should refer your appeal to the Regional Authority of the Karlovy Vary Region by means of the Land-Use Planning and Monument Care Office of the Municipal Authority of Cheb.

Since you have chosen to live in an urban monument reserve, we believe that you have a positive attitude to the values characterising it. Keep in mind that premature commencement of work (both construction and demolition work) prior to the decision of the relevant authority may result in damage to the heritage values of the properties and the environment of the urban monument reserve and consequently also lead to a sanction.

It is crucial not to forget to consult your plan at an early stage. Otherwise, you risk losing your funds expended on a designer if it is later ascertained that the proposed changes are not in compliance with the requirements of the monument care authorities. The option of a free consultation with an expert is an advantage that can save you time and money.

How can I receive funding?

Town of Františkovy Lázně

Františkovy Lázně Urban Monument Reserve Regeneration Programme

The programme is intended for owners of immovable cultural monuments situated in the territory of the UMR who can be both natural and legal persons. In the long term, construction activity in the Františkovy Lázně UMR has been directed towards restoring the spirit of the traditional spa town. Repairs are carried out sensitively in accordance with the requirements of monument care authorities. The Františkovy Lázně Urban Monument Reserve Regeneration Programme 2015-2025 and the Regulation Plan fully respect all historic values. Funds drawn from the regeneration programme are mainly used for the renovation of monuments that cannot be utilised for commercial purposes.

Karlovy Vary Region

Programme for the Support of Monuments Inscribed on UNESCO's World Heritage List

The programme aims to improve the quality of tourism infrastructure in line with the Concept of Tourism Development in the Karlovy Vary Region, the Karlovy Vary Region Development Programme 2021-2027, and the local management plan of Františkovy Lázně. The subsidy can be used for the preliminary preparation of infrastructure projects in the area of tourism or for the execution of an infrastructure project in the same area.

Subsidy Programme to Support the Preparation of Projects for the Renovation and Utilisation of Cultural Monuments and Properties of Heritage Value

Funds may be drawn for the preparation of projects for the renovation or utilisation of not only cultural monuments, but also of properties of heritage value situated in the territory of Františkovy Lázně. The assessment of the applications takes into account the heritage value, the structural and technical condition of the property, its attractiveness for tourism, and the degree of its accessibility to the public.

Programme for the Restoration and Utilisation of Cultural Monuments, Properties of Heritage Value, and Movable Things

Once again, subsidies may be applied for in connection with the renovation or utilisation of not only cultural monuments, but also of properties of heritage value situated in the territory of Františkovy Lázně. The subject of the application may be the preservation or restoration of only one property. Moreover, funds can be used to purchase material that will be demonstrably used to renovate the property in the given calendar year, in which the subsidy was granted.

Ministry of Culture

Programme for Monuments in Disrepair

Financial support can be drawn for the preservation of immovable cultural monuments, the technical condition of which is in a state of disrepair, in particular for securing structures in terms of their statics and general construction, including restoration work, and for the repair of trusses and roofs (including repair, external plumbing and locksmith work, chimney or building cornice repairs).

Support for World Heritage Sites Programme

The purpose of the programme is to support projects that further develop the value of the property, for which it has been inscribed on the World Heritage List. In case of buildings, funds may be drawn for archival research, as well as construction and historic surveys.

Programme for the Preservation of Architectonic Heritage

The programme provides financial contributions to cover the costs associated with the restoration of immovable cultural monuments that form the most valuable part of our cultural heritage, such as castles, chateaus, monasteries, palaces, churches, fortified systems and other large structures, national cultural monuments, as well as UNESCO heritage sites. The programme is intended for owners of immovable cultural monuments who can be both natural and legal persons.

Frequently asked questions

Why is particularly my property protected?

Browse through the monument catalogue where everything is clearly described: www.pamatkovykatalog.cz

What is a cultural monument?

Properties of significant historical, artistic, scientific, or technical value are declared a cultural monument by the Ministry of Culture. In Františkovy Lázně, there are several dozen houses and properties that are immovable cultural monuments. These are primarily located in the centre of the town, including the development in Francouzská, Kollárova, and Ruská streets.

Am I required to apply for a binding opinion even if my property is not a cultural monument?

Yes, if your plan involves the following types of construction work (a detailed list is provided in Section 14(1) and (2) of Act No. 20/1987 Coll., on State Monument Care):

- intended construction, alterations to structures, landscaping;
- installation or removal of fixtures, removal of structures;
- maintenance of woody plants or maintenance work in public areas.

What colour can my property be?

If you wish to change the colour of the facade of your property, including gutter elements (roof gutters, conductors) or garden plot fencing, etc., you need to apply for a binding opinion of the Municipal Authority of Cheb. Keep in mind that even though you are repairing the facade and intend to re-apply a coat of the same colour tone, you need to apply for a binding opinion. The final colour will be decided based on field research and design (e.g. pattern – underlying surface, method of coat application, and colour tone).

Can I have plastic windows?

Some properties in the UMR territory date to the period of panel building construction, others are from the 1990s. In these cases, an exception is possible. As regards historic buildings built before 1945, the use of plastic windows is not feasible from the point of view of conservation interests. Nevertheless, it is possible to draw funds for window repairs, e.g. from the regeneration programme or from the regional subsidy programme.

