



Principles and Rules of Urban Planning Composition in Examples



**MINISTRY
OF REGIONAL
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Principles and Rules of Urban Planning Composition in Examples

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Principles and Rules of Urban Planning Composition in Examples

This book deals with urban planning composition in spatial planning. Its objective is to introduce readers in a brief and illustrative form to

1. selected **terms of urban planning composition** such as landmark, urban axis, skyline, view horizon, silhouette, view-prominent place, vista, veduta, target point of view, scale, proportions, gradation and others
2. important **principles and rules of urban planning composition in spatial planning**

This publication should contribute to a better communication between planners (urban architects) and the representatives of municipalities. It should enable both parties to cooperate more easily in spatial planning, particularly in the elaboration of spatial plans, regulatory plans, planning studies and, eventually, planning permissions. It is with these four tools of spatial planning where we encounter urban planning composition because the Building Act¹ requires solutions for both planar and spatial arrangement of territory. For a spatial arrangement to be aesthetic, it is necessary to base its creation on the knowledge and use of the principles and rules of urban planning composition. In the course of the elaboration of a spatial plan, which is a fundamental document for a town or city, the planner is obliged by the Building Act to have discussions with a designated representative of the municipality. In practice, particularly in smaller settlements, discussions are conducted with more representatives. For the purpose of surveys in the territory, the planner can also talk to representatives of associations, businessmen, local inhabitants, people in surrounding settlements as well as visitors and tourists. The planner participates in the public debate on spatial and regulatory plans so that explanations of intentions are anchored in related documents. Communication on the planner's part is professional and specific as specialist vocabulary and terminology is used, not replaceable but supplied with explanations. Misunderstandings may result from insufficient knowledge of terms or their clarification and intentions may be difficult to understand. On the contrary, if the public is familiar with technical terminology, discussions with planners are more precise and comments are more factual.

This publication is also meant for the non-professional public, so the authors always endeavoured to present clear and brief formulations. The aim of the publication is a higher quality of discussion and communication with municipal leaders and councils, debates over legal circumstances, talks with citizens and so on. The municipal council is more active and discussions are more transparent if the inhabitants are interested in what happens in their location.

General familiarity with urban planning principles is a condition for the understanding of problems and better cooperation with the public for an increased quality of environs. This book should help to popularize urban planning and building culture. It is one of the steps towards the fulfilment of the objectives of Architecture and Building Culture Policy of the Czech Republic, a document approved by the Government in 2015. Also, this manual supports education in municipal councils and for the public in terms of architecture, urban planning, spatial development, landscape architecture, building culture and quality of the environment. Based on examples of good practice, it aspires to contribute to increased demands for high-quality public space. The publication may become a basis for the creation of learning materials at various levels of schools as well. Also, it can be the inspiration for commentated sightseeing tours of settlements and their surroundings.

This publication is not a theoretical or methodological study. Its goal is to motivate interest in the milieu that people inhabit. In an illustrative form it describes the work of planners who elaborate spatial plans. In the form of simple steps it makes it possible to experience the urban planner's perspective of a city or village and its environs. In urban planning composition, stress is put on the aesthetic aspect of space. It helps to see, perceive and understand the values of space and the natural relations maintaining and strengthening these values.

¹ The Building Act 183/2006 of the Czech Republic

Inquisitive readers will also be introduced to selected provisions of legislation on which urban planning composition is based in practice.

Part I – Selected terms in urban planning composition

Part I is an illustrative introduction to selected terms in urban planning composition. Based on these terms, the basic and general principles valid in spatial planning are described.

Part II – Application of basic principles and rules of urban planning composition

This part describes the rules of urban planning composition in the form of recommendations of how to treat and use the general principles in spatial planning.

Part III – How to keep an eye on all this

Part III acquaints readers with the Building Act and its implementing regulations. Also, it offers insights into the problems of the elaboration of the spatial plan, therefore an opportunity to influence the urban planning composition of settlements.

Part IV – What has to be avoided: true or false?

This part describes selected rules of urban planning composition by means of visual illustrations.

Meaning of basic expressions in the title of this manual

A **principle** (from the Latin word principium, beginning) is a basic and generally accepted mental starting point, a **precept**; a law that is not proven but provides understanding or derivation of other consequences for action or knowledge.

A **rule** is a stable, firm opinion; a standard of social or systemic validity; generally recommended procedure to solve a situation.

Principle = generally valid regulation

Rule = generally recommended procedure for solution

The meaning of both expressions is best captured by the motto of this manual:

Learn the principles, follow the rules.

Part I Selected terms in urban planning composition

What actually is urban planning composition and why is it good to know something about it?

We have already mentioned that **urban planning composition** is a component of documents important for the municipality, the town and its inhabitants. Its principles and rules are used to design the spatial arrangement of the territory.

As one of these documents, the spatial plan is a design for the territory. As a conceptual document, it defines areas planned by the municipality for specific purposes in the town or city and its surroundings, i.e. in the entire territory of municipal administration. These purposes are processed by a team of experts and specialists, taking into consideration legal regulations and the capacities of the territory, such as the protection zones, terrain and capacity of technical infrastructure. The spatial plan deals with the whole administrative area of the municipality, i.e. with all estates belonging to the municipality in terms of administration, both built-up areas and open landscape. In regard to the scale, the spatial plan does not treat single edifices but sets of buildings, in other words built-up areas. In spite of that, it is necessary to pay attention to dominant objects when creating the urban planning composition, for they characterize the territory or a part of it.

A regulatory plan and a planning study usually refer to only a part of this administration area, but in more detail.

In most cases they involve objectives such as housing, public facilities, public zones, greenery, transportation, systems of power and water distribution, sewage systems etc. These conceptual documents also deal with plans for reconstruction, brownfield development (the recovery of territory may be accompanied by the demolition of objects and ensuing new construction) and changes of use in built-up or open areas and the landscape. All these purposes, summarized and formulated in the design, have an impact on **the look** and functioning of towns and cities. Therefore they affect the life of the inhabitants and other users. Urban planning composition deals with the **impact of the intents on the look** (i.e. the image) of a town or city or a part of it, including the landscape context.

In simple words, composition is an **aesthetic arrangement of material elements**; urban planning composition is focused on the arrangement of objects in a territory, i.e. objects (both structural and natural) which are so distinct that they affect the look of the territory. Since every village, town and city is a part of the landscape, which includes the terrain and cover of the territory, natural objects such as hills, banks, forest massifs, rocks, meadows, ponds and rivers are subject to urban planning composition as well. **Thus, urban planning composition makes up part of the overall composition and concentrates on the look of the territory**, in other words on the aesthetic arrangement of material elements that constitute the territory. Such arrangement has an impact on the perception of the environment. It supports orientation in the settlement and its surroundings and affects the pleasantness of the location, its attractiveness, likeability, discreetness and harmony.

The arrangement of all material elements can significantly influence the perception of the environs. Therefore the look of the territory forms and affects the behaviour of its inhabitants and their relation to places in which they live.

A milieu that is beautiful and kept neat cultivates its inhabitants. It is more attractive to them if they know something about its history, the stories of the constituents of their habitat.

To understand and explain why one place and its look is pleasant while another evokes unpleasant feelings is difficult. If we manage to learn how to see and perceive places with understanding for the principles that make them beautiful, we can enrich ourselves and contribute to the harmony of these places. This is another task of spatial planning, for according to the Building Act every citizen is entitled to defend the appearance of the territory in which they live. The continuity of places that are taken over from our ancestors and should be passed on to our descendants requires attention, care and a responsible approach including alertness and understanding of what is being prepared and carried out.

It is necessary for the public, including elected deputies, to be attentive, active and aware of the **basic principles of the creation of settlements and their surroundings**. This is a necessary condition for a fruitful discussion about the problems of the area in question. Also, it is one of the guaranties for the preservation of spatial values and their consideration in the design of the territory of a village, town or city.

For the understanding of the basic principles and rules of urban planning composition it is necessary to get acquainted with its most frequent terms. We have chosen some of the most important expressions related to urban planning composition and connected with:

- cultural and historical values
- urban planning values that create the image of a settlement

Our effort was to condense the principles and rules in the form of a few quotations and examples. For this reason, the basic principles are expressed by means of simplified explanations and illustrative pictures, drawings and diagrams. Also, we made efforts so as not to overload users with delicate differences in the approach to contextual principles, rules and details.

For the sake of comprehensibility, the terms are divided into separate sheets. These sheets contain:

- a simplified explanation of the term
- a variety of definitions; explanations according to various sources²
- illustrative pictures, diagrams and, if need be, comments
- alternatively, a graphic symbol of expression in spatial planning documents
- description of how the term can be understood in spatial planning
- references to literature and other sources (marked with numbers in square brackets)

² For better illustration, the sheets include definitions from multiple sources, for urban planning composition as a subject and discipline within urban planning is anchored in academic settings (Faculties of Architecture) and the former Czech Research Institute for Building and Architecture.

The sheets explain the following terms:

1. Urban planning concept
2. Urban planning composition
3. Landscape composition
4. Genius loci, city image
5. Terrain configuration
6. Height level
7. Historic centre
8. Important vantage point and outlook post
9. Landmark
10. Skyline
11. Silhouette
12. Veduta
13. Urban axis
14. View axis
15. Protected view and view horizon
16. Vista
17. View-prominent place
18. Target point of view
19. Scale and proportions
20. Gradation, contrast and stress
21. Rhythm, symmetry and asymmetry

Except for the first three, these terms represent phenomena having the strongest impact on urban planning composition in spatial plans. They are ranked in a sequence in which it is necessary to approach the perception of a settlement and its urban planning composition, namely from entirety to details.

