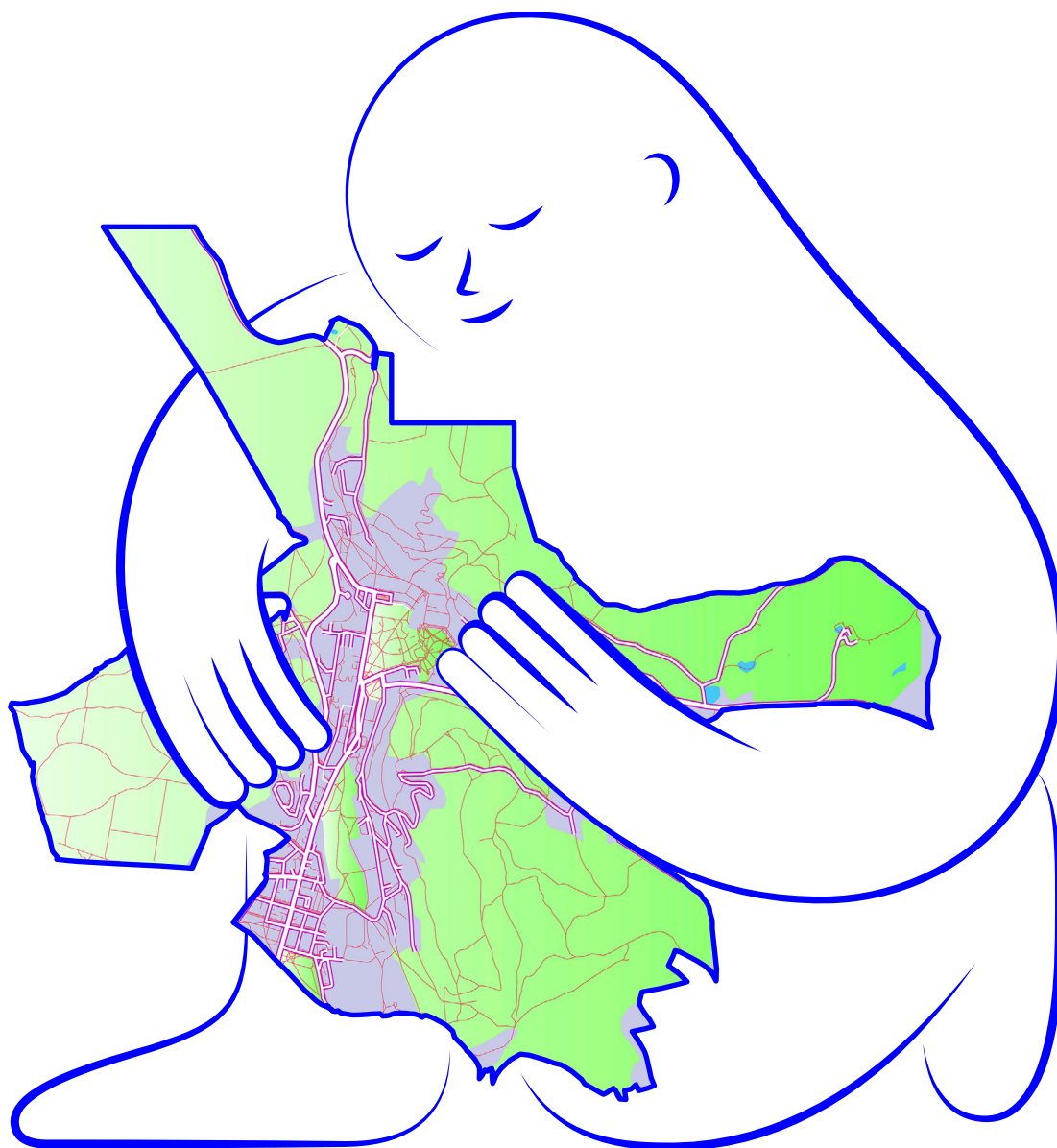


**Protect our cultural heritage
and your money.**

Information leaflet
for urban monument
reserve residents

Mariánské Lázně
World Heritage
UNESCO



**We care about
your heritage.**

I live in an urban monument reserve. What now?