Can I have solar panels on my property?

The installation of photovoltaic systems is assessed individually and their visibility from the streets and surrounding vista points is particularly examined. It is necessary to apply for a permit in the same manner as for any other project, i.e. by applying for the award of a binding opinion.

Whom should I contact?

The Specialist Regional Office of the National Heritage Institute in Loket
Tel.: +420352684796 E-mail: sekretariat.loket@npu.cz

The Land-Use Planning and Monument Care Office
of the Building Department of the Municipal
Ing. Monika Šimečková E-mail: simeckova@cheb.cz

Up-to-date information is always available at
www.cheb.cz and www.npu.cz.



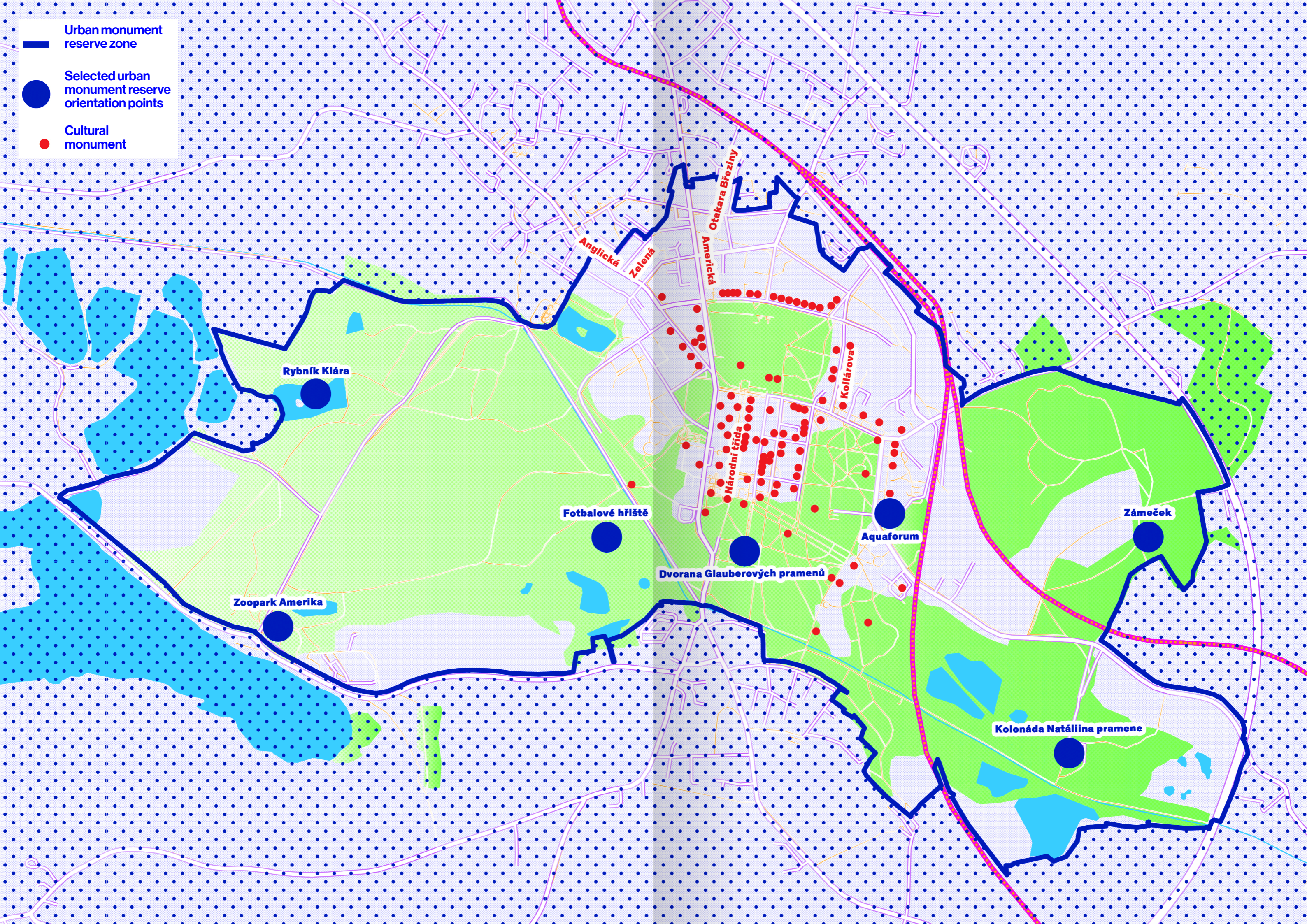
List of streets included
in the Františkovy Lázně
urban monument reserve

5. května
Alej Martina Soukupa
Americká
Anglická
Boženy Němcové
Československé armády
Česká

Dlouhá
Dr. Pohoreckého
Dr. Šimka
Francouzská
Husova
Chebská
Jezerní
Jiráskova
Kollárova
Lidická
Máchova
Nádražní

Nádražní stezka
Náměstí Míru
Národní
Otakara Březiny
Pod Lipami
Ruská
Slepá
Školní
Zahradní
Zelená
Zátiší

- Urban monument reserve zone
- Selected urban monument reserve orientation points
- Cultural monument





GREAT
SPA TOWNS
of Europe



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More info available at www.slavne-lazne.info
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