This manual takes into consideration effective principles and rules for both cities and villages, which is why the general term 'settlement' is widely used. The Building Act and its implementing regulations do not distinguish between small and large settlements in terms of approach to spatial plans, regulatory plans and planning studies.

For the other terms see the web pages of the Institute for Spatial Development: <http://www.uur.cz> → *VYBRANÉ POJMY URBANISTICKÉ KOMPOZICE*

1. URBAN PLANNING CONCEPT

Simplified explanation of the term urban planning concept: functional and spatial arrangement of existing buildings and areas proposed for development and the arrangement and treatment of landscape.

Variety of definitions

The urban planning concept of a city or village is a system of continuously valid principles, phenomena and elements of spatial, functional and operational arrangement in urban and landscape settings. It is usually based on the potential of the territory, the role of a city in the system of population and the visions of its prospective size and character. [1]

The spatial plan stipulates a basic concept of the development of the territory of a settlement, of the protection of its values and its planar and spatial arrangement (hereafter 'urban planning concept'), of the arrangement of landscape and public infrastructure. Also, it delimits built-up areas and corridors, especially those which are developable and destined for modification of current buildings, restoration and reuse of deteriorated territory (hereinafter 'area of reconstruction'), buildings for charitable purposes and public benefit and spatial reserves, and stipulates conditions for the use of these areas and corridors. [2]

A basic and purposeful idea of the development of the territory of a settlement, protection of its values and its planar and spatial arrangement. [3]

The manner in which the urban structure has been developed so far and intended future development. [4]

The urban planning concept is a system of adopted principles and rules guaranteeing a balanced development of the settlement structure, settlements and landscape in the context of population development. To determine urban planning concepts is one of the tasks of urban planning (Building Act, § 19, 1b). [5]

And how about spatial planning?

The subject of an urban planning concept is the endeavour toward a well-balanced development of a settlement. For an initial analysis of the basic concept of spatial development it is useful to compose a scheme of the state of the settlement. The scheme should be based on its planar and spatial arrangement, terrain configuration, operational relations, use of areas (functional classification), walking distances and requirements related to the catchment area, history of the settlement and state of the landscape. **The scheme** visualizes the drawbacks of the settlement that have to be rectified for better operation (e.g. bad transport connections of a coach station). It is fundamental for the determination of the urban planning concept. In order to outline a comprehensive image, the scheme represents the needs and **objectives** of a settlement as adapted according to the capacities and potential of the territory.

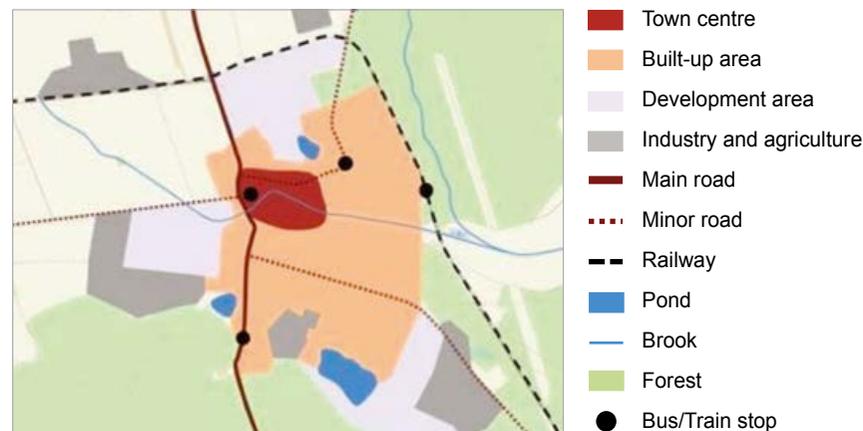


Fig. 1: A cut-out of a simple scheme of the state of a settlement on which the concept of a spatial plan is based on: access road, town centre and built-up area, areas of industry and agriculture, forest areas, possible development areas



Fig. 2: Example of an urban planning sketch, Nové město nad Metují, by Ivan Kaplan, AGORA Studio

No aerial or cadastral map, not even at a detailed scale, can replace the scheme of the state of a settlement.

A scheme that the designer has based on the study of source materials and research of the territory shows the functions and spatial arrangement of various areas.

This example of a sketch presents an outline of the main road and rail routes, areas of forests, housing, industry, relaxation and sport and the town centre with public facilities.

References

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 - [2] § 43 of the 183/2006 Building Act of the Czech Republic.
 - [3] <http://www.suburbanizace.cz>
 - [4] *Zásady a pravidla územního plánování: Názvoslovní*. Brno: VÚVA, 1978.
 - [5] *Urbanistická koncepce a kompozice v územním plánu*. Asociace pro urbanismus a územní plánování ČR, 2013.
- Fig. 1 © Z. Gajdíková, based on <http://www.mapy.cz>
 Fig. 2 © Nové Město nad Metují, AGORA Studio – I. Kaplan.

Simplified explanation of the term urban planning composition: aesthetic spatial arrangement of material elements that are so distinctive that they affect the appearance of the territory.

Urban planning composition is the purposeful composition of selected natural and building elements in a space. The principles and rules of urban planning composition can be used for an aesthetic arrangement of elements, therefore an arrangement of higher quality rather than just a random aggregate of these elements. The composition of elements in space changes in time; building elements complement each other or disappear.

There can be accidental composition as well, caused by the long-term overlap of historic construction layers and haphazard decisions.

Variety of definitions

Urban planning composition is a part of the urban planning concept. The objective of urban composition is the aesthetic creation and compositional arrangement of spaces, areas and natural and building elements in the form of compound complexes in high-quality and character-varied settings. Urban planning composition has a decisive impact on the visual perception of the environment by people, and on their behaviour, and the overall image of the landscape, settlements and their parts. Urban planning composition deals with spatial development with regard to the values and conditions of a space. [1]

The subject of urban planning composition is the arrangement of a spatial form, created under the influence of various components.

The purpose of urban planning composition is the creative synthesis of all the components of an urban planning work, expressed by a composition of spaces and substances. The basic components in this process are:

- functional processes and their arrangement, i.e. needs
- means of realization, economy of the solution, i.e. possibilities
- aesthetic effect and ideological content

A relatively **stable** component is the natural environment with elements of the terrain, climate, water and greenery. Components that are **variable** in time and undergo development are related to functional processes (i.e. the construction as such, influenced by changing needs and possibilities) and the variable societal and aesthetic components. [2]

Composition is an artistic and architectural interpretation of the important needs of a town or city, essential to life and determined by society and its order. [3]

The composition of an artwork determines the mutual relations among all its components and is an integral part of the artistic form. For urban planning, in addition, composition is the core of the artistic form and includes relations resulting from social, technical and economic requirements.

Urban planning composition is not only the core of the artistic form; it is the very crux of urban planning, its substance. Therefore, urban planning composition in its principle is a perfect reflection of the unity of form and content. [4]

Context of the terms

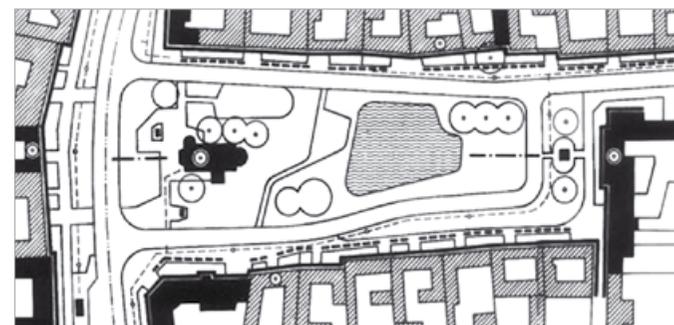
The term **is related** to various other terms such as terrain configuration, historic centre, urban planning structure of buildings, system of public areas, observation point, landmark, skyline, silhouette, view axis, urban axis, protected view (the visible horizon), gradation and scale.

Means of the harmonization

of spatial and architectural forms are:

- scale and proportions (see sheet 19)
- gradation, contrast and stress (see sheet 20)
- rhythm, symmetry and asymmetry (see sheet 21) [2]

Fig. 3: Composition of a village square



—	building line	⊙	dominant objects
- - -	street line	○	protected trees
- · - ·	basic view axis	▭	monuments
- - -	main road	⊕	greenery
▨	traditional buildings	▭	pond
■	buildings with facilities		

And how about spatial planning?

Spatial plans are based on the fact that urban planning composition, in other words spatial arrangement, is a constituent of the urban planning concept. It is an arrangement of material elements, i.e. objects in a territory that have an impact on the look of the territory. The scheme of the state of a settlement, which represents its arrangement (see sheet 1, Urban planning concept), includes indisputable **values of the territory and their compositional relations**. These are other limiting factors affecting the urban concept of a settlement.

In order to better realize the position and task of urban planning composition, it is necessary to make a few additional comments in a wider context. Urban planning composition is an important, yet these days often neglected or underestimated, part of the creation of a cultural (i.e. human-created) milieu. We must never forget that it is only one of the many parts of such a creation, therefore it should neither be suppressed nor preferred to others.

Urban planning composition is a part of urban planning and architectural creativity that is further applied in spatial planning and the process of placing and permitting construction. It is spatial planning and the placing, permitting and construction of buildings that puts urban planning composition into practice. Briefly, urban planning composition as a purely creative and highly artistic act is an inevitable part of urban planning, thus of the quest for the harmony and balance of a number of components and conditions in a territory. These components are covered by various technical professions, social studies and other disciplines. After all, spatial planning is a tool of the implementation of such an entirety in practice.