Mariánské 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 hundreds of thousands of 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 Mariánské 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 urban monument reserve (UMR) in Mariánské Lázně was expanded. This means that since 2017, additional land and buildings, primarily in the town’s spa centre, have been included in the UMR and are newly subject to heritage protection. No other bureaucratic or restrictive rules are brought about by UNESCO or the Great Spa Towns of Europe. For the sustainable development of the World Heritage Site, two management plans have been drawn up – one for the entire community of 11 towns and cities and one specifically for Mariánské Lázně.

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 in the surrounding therapeutic landscape with a funicular ride 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 Loket (NHI), and the executive body is the Heritage Department of the Building Office in Mariánské Lázně, which will conduct administrative proceedings based on your filed application for the award of a binding opinion of monument care. As suitable preparation for submitting your plan to the administrative body for approval, we recommend that you discuss your intended construction work in advance with a representative of the Specialist Regional Office of the National Heritage Institute in Loket, including construction work not requiring the submission of project documentation, as well as a construction plan, which will be the subject of building permit proceedings, provided that project documentation in the form of a study or project documentation to a building permit are required.

The application for the award of a binding opinion of monument care is available at the Heritage Department of the Building Office in Mariánské Lázně. It is also available for download from the website of the Municipal Authority of Mariánské Lázně in the section “Dokumenty ke stažení” (Documents for Download): [Formuláře a žádosti \(Forms and Applications\) of the official website of the town of Mariánské Lázně \(mumi.cz\)](#).

The form contains the registration and contact information of the property owner(s) and/or of their authorised representative, registration information pertaining to the property, as well as a verbal description of the intended work or alterations. Where a property is owned by multiple owners, they are, for example, represented by an authorised owner commissioned by an association of unit owners or by a person appointed by a group and entered in a public register. In case multiple owners co-own common parts being the subject of the plan, a written consent of all owners shall be appended, e.g. by means of minutes of the convention of the association of unit owners, etc.

Photo documentation, a working drawing (windows, doors) or project documentation may be appended to the filed application. In accordance with the Monument Care Act, a binding opinion (BO) of monument care is required at all times when you wish to change, repair or renovate anything in or on your property situated in the urban monument reserve. 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.

As a rule, a binding opinion is awarded in the period of 30 to 60 days from the date of the application filing. Within the indicated statutory period, the administrative body prepares mandatory documents for the award of the binding opinion. You may be contacted by an NHI expert during this time period.

Since your property is located in an urban monument reserve, this poses certain legal restrictions on ownership rights, which anyone who owns a property in an urban monument reserve needs to take into account. We

believe that you have a positive attitude to the values characterising this protected environment. 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 for the violation of the Monument Care Act.

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 and the design is unacceptable. 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 Mariánské Lázně

Urban Monument Reserve and Urban Monument Zone Regeneration Programme of the Ministry of Culture of the Czech Republic

This is a subsidy programme of the Ministry of Culture of the Czech Republic, from which funds may be drawn by owners of cultural monuments located in the territory of an urban monument reserve or an urban monument zone. The owners can be natural or legal persons, churches, or towns and cities.

The subsidy is primarily intended to cover increased costs associated with the preservation and restoration of authentic elements and structures of a cultural monument – most often for window, roof, facade, and portal repairs. Find more information at <https://1url.cz/Fu0xs>.

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 Mariánské 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 Mariánské 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 Mariánské 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 Mariánské Lázně, there are approximately 49 immovable cultural monuments and they can include various properties or complexes, such as the Chopin Spa House, the Anglican Chapel, or the N. V. Gogol Theatre.

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 a wall, fence, gutter, etc., you need to apply for a binding opinion of monument care experts. They will decide on the most suitable colour based on field research. Keep in mind that even though you are repairing the facade and its coat using the same colour as before, you need to apply for a BO.

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

Building Office in Mariánské Lázně – Monument Care
Ing. František Krejčí E-mail: frantisek.krejci@mumli.cz
Ivana Řezková E-mail: ivana.rezkova@mumli.cz

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



List of streets included
in the urban monument
reserve of Mariánské
Lázně and Valy with the
spa cultural landscape