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- Fig. 3 © KNOPP, Alfréd. *Vesnice: stavby a krajina mají svůj řád*. 1. vyd. Brno: Ústav územního rozvoje, 1994.
 Fig. 4, Fig. 5: <http://cs.wikipedia.org>
 Fig. 6 © J. Pokorný



Fig. 4, fig. 5: View of a village, circular village green protected by the state, Byšičky, District of Nymburk



Fig. 6: View of the isle of San Giorgio Maggiore, Venice

3. LANDSCAPE COMPOSITION

Simplified explanation of terms

Landscape composition – composition of natural and architectural elements including those of small size enhancing the milieu of open landscape (e.g. a tree by a village chapel, a gazebo by a lake, a group of boulders and a bench).

Designed landscape is a cultural landscape designed and intentionally created in compliance with aesthetic and compositional principles. Designed landscapes are large landscape compositions with important buildings or sets of buildings usually interconnected with vistas and long garden lanes (e.g. the Lednice-Valtice cultural landscape, Czech Republic).

Cultural landscapes represent combined works of nature and people.

A designed cultural landscape is of great value and a part of the global cultural heritage.

Baroque designed landscape is the name for a specific form of cultural landscape created in 17th and 18th centuries.

Variety of definitions

Landscape composition

Landscape composition consists of singular compositional elements (major, minor and additional) influencing each other and forming an integrated unit (composition). As parts of landscape compositions, there are visual landmarks accentuated by vistas, the locations of roads and open views and scenes. The existence of connections among these elements is indispensable for the compositional integrity and the understanding of the character of a designed landscape. These connections and relations among compositional elements create a valuable designed landscape. [1]

Designed landscape

A type of cultural landscape designed and created intentionally by people. [1]

References

[1] KULIŠŤÁKOVÁ, Lenka. Metody identifikace komponovaných krajjin. In. HRONOVSKÁ, Kateřina – KUPKA, Jiří. *Ochrana kulturní krajiny. Hledání cílů, možností a pravidel*. Praha: ČVUT, 2013, p. 12–27.

Fig. 7, Fig. 8 © P. Balabánová

And how about spatial planning?

Territories with preserved designed landscape or its remains must be respected by spatial plans as of important value. The restoration of landscape composition must be supported according to the conditions of the territory.

A vast majority of administrative units do not comprise areas of designed landscapes. Nevertheless, a natural setting can be enhanced by a landscape composition or at least the composition of a sculpture with a group of trees. Spatial plans can also create conditions for a more detailed documentation of the use of elements such as hardscape features, rest places, memorable trees and nature trails.



Fig. 7: Interplay of colours, Průhonice park



Fig. 8: Interplay of light and shadows

Another term to be mentioned in the context of designed landscape is **designed scenery**. It is a composition of trees, shrubs, lawn and water using light and dark elements, the alternation of sunny and shaded places as well as bright and muted colours. When we are walking in such a park the changing scenery attracts our attention.

Landscape history – designed landscape

Thanks to historical maps (maps of the so-called 1st to 3th Military Survey, the Stable Cadastre, the Land Cadastre, historical aerial photographs etc.) it is possible to detect large areas with typical signs of a **landscape designed** and created by humans. Besides functionality and usefulness, the aesthetic aspect of the landscape has been important for centuries. Landscapes were deliberately created with systems of ponds, game enclosures, large parks, palace gardens and so on. The founders took advantage of various opportunities for an aesthetic arrangement of territory, i.e. composition. Besides designed gardens and parks, they created large landscape compositions that go over the borders of today's administrative units. It is a principle that should be endeavoured toward again today.

Just as we care about the loveliness, harmony and scenic beauty of a settlement, we are also enriched by the loveliness, harmony and scenic beauty of the landscape. Settlements and landscape are indivisible from each other. Spatial plans deal with whole administrative unit including open landscape, i.e. undeveloped territories in the surroundings of settlements. Landscape and settlement make up a whole: a composition. There is no visible boundary between them in the terrain.

A designed landscape is the wealth of our culture. Like historic buildings and natural and technical monuments, designed landscape is protected. Selected landscape compositions are protected in the form of **Landscape Conservation Zones** according to the Act on State Monument Preservation. More of such conservation zones are proposed for proclamation. The importance of designed landscapes is not only in single objects but mainly in the compositional relations among these objects as a whole.

Plans for composition and historic modification of landscapes are also analysed by the studies of **preventive assessment of the landscape character**. They are worked out in various scales and details (e.g. for territories of Regions, Protected Landscape Areas, parks etc.) and usually contain basic information on the territory including an assessment of spatial relations and continuity in surrounding territories.

Traces of designed landscapes can also be detected in contemporary maps, aerial photographs, orthophotomaps and historic pictures.



Fig. 9: Wallenstein's composed landscape near the town of Jičín

Wallenstein's designed landscape around Jičín is an early baroque landscape composition between the hill called Veliš and the village of Valdice. Besides other important objects, there is a garden lane consisting of four rows of lime trees, 20.5m wide and 1,716m long. The highest point of the landscape composition is Veliš, a basalt hill with the most beautiful view over the town of Jičín, the region of the Bohemian Paradise and the Giant Mountains. The landscape composition is enclosed by the Carthusian monastery and St. Joseph's church in Valdice.

References

Fig. 9: <http://www.mapy.cz/s/hEsk>
 Comment to the figure: <http://www.albrechtzvaldstejna.cz>

4. GENIUS LOCI, CITY IMAGE

Simplified explanation of terms

Genius loci = typical character or atmosphere of a place [1]

Image of a city or part of it – formed by the urban structure in connection with natural elements [2]

Image = appearance, overall presentation, general impression to the public, aggregate of ideas and opinions [1]

Variety of definitions

Genius loci

Atmosphere or, literally, spirit of a place testifying to how the place is perceived by ourselves, no matter whether we are present in that place or not. The decisive point for its understanding is the subjective perception resulting from a combination of rational and emotional stimuli, both conscious and unconscious. Genius loci is usually nuanced by values and experience connected with the place. [3]

Genius loci as the spirit of a place is the compact total of material and immaterial manifestations of the past and present in a location. It is unique and singular, creating a multidimensional and dynamic impression of the location in continuous interaction with the spiritual world of the visitor or resident. Quest and encounter, not only a visit, create conditions for a dialogue with the genius loci in a place. [4]

City image

General idea about a city as based on sensory perception, experience and knowledge of the functional purposefulness of the city. [5]

Visual value of the internal or external form of a settlement perceived as a whole; it is the expression of urban landscape in which everyday social relations are developed, therefore it should be a culturally closed space. The purposefulness of the city image depends on the distinctness of the structure and the identification of a specific form. [6]

The making of a positive image of a city is regarded as an important tool that helps to attract visitors of specific target groups. [7]



Fig. 10: A typical city image, Venice



Fig. 11: Image of the town of Třeboň

The symbol for the town of Třeboň is a graphic representation of a cinquefoil rose derived from the historic coat of arms of the Rosenberg family. This graphic shortcut it evokes gothic stonecutting and the Renaissance motif of a sgraffito referring to the history of the town. At the same time, with its vivid colours, it reflects a dynamic parallel to the present, accentuating a wide choice of tourism and leisure activities.

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 - [3] ČABLOVÁ, Markéta. *Prostory: průvodce tvorbou a obnovou veřejných prostranství*. 1. vyd. Brno: Partnerství, 2013.
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- Fig. 10 © J. Pokorný
Fig. 11: Město Třeboň – Manuál jednotného vizuálního stylu [online].

Simplified explanation of the term terrain configuration: altitudinal and spatial arrangement of the terrain (e.g. its gradient, compactness or openness) affecting the look of a settlement, or a part of it, and the potential for development.

Variety of definitions

The position of a town or city in the terrain is a basic feature that is manifested in its urban composition, i.e. spatial arrangement, image, character and the importance of silhouette.

The position in the terrain also affects the potential for development and the conditions for the character of buildings, in other words the total of the material of buildings, its concentration or sparseness. [1]

Terrain configuration largely affects the way in which a settlement is developed, streets are routed, and dominant objects are positioned. [2]

This typology of towns as related to the terrain (right) represents the state in an early stage of development.

Current practice features mainly the development of valley areas and settlements on isolated heights and promontories with material buildings, such as in the towns of Žatec and Čáslav, moving up in slopes as far as the edge of basins in wide valleys and on promontories (České Budějovice, Plzeň and Český Krumlov) and the elimination of the effect of the silhouettes of settlements on flat land.

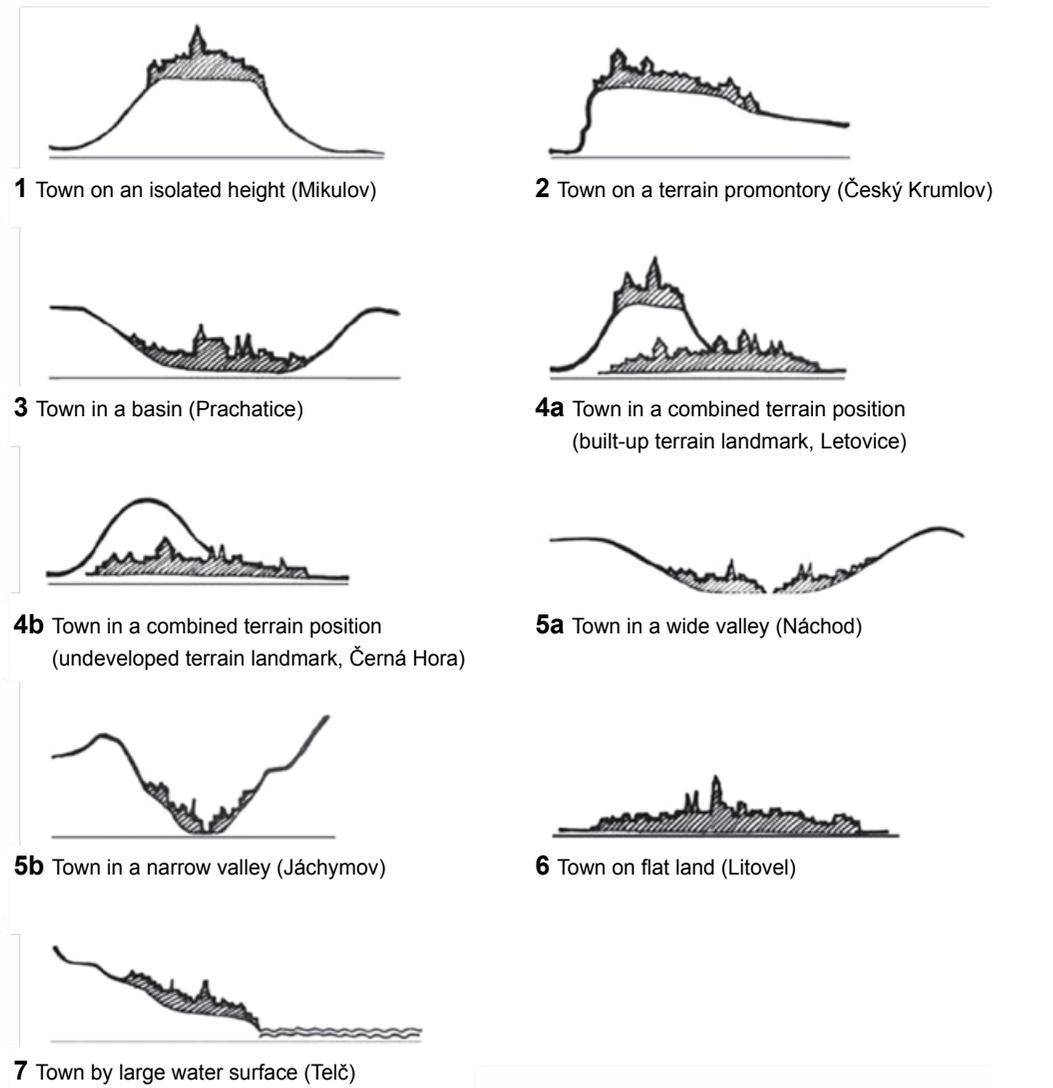


Fig. 12: Types of positions of a town in the terrain

5. TERRAIN CONFIGURATION

And how about physical planning?

Solutions for a territory are based on the configuration of the terrain. The configuration is constant and invariable. It is the starting point for compositional creation.

Territory is three-dimensional. Each of its areas in the terrain has a **vertical drop, gradient, segmentation and orientation to cardinal points**. The flow of meteoric water and air has its natural relations; for example, a territory is or is not sufficiently ventilated. The segmentation of the terrain, its orientation and cover (including the number of hard and unpaved surfaces) affects the climate of the territory, therefore the climatic comfort and the **microclimate of surfaces**.

Spatial plans should take into consideration **the altitude of the settlement and resulting consequences such as water and wind erosion and inverse positioning**. The three-dimensionality of the territory manifests itself by its volume and affects long **distance views, the silhouette of the settlement, other landmarks, horizons, scale, view axes, vistas** and so forth.

Problems related to **the topography of the landscape** (i.e. its hypsometry and planimetry) are solved by specialists in landscape and water management.

It is difficult to take into account and express the hypsometry of the terrain of larger cities in spatial plans. At the same time, it is necessary because high-rise buildings can substantially **disrupt the silhouette of a city** or a part of it. For a regulatory plan or spatial study, planimetric and especially hypsographic mapping is a frequently neglected but necessary prerequisite.

If hypsography is not taken into consideration, two different problems may arise in the future:

1. impact on the environment and health (inverse positions, microclimate of surfaces)
2. impact on urban planning values in built-up areas and the landscape

References

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[2] VOŽENÍLEK, Jiří. *Stavba měst a vesnic: urbanistická příručka*. Brno: VÚVA, 1957.

Fig. 12: KUPKA, J. *Krajiny kulturní a historické*. Praha: ČVUT, 2010.

Fig. 13: <http://www.mistnikultura.cz>

Fig. 14: <http://www.mestojachymov.cz>



Fig. 13: Mikulov



Fig. 14: Jáchymov

Simplified explanation of the term height level: height of the majority of objects in a certain part of a settlement.

Variety of definitions

The height level can be defined as the height of buildings over the adjacent terrain. It is determined by the height of roof ridges and flat roof attics in a typical sample of buildings in a location. In more detail: aligned, homogeneous (with minor differences) and more or less differentiated levels are distinguished. [1]

The determination of height zones is an important means of composition; it is decisive in the creation of the urban silhouette. The plan of height levels is also determined by the function of the town or city, therefore the way of life and the type of buildings the inhabitants live in. The height level is limited by terrain configuration and the conditions for insolation. [2]

And how about spatial planning?

Spatial planning documentation can adjust height control by means of obligatory height levels and maximum and minimum numbers of floors in buildings.

Setting up a wider range of levels instead of a single level makes it possible to construct more varied and typologically different buildings in a way that corresponds to the needs of current polyfunctional cities.

The determination of maximum regulated height is important so that the scale of buildings is maintained in harmony with the surrounding objects and undesirable visual landmarks are avoided.

The determination of a minimum regulated height is of key importance so that the character of the urban setting is maintained and the construction of typologically inappropriate buildings in the context of public areas is eliminated. [3]

Spatial planning can eliminate non-conceptual construction of high-rise buildings by means of height level regulation in certain parts of settlements.

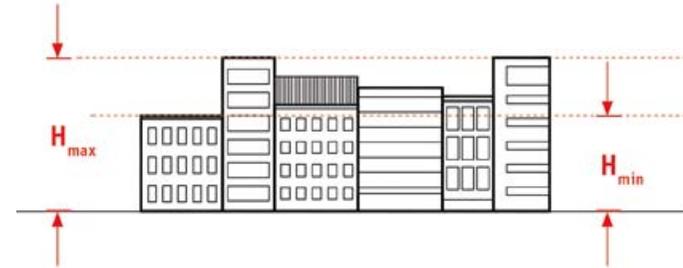


Fig. 15: Possible height level control

An aligned height level makes it possible for higher objects to become apparent. Terrain configuration influences the effect of the height level of a settlement because it goes parallel with the topography of the terrain.

In relation to the height and shape of roofs there is another term to mention: **roof landscape**. This can be observed from above, preferably from a place that is one or two floors higher than the ridges of the observed roofs. A harmonious roof landscape is made of roofs in a compact built-up area if the roofing is of the same character (e.g. ceramic tiles on sloping roofs).



Fig. 16: Roof landscape, a view of Černá Hora

References

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 - [2] VOŽENÍLEK, Jiří. *Stavba měst a vesnic: urbanistická příručka*. Brno: VÚVA, 1957.
 - [3] Fig. 15 and comment: Institut plánování a rozvoje hlavního města Prahy. *Pražské stavební předpisy s aktualizovaným odůvodněním* [online]. Praha: IPR Praha, 2014.
- Fig. 16 © Z. Gajdíkova

7. HISTORIC CENTRE

Simplified explanation of the term historic centre: the oldest part of a settlement, a complex of objects in a settlement that forms a village green or square or a complex of narrow streets and squares.

Variety of definitions

The historic centre is the oldest part of a town, which was usually enclosed in town walls. In a town or city, it is not only a complex of architectural and cultural monuments but also the decisive segment for the identity and specificity of the town and the majority of its aesthetic values. These values do not reside in singular objects but in whole complexes, in the disposition of spaces and the street network, overall segmentation and scale, layout in the terrain and silhouette, incorporation of a river, parks and other natural elements. [1]

And how about spatial planning?

In terms of composition, a historic centre is particularly important if it includes a high landmark. Such a landmark facilitates orientation in a settlement and determines the heart, in other words the notional hub of the settlement. In the centre, the visitor expects to find important institutions such as the municipal office, the information centre and the most luxurious catering and accommodation options. The setting, look and maintenance of public space in the historic centre should correspond to this assumption. From the viewpoint of the spatial plan, the positioning of these functions must be reflected in the concept of transportation, including pedestrian, accessible car parking, supplies and underground utilities.

References

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Fig. 17: <http://mapy.cz/s/nwOH>

Fig. 18: <http://cs.wikipedia.org>



Fig. 17: Aerial photograph of the historic centre of Telč



Fig. 18: Aerial view of the town of Nymburk

Simplified explanation of terms

Important vantage points and outlook posts is a places in a settlement or its vicinity from which a picturesque view opens over this settlement or a part of it.

The angle of the important vantage point is the sector delimiting the picturesque view; alternatively, a sector in which such a view is possible.

A distance view is a view over a settlement comprising the whole settlement and a part of its surroundings.

Variety of definitions

Important vantage point

A place accessible for the public, elevated in the terrain (hillside or peak of a hill) or as part of a building (observation post or tower), that enables people to view an important and attractive part of the surrounding space. [1]

Outlook post and outlook line

A point or route enabling important views of a territory [2]

And how about spatial planning?

The urban planning composition of a settlement finds strong expression in distant views. Access roads are important outlook posts, as there is often an important object of the settlement in the axis of the access road.

Distant views represent the first encounter between a visitor and a settlement and make orientation easier. In order to express a vantage point or an outlook post in a spatial plan, urban planners have to explore the settlement, perceive its values and look for places with the most suitable views. These views, along with their outlook posts, have to be protected. This means creating opportunities and conditions for other views from new posts as well as for views of other valuable objects. It depends on the size of the territory; a regulatory plan, dealing with a smaller part of the territory, can pay attention to more detailed views such as of a sculpture, fountain or the facade of an important building.