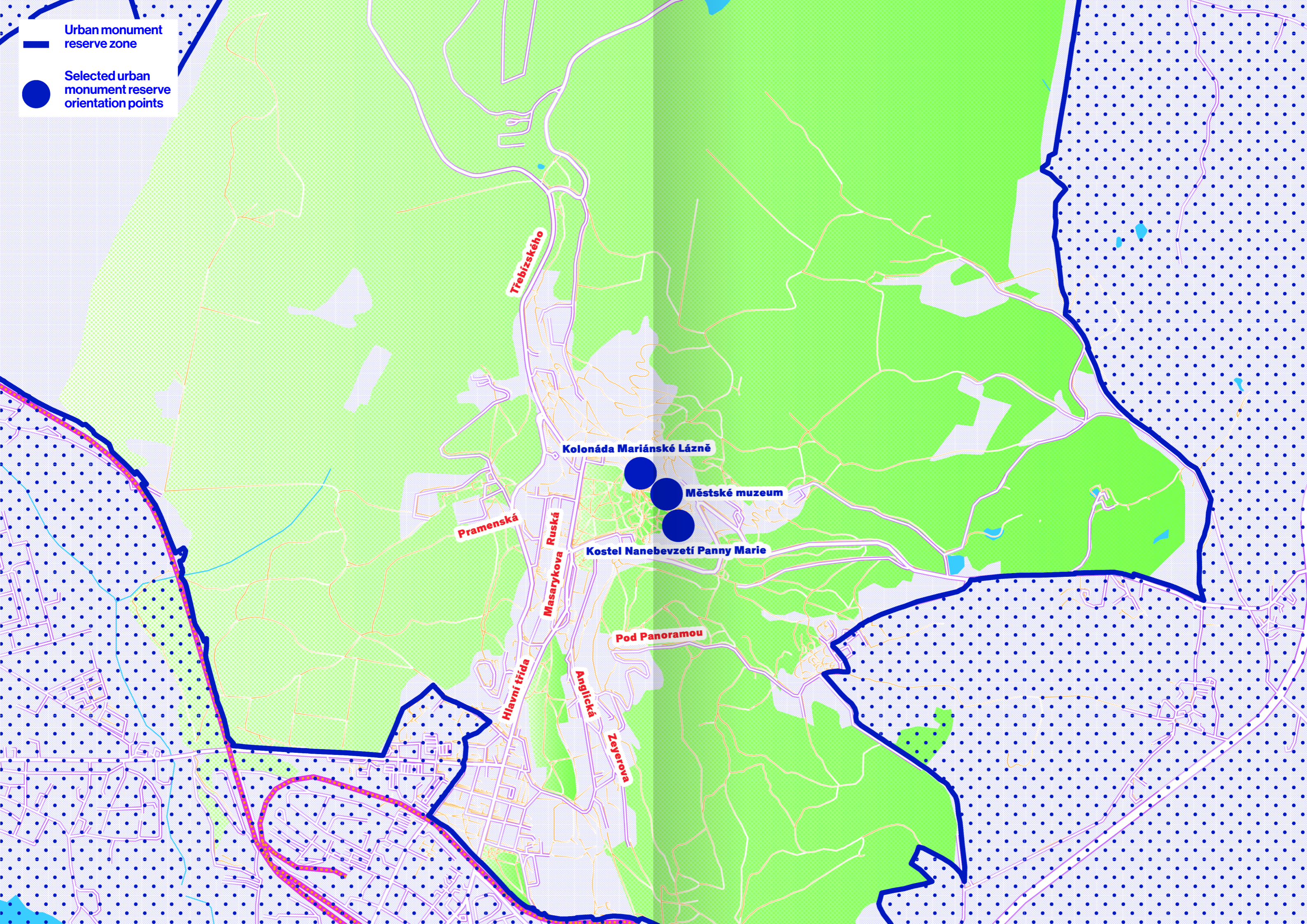
Anglická
Bezručovy sady
Boženy Němcové
Dusíkova
Dvořákova
Dykova
Fibichova
Goethovo náměstí

Hlavní třída
Husova
Chebská
Chopinova
Ibsenova
Jiráskova
Karlovarská
Komenského
Křížkova
Lázeňská
Lesní
Lidická
Luční
Lužická
Máchova
Mírové náměstí

Masarykova
Mladějovského
Nehrova
Nerudova
Pod Panoramou
Poštovní
Pramenská
Příkrá
Reitenbergerova
Ruská
Třebízského
Tyršova
U Nemocnice
Úzká
Vrchlického
V Sadech

Urban monument reserve zone

Selected urban monument reserve orientation points





GREAT
SPA TOWNS
of Europe



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More info available at www.slavne-lazne.info
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