Examples of symbols

-  important vantage point
-  outlook post
-  outlook post of a typical panorama
-  view angle and direction
-  angle of an important vantage point

An important vantage point or outlook post may be situated in a settlement, in its vicinity or even beyond the administrative territory of the respective settlement.



Fig. 19: View over the city of Rome from the roof of the Monument to Victor Emmanuel II

References

- [1] Ústav územního rozvoje, Brno. *Standard sledovaných jevů pro územně analytické podklady obcí*. [online]. Brno and Praha. 2014.
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- Fig. 19 © J. Pokorný

9. LANDMARK

Simplified explanation of the term landmark: an edificial or natural object (e.g. a rock) that attracts attention by its height, size, shape or colouring in comparison to its surroundings.

Variety of definitions

Landmark

Prominent (visually important) element in urban planning composition; an important building, complex of buildings or a natural formation dominating the structure of a city, town or landscape by its position and material or visual features. The surroundings are subordinate to the landmark and help it to come to the fore. [1]

Important landmark building

A building or complex of buildings, including items of the Cultural List of Cultural Monuments, whose position in the terrain, or urban character, makes it distinctively visible and largely affecting the visual character of a settlement and landscape. [2]

Minor elevated landmark

A part of a building exceeding its height, normally not higher than another floor; it points out the position of the building in the urban structure (for example a corner, accentuated entrance, staircase, etc.) [3]

Context of the term

A landmark

- **is** a point of orientation, a symbol, the climax of the composition; it may also be an important vantage point
- **dominates** the space by means of its size (height or volume), shape, colour and the material of the facade (accent)
- **depends** on terrain configuration, its place in the composition (urban structure) and function (form; shape of a building is based on its function)
- **can determine** the height level of a town or city, the scale of a public space and the centre of the territory
- **makes** the skyline, silhouette, veduta and image of a city, can be a target point of view, is a view-prominent place and a part of public space
- **can be** local or of larger importance, natural or edificial and horizontal or vertical
- **is related** to the concepts of gradation, proportion, scale, urban axis, view axis, target point of view and contrast

Examples of landmarks and possible symbols

- * individual landmark
(tower, church)
- ** complex of landmarks
* (housing estate)
- * natural landmark
(rock, mountain, lake)
- * edificial landmark
(theatre building, school or other institution in a prominent position on a town square)
- * important edificial landmark
(town hall)
- * vertical landmark
(chimney, transmission tower)
- * horizontal landmark
(mountain range)
- * minor elevated landmark
(turret of a corner building)
- * local landmark
(village chapel, church)
- * landmark of larger importance
(reservoir, mountain range, motorway)
- * undesirable landmark
(e.g. a house inappropriately exceeding the height of adjacent buildings)

And how about spatial planning?

Objects give the impression of being a landmark if their size, volume, architectural concept or colour attract the attention of a viewer. It is necessary to know which landmarks of a settlement and its surroundings are dominant from distant views so that we can decide which landmarks should be respected and protected so as not to damage these distant views through the objectives of spatial plans.

Other landmarks may be invisible from a distance. The building of an institution in a square may be dominant as compared to surrounding houses. It depends on the area in which the building acts as a landmark, or the space in which it dominates. The task of spatial planning is to use suitable landmarks for the creation of a harmonious urban planning composition.

Ugly objects may also act as landmarks (e.g. some technological buildings). In the composition, the viewer's attention to these should be avoided. Spatial plans work with them, according to their scale, in order to suppress their effect.

The effect of almost every natural landmark (for example a rock massif, hill or lake) is harmonious. An exception can be a natural landmark affected by human influence, for instance a view of a partly extracted stone quarry with mining equipment or large areas of opencast mining.

References

- [1] OBERSTEIN, Ivo, CACH, Jan. *Názvoslovní urbanismu a územního plánování*. Praha: FA ČVUT, 2001.
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 Fig. 20: <http://cs.wikipedia.org>
 Fig. 21: <http://www.eu2009.cz/>, foto: CzechTourism.com



Fig. 20: Říp Mountain, south view; a blank natural landmark

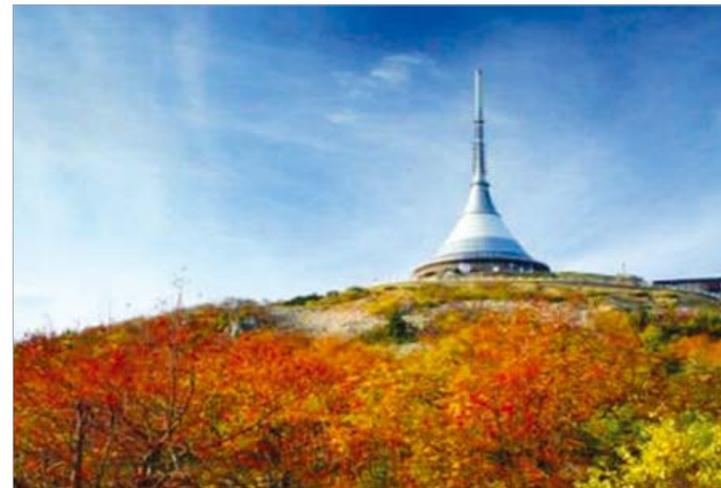


Fig. 21: The transmission tower on Ještěd; a constructed natural landmark

Simplified explanation of the term skyline: wide view of a settlement or landscape.

Variety of definitions

Any general view with a wide perspective over a landscape or town can be called skyline. [1]

Buildings visible in the skyline indicate the centre or other possible focal points of a city. Urban skyline is usually perceptible from certain territories and positions in open landscape only. Views from access roads and the ensuing first impressions of the entry into a city are particularly important. [2]

Context of the term

The skyline

- **is influenced** by terrain configuration, urban concept and composition, location of landmarks and the height level
- **makes** the image of the city
- **is related** to an important observation point, genius loci, view horizon, view-prominent places, protected view, gradation and scale
- **should be** distinguished from a veduta (indication of places and landmarks within a view) and a silhouette (contours)

And how about spatial planning?

When stipulating admissible conditions, spatial plans can affect the skyline positively or negatively. It is, therefore, necessary to know the skyline of the settlement, particularly from access roads and important outlook posts, at the beginning of the elaboration of a spatial plan. These may be located a relatively long distance outside the administrative territory of the settlement. The skyline may also refer to landscape. It may be a large territory in a neighbouring administrative area.



Fig. 22: The skyline of Brno

References

[1] KOUČKÝ, Roman a kol. *Slovník. Návrat k přirozenému jazyku a objasnění základních pojmů Metropolitního plánu* [online]. Praha: Institut plánování a rozvoje hl. m. Prahy, 2014.

[2] VOŽENÍLEK, Jiří. *Stavba měst a vesnic: urbanistická příručka*. Brno: VÚVA, 1957.

Fig. 22: <http://commons.wikimedia.org>

Simplified explanation of the term silhouette: the shape of a picturesque or typical part of a settlement, featured and expressed by a line or area.

Variety of definitions

The silhouette of a town or city is understood as both a distant panoramic view and as the total of single images that an observer can see in the city. These may be views from various terrain levels, towers and high buildings, across rivers and so on. The silhouette of a town or city is always linked to its ground plan. [1]

A silhouette is a shadow image providing the planar and monochromatic contour of an object. In an urban setting, it represents the contour of the mass of buildings in contrast with the background, mostly the sky. [2]

And how about spatial planning?

Spatial plans must ensure that a typical silhouette is not damaged by objectives in the territory. During the elaboration of a spatial plan it is useful to find a typical observation point and protect this view.

A silhouette that is typical for a settlement, especially a city, becomes a constituent of the city image. It is often used on presentation objects such as those for the promotion of tourism.



Fig. 23: Silhouette of a city, Venice



Fig. 24: The logotype of the town of Kadaň

References

[1] VOŽENÍLEK, Jiří. *Stavba měst a vesnic: urbanistická příručka*. Brno: VÚVA, 1957, 665 s.

[2] KOUCKÝ, Roman a kol. *Slovník. Návrat k přirozenému jazyku a objasnění základních pojmů Metropolitního plánu* [online]. Praha: Institut plánování a rozvoje hl. m. Prahy, 2014.

Fig. 23 © J. Pokorný

Fig. 24: <http://www.mesto-kadan.cz>

Fig. 25: Veduta Moravská Ostrava – <https://cs.wikipedia.org> Fig. 26: fotografie veduta Brno <http://commons.wikimedia.org/>, amended by Zuzana Gajdíkova according to <http://panorama.brna.cz>

12. VEDUTA

Simplified explanation of the term veduta: a view over a settlement that visualizes the spatial arrangement of important objects in the settlement.

Variety of definitions

A veduta is a topographically precise view of a town or landscape. As opposed to the skyline, it includes an evaluation of the relevance of specific parts (the perspective of importance) that would be imperceptible in a skyline, mostly because of surmounting. A veduta is characteristic for its spatial depth (as opposed to silhouette which is two-dimensional only. [2, see silhouette])

And how about spatial planning?

The veduta is closely linked to the skyline and the silhouette of a settlement. Nevertheless, it is rarely applicable for spatial plans. It visualizes territory, possibly after the realization of selected objectives of a spatial plan. A three-dimensional model of the territory, or a visualization as such, is a more convincing tool of expression of the plans than a veduta.



Fig. 25: A veduta of Moravian Ostrava, 1728

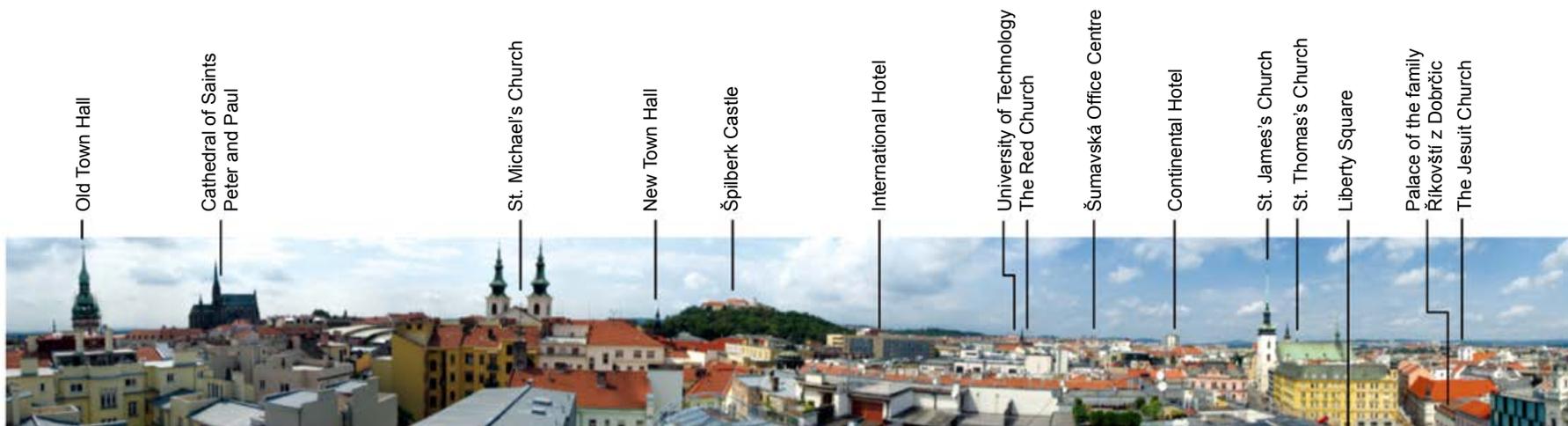


Fig. 26: A veduta of Brno

14. VIEW AXIS

Simplified explanation of the term view axis

View axes are intentionally directed views of landmarks and view-prominent places. Therefore, they accentuate the lines of urban axes. We can distinguish between:

- view direction towards a prominent target (including views from below and above)
or
- view direction delineated by vertical edges (e.g. bordered by trees, objects, terrain, etc.)

Variety of definitions

A succession of interconnected spaces and view axes generating the central composition of buildings; it embodies the basic visual idea of a town, deliberately established or evolutionarily grown, and constitutes its ideological and visual centre. [1]

And how about spatial planning?

If the view axis follows the line of the urban axis, the urban axis and its importance is highlighted and the image of the settlement and orientation in the area are improved.

References

[1] OBERSTEIN, Ivo, CACH, Jan. *Názvoslovní urbanismu a územního plánování*. Praha: FA ČVUT, 2001.

Fig. 28 and comment: MÜLLER, Zdeněk. *Brněnské výstaviště: stavba století. Stavební vývoj 1928–2002*. Brno: Veletrhy Brno, 2002. Scheme completed by Z. Gajdíkova.

Fig. 29: <http://en.wikipedia.org>

Fig. 30, Fig. 31, Fig. 32 © J. Pokorný



Fig. 28: Concept of the development of the exhibition grounds of Brno, 1958

The basic compositional principle of the urban planning structure of the exhibition grounds of Brno has remained till now a system of landmarks consisting of Hall A, Hall Z, the tower of Hall G and the administrative building.

The original two axes designed by architect Josef Kalous in 1924 are proportioned as avenues with central green lanes with chestnut trees. They form a V-shape, with the top in the open space in front of present day Hall A.

The third axis, originally designed by architect Bohuslav Fuchs, was created after the construction of a new landmark, Hall Z.

At the same time, a fourth axis was created between Halls A and Z. This axis was interrupted later by the construction of Hall V.

Examples of urban axes and view axes



Fig. 29: The Boulevard des Champs-Élysées, the longest urban axis in Paris



Fig. 30: A view across the river Thames, with a vista of the University of Greenwich, London



Fig. 31: The end of a view axis as a point de vue, Buchlovice chateau



Fig. 32: A view without axis – from Buchlov castle to the nearby Chapel of St. Barbara

15. PROTECTED VIEW and VIEW HORIZON

Simplified explanation of terms:

Protected view – a picturesque view that should be preserved.

View horizon – a horizon that creates the background of a settlement or a part of it.

Distant view – a view of a settlement in its entirety and a part of its surroundings.

Variety of definitions

Protected view or protected view horizon

A view or a view horizon particularly valuable for the image of a place; such a view or view horizon must not be visually disturbed or interrupted in the zone of protection. [1]

View edge

A horizontal complex of mass, greenery or other natural elements that looks continuous. [2]

View horizon

View horizons enclose several panoramic views; they are related to respective outlook posts. [2]

The view horizon of the historic centre of a city is understood as a material and emotional boundary of the part of the city that is visually connected with the centre. The physical demarcation of a view horizon is determined primarily by geomorphology and secondarily by anthropogenic impacts (buildings, terrain modelling as a result of transportation structures, dump sites and so on). [3]

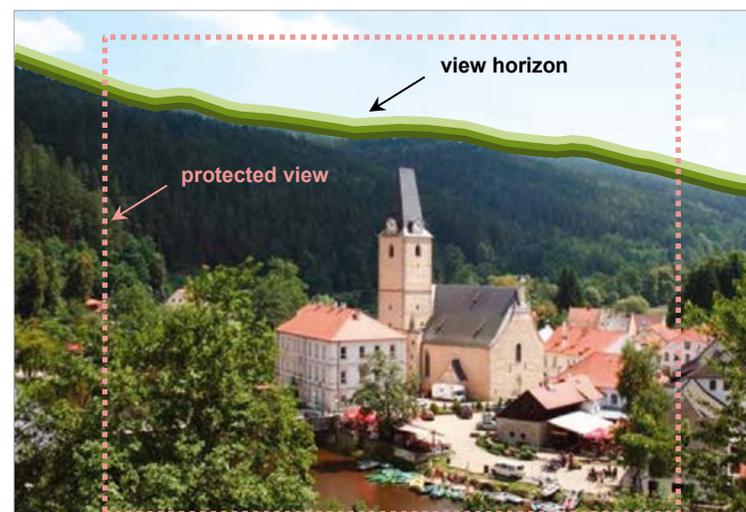


Fig. 33: Rožmberk nad Vltavou; the view horizon creates the background of an important architectural complex of buildings

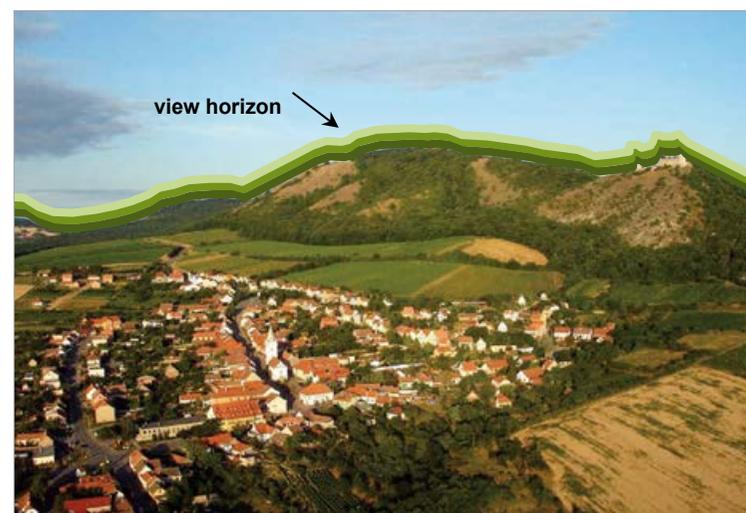


Fig. 34: Pálava hills

And how about spatial planning?

Spatial plans have to take into particular consideration distant views from access roads and important observation points.

Places of potential views of landmarks have to be looked for and used, especially those where visitors gather.

Picturesque views increase the attractiveness of a settlement. Distant views from access roads constitute the entrance gate of the settlement. View horizons are employed mainly in distant views, creating the background of the settlement.

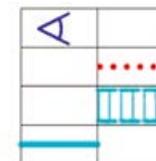
Views of significant objects and, conversely, views from these objects (e.g. lookouts from entrance zones where visitors waiting or leaving the object gather) are particularly important. Deliberately designed lookouts are related to view axes and urban axes.

These and other picturesque views, including view horizons, should be protected. Their view edges should not be overtopped by other objects. Important view horizons should not be blocked, except by suitable landmarks.

Spatial plans can demarcate territories to which increased attention should be paid, in order to preserve the protected views of landmarks and skylines, and maintain the compositional relations between important objects. This protection can be provided mainly by height regulation (see sheet 6, Height level). Records of height levels in photographs, 3D digital models etc. can become a relevant source for the determination of height regulation in spatial planning documents.



Fig. 35: Spatial plan of Sobůlky; cut-out of a drawing of the concept of landscape arrangement



places of distant view

backing greenery, avenues and measures of erosion control for agricultural land

proposed protection zone of landscape horizons

view horizon of local importance

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[3] GABOR, Radim, KLOKOČKOVÁ, Vlasta. *Územně analytické podklady hlavního města Prahy – Příloha 11/11. Pohledový horizont Památkové rezervace v hlavním městě Praze* [online]. Praha: ÚRM, 2008.

Fig. 33 © N. Rozmanová

Fig. 34: <http://de.wikipedia.org>

Fig. 35: <http://www.mestokyjov.cz>

Simplified explanation of the term vista: view of a prominent target framed by another object or trees.

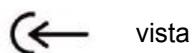
Variety of definitions

Special quasi-static fragments of the internal image of a city, optically connecting adjacent and remote spaces; they are often directed to prominent compositional landmarks (points de vue). [1]

A vista is a depth composition of urban objects arranged on both sides along the direct horizontal axis (either flat or ascending or descending) so that they orient the viewer to a central, fully visible urban object at the end of the axis. This object is the core of the whole composition; other urban objects are subordinate to it, not competing with it in shape, form, colour etc. but, on the contrary, pointing out the core by means of contrasting or neutral features so that the main object dominates more than it would do alone. Between the viewer and the central object, there must not be any obstacle covering or deforming it. [2]

A visual opportunity of the character of a corridor that connects observation posts with an important element of an urban or landscape scene. [3]

Examples of symbols



vista



protected vista

Vistas are specific protected views. A protected view usually provides several points for the observation of a prominent target. A vista is a framed view of a prominent target from a particular place. Such a prominent target may be represented by a landmark as well as landscape, mountains, a lake, skyline, open space, the entrance to a park and so on. In order that viewers do not miss such a place, they have to be held up; therefore relaxation areas with benches, seating outside cafés, and secondary outlook platforms are applied in places with attractive views.



Fig. 36: A vista of surrounding landscape through a building, Lausanne



Fig. 37: A vista of a castle through greenery, Černá Hora

And how about spatial planning?

Vista is a term related to regulatory plans and planning studies rather than spatial plans.

A vista can be **framed by greenery** or **buildings** (a street) or a single building (e.g. passage, arcade or gate).

A narrow vista through greenery can follow the compositional axis. These vistas, leading intentionally from one prominent place to another, should be marked out in spatial plans. In order to preserve them, control of permissible and impermissible use should be stipulated for areas that the view goes through. Greenery should be maintained so that the vistas do not become overgrown.

Another type of vista is views through buildings in important urban axes terminated by landmarks or view-prominent places.

When new buildings are planned, it is always necessary to verify potential opportunities for founding new vistas.

It is suitable to use unexpected opportunities for vistas and record them in the spatial plan. Such vistas act as surprising and invigorating.

A vista of a prominent target originates intentionally during compositional creation, but it also often suggests itself randomly. It should be used with particular attention to the location. When the spatial plan works with a vista, the size of the settlement must be taken into consideration: a monumental vista of a large building in a small settlement would look awkward.

Nevertheless, vistas can also be intimate places, for instance those with views from a park bench to a sculpture framed by trees. Because of their scale, such vistas are not treated by spatial plans but rather by regulatory plans and planning studies.

For the urban arrangement of a particular place such as a public open space, visualizations of the parterre with the vista can be displayed. This enables people to get a concrete idea about the newly built or revitalized location.



Fig. 38: A vista through a street, 30 St. Mary Axe, London

References

- [1] KUPKA, Jiří. *Prostředky harmonizace urbanistického prostor. Pomůcka k přednáškám pro studenty Fakulty stavební ČVUT* [online].
- [2] MEDUNA, Vladimír. *Urbanistická kompozice*. Brno: VUT, 1985.
- [3] HEXNER, Michal. *Oponentura návrhu předložené publikace*.
Fig. 36, Fig. 37 © Z. Gajdíkova
Fig. 38 © J. Pokorný

17. VIEW-PROMINENT PLACE

Simplified explanation of the term view-prominent place

view-prominent place:

- a place that attracts the eye; a place of frequent looks
- a place in the view/urban axis

A view-prominent part of the facade is a part of the facade that attracts the eye in the end of the view/urban axis.

Variety of definitions

View-prominent part of the facade

A part of the facade suitable for architectural emphasis. [1]

And how about spatial planning?

In spatial plans, a view-prominent place can be identical with a landmark. Like a vista, it finds its use in relation with the urban axis or view axis.

A view-prominent place (in a similar way to a vista or target point of view) concerns more the scale of a regulatory plan or a planning study. They deal with smaller areas, therefore in more detail. In terms of a regulatory plan or a planning study, view-prominent places are represented by many corners, accentuated entrance facades, objects seen from urban transport stops, as well as the entrances and exits of buildings designed for high numbers of visitors such as theatres, cinemas, halls, funeral parlours and so on.

References

[1] MAIER, Karel. *Názvosloví, příklady metodiky a symboliky užívané pro zpracování regulačních plánů. Regulační prvky.* [online]. Praha: ČVUT, 2004.

Fig. 39 © Z. Gajdíkova

Examples of symbols



view-prominent place

view-prominent part of the facade



Fig. 39: Ransila shopping mall, Lugano

18. TARGET POINT OF VIEW

Simplified explanation of the term target point of view (point de vue): attractive harmonious place to which the view axis is aimed; attractive harmonious place in a vista (for example valuable buildings, sculptures or natural elements).

A point de vue is the climax and focal point of the composition.

Variety of definitions

An object (of architecture or sculpture) acting as the target of a view/vista. [1]

And how about spatial planning?

The same principles as for view-prominent places apply for target points of view. In spatial plans, a target point of view can be identical with a landmark. Again, in an urban planning composition it finds its use in relation to an urban axis or a view axis.

In regulatory plans or planning studies, the target point of view is an interesting or appealing place in the view axis or in a vista. It can be a fountain, a sculptural group, an accentuated entrance to a building or a town hall tower.

References

[1] ŠEFCŮ, Ondřej. *Architektura: lexikon architektonických prvků a stavebního řemesla*. 1. vyd. Praha: Grada, 2013.

Fig. 40 © J. Pokorný

Examples of symbols

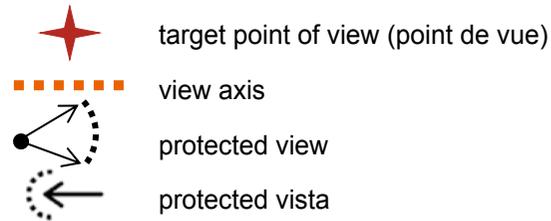


Fig. 40: End of a view axis with an important building, St. Peter's Basilica, Vatican City

Simplified explanation of terms

Scale: perceived size of objects usual for the location in which they are found (size of a chair, house, school, etc.); it is affected by the overall size of the object as well as by the structure of its parts.

Human scale is the scale of a setting that is pleasant for people and does not appear gigantic.

Proportions: usual ratio of the main dimensions of an object (e.g. the height of a chair in relation to the size of its seat, the height of a house in relation to the dimensions of the built-up area, etc.; in urban planning, it is the ground plan proportion in relation to the cross section of space, proportion of an object in relation to space, etc.).

Proportions also mean the ratio of the size of objects in relation to each other, the ratio of an object to a part of it, and the ratio among certain parts of an object.

Harmony in volumetric and dimensional proportions of architectural or urban planning works is a prerequisite for the harmony of the environment in which we live.

Variety of definitions

Scale

In architectural and urban planning composition, the term scale is used to express the absolute and relative ratios of the dimensions of single compositional parts, integral objects or whole urban complexes. The human scale is an expression of the adequacy of volumes in relation to humans and the habits of human perception. [1]

The scale represents the ratio between two sizes. A change of scale facilitates the accentuation of major parts of an object as distinct from the minor. [2]

Proportions

Proportions define the relations among the basic dimensions of a spatial structure, between the sizes of individual parts and the whole, and among these parts. Also, proportions reflect the relation between individual parts and a selected module (basic dimension to which the other dimensions are related). The proportions of a perceived urban space are projected in the human psyche to such an extent that people may be psycho-physically disconcerted (fear of closed/open spaces). [2]

With the use of suitable relative dimensions and distances among objects, that would be repeated in a work of art, we can achieve a noticeable cohesiveness of objects and integrity of the whole. Then we speak about the proportions of objects and relations among them, i.e. the proportions of a composition. [3]

And how about spatial planning?

Spatial plans can regulate the scale of buildings by means of the control of the structure of housing development. In particular, regulatory plans and planning studies have to bear in mind that buildings of a scale or proportions different from those usual in the location will attract the viewer's attention. Such attention can be desirable; then, we endeavour to use it in the urban planning composition and purposefully incorporate the object. If the attention is undesirable, we should use means of urban planning composition in order to eliminate the object as much as possible.

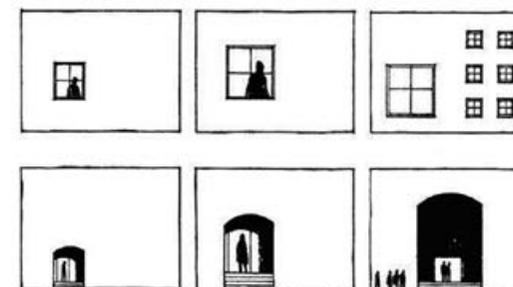


Fig. 41: Perception of the scale and proportions of an object

By means of the size of the elements of the facade, various effects of the object as a whole can be achieved. The proportions of the mass of a building and the expression of the building (facade) are important factors for general perception and formation of a place. For instance, a house with a few small windows will appear bigger than a house of the same size with one big window. At the same time, based on our experience, we can judge how many floors there are in an object and what proportions there are between a traditional window, a person, and all the elements in the surroundings, which refers to so-called natural scale. The design of the facade and its structure indicate the importance of the object: the size of the entrance door will be different for a house, a library and a church.

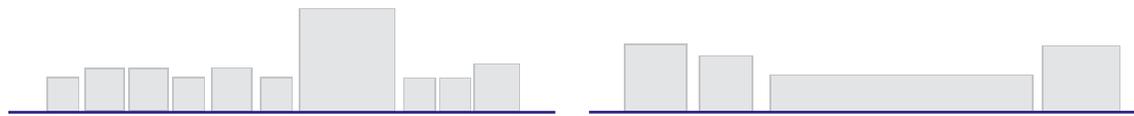


Fig. 42: Examples of the effect of the proportions of various masses

These examples present the negative effect of an object; such objects are not desirable. Their shape and size indicate different functions because we have a deep-rooted idea about the shape of a typical house, kindergarten or municipal office. The form of an object, in other words its shape and size, should always be based on its function, consequently on its disposition and construction.

A building of adequate scale has a similar volume and degree of structuring as the objects around. Keeping to the scale and proportions means generating harmony (evenness, balance) of the environment. It can also lead to monotony. However, if we want to disrupt this harmony, it must be done with a logical objective such as:

- placing an important building
- placing it in an important location

This means:

The scale may be disrupted by an important building on which we want to focus attention (e.g. school, town hall, etc.).

The scale may be disrupted by one object (or a group of objects of the same purpose) if it stands in an important place such as the end of the view axis in a street.

The disruption of the scale is understood mainly in the negative sense. Nevertheless, deliberate disruption of the scale can be a part of the architectural or urban planning intention enhancing the place and resulting in a positive image of the place. However, any concrete assessment is subjective; it is therefore appropriate to invite architectural tenders for these important places.

Increased attention has to be paid to proportions and scale dealing with the immediate vicinity of a new and an older building. The proportions of the mass of a building as well as its expression (facade) are important for the general perception and creation of a place.

A contrast between a modern and a historic building is possible (see Fig. 43). It is always a question of the importance of the building and its position in surroundings. Terraced houses on small building sites are perceived in a different way than a building of city-wide importance such as a gallery.

Radical contrast is not always necessary, buildings can differ in details but they should be in proportional harmony. The buildings in Fig. 44 do not compete with each other in architectural rendering; on the contrary, they form a compact assemblage with a frontage. The new building can thus discreetly complete those already existing.



Fig. 43: The Jewish Museum in Berlin



Fig. 44: City Lounge, St. Gallen

References

- [1] HRŮŽA, Jiří. *Slovník soudobého urbanismu*. 1. vyd. Praha: Odeon, 1977.
- [2] TODL, Luděk, HEXNER, Michal, NOVÁK, Jaroslav. *Urbanistická kompozice I*. 1. vyd. Praha: České vysoké učení technické, 1985.
- [3] MEDUNA, Vladimír. *Urbanistická kompozice*. Brno: VUT, 1985.
- Fig. 41: CHING, Francis D. *Architecture: form, space, & order*. 3rd ed. Hoboken: Wiley, 2007.
- Fig. 42 © N. Rozmanová
- Fig. 43: Jewish Museum Berlin, photo: Luftbild und Pressefoto – Robert Grahn, <http://www.jmberlin.de/>
- Fig. 44 © Z. Gajdíkova

Simplified explanation of terms

Gradation = gradual strengthening of the effect towards the point of the main impact, where the composition culminates, e.g. with a distinctive sculptural group, the most important object, etc.

Contrast = difference, contradiction.

Stress = emphasis, highlighting. [2]

Variety of definitions

Gradation is the gradual strengthening of the effect of the composition towards the place in which it culminates. This place, stressed in the composition (core), may be a landmark like an urban prominent place designed to express directly or indirectly a spatial intent. [1]

Contrast and concord are extreme relations of the degree of difference between single elements of the composition. The regularity or irregularity of the the general urban design represent a function of this relation.

Contrast and relation have the nature of a dialectical unit; they complete each other and switch in certain positions. We can perceive differences, not the exact boundaries of references. This delicate transition of contrasts is called nuance. [1]

Stress

An emphasizing element in the framework of the general mass composition, for which the architectural/artistic function is more important than utility. [3]

And how about spatial planning?

Many principles of urban planning composition are universally applicable; for instance, they are used in the organization of exhibitions. For a display of art works or flowers, the existence of a central view axis, starting at the entrance, can be used. At the end, the target point of view can be the most important piece of the exhibition. The value of the objects exhibited culminates along the route the visitors follow. The most valuable objects are placed in the centre, or in the view axes starting at the entrances to the exhibition halls. The same principles are applied for the creation of a settlement.

The effect can be strengthened by repeating an element towards the place of the main effect, with intervals in between, by enlarging the element or by both effects simultaneously, e.g. small water elements in a park getting bigger heading towards a central fountain and bordering the view axis. Another example can be the height gradation of objects that become taller and taller leading to a direction of a landmark.

Gradation in a territory is not always solely related to the view axis. It may be represented by an urban axis such as a winding access road in a built-up indented terrain. In suitable places on the ascent, the road uses observation posts with increasingly picturesque views. The road ends with an important object or impressive outlook.

Also, gradation can use an instant of surprise: an interesting, place or element can be anticipated, but the end of the road provides an unexpected impression caused by an extraordinarily important object or vantage point.



Fig. 45: Gradation of the mass of buildings, the Rabí Castle



Fig. 46: Gradation of sculptures at the access to a chateau, Milotice

References

[1] TODL, Luděk, HEXNER, Michal, NOVÁK, Jaroslav. *Urbanistická kompozice I*. 1. vyd. Praha: České vysoké učení technické, 1985.

[2] ABZ.cz: slovník cizích slov – on-line hledání [online].

[3] OBERSTEIN, Ivo, CACH Jan. *Názvosloví urbanismu a územního plánování*. Praha: FA ČVUT, 2001.

Fig. 45 © H. Čapek, <http://www.hradrabi.cz>

Fig. 46: <http://www.zamekmilotice.cz>

Simplified explanation of terms

Rhythm is regular repetition of at least two different elements in an area or space.

Gradation is achieved by ordering bigger and bigger elements one after another. Rhythm brings order in the composition.

Rhythm can be observed in architectural elements such as facades or the mass composition of a complex of buildings. In urban planning, rhythm is applied in places like avenues and for the arrangement of landmarks. [1]

Symmetry is the regular arrangement of elements around a centre or along one of the axes. [2]

Asymmetry means irregularity, the opposite of symmetry. [2]

Eurythmy is the harmony of single parts and the whole. [1]

Variety of definitions

Rhythm is the repetition of identical elements at regular intervals. Its substance is time and the way of naturally rotating certain phases of a compositional unit. The rules of rhythm are directly related to those of standardization, modulation and typization. In general terms, rhythm is a special form of differentiation and, at the same time, of the unity of what has been differentiated. [3]

Symmetry, both along an axis or around a point (bilateral or radial), enhances the effect of the composition. It is one of the simplest means of the visual unity of a piece of art. It is traditionally considered as a constituent of perfection and the manifestation of seriousness and monumentality. [3]

A disruption of symmetry that is regarded as more serious than than a barely perceptible deviation is called **asymmetry**. [3]

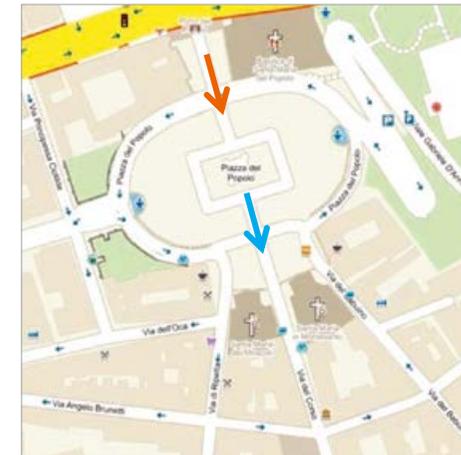


Fig. 47 & 48: View of two almost identical churches, Piazza del Popolo, Rome

Fig. 49: Ground plan representation of a place on a map

And how about spatial planning?

Rhythm, symmetry and asymmetry are additional tools of urban planning composition, used in the scale of a regulatory plan or a planning study. They are more often applied in architectural creation.

They can be described in a much easier way as used on the facade of a large building:

symmetry – two masses of the same volume facing each other as a mirror image; the main entrance is situated in the middle of the building, i.e. on the vertical axis which is simultaneously the axis between two identical halves of the object – the wings of a building

asymmetry – the mass of the building has no axis of symmetry, its mass is not distributed in a balanced way

rhythm – e.g. regularly alternating windows on the facade of an object

In previous centuries, symmetry was used in an area for the emphasis of important buildings and their environs including adjacent gardens in the French style. As examples, let us mention the chateau in Dobříš and Mahen Theatre in Brno, with their use of flower beds and access pathways. Public spaces should respect this concept of symmetrically designed buildings.

Rhythm in territory is represented by repeated identical elements such as avenues of trees, colonnades, sculptures and fountains.

References

[1] <http://architektura.klenot.cz> – Teorie architektury [online].

[2] <https://cs.wikipedia.org>

[3] TODL, Luděk, HEXNER, Michal, NOVÁK, Jaroslav. Urbanistická kompozice I. 1. vyd. Praha: České vysoké učení technické, 1985.

Fig. 47, Fig. 48 © Z. Gajdíkova

Fig. 49: <http://mapy.cz>

Fig. 50: <http://www.zamekdobris.cz> Fig. 51: <https://commons.wikimedia.org>

Fig. 52: <http://www.kacina.cz>



Fig. 50: The chateau in Dobříš



Fig. 51: Mahen Theatre in Brno



Fig. 52: The chateau in Kačina

Part II Application of Basic Principles and Rules of Urban Planning Composition

In Part I, we were able to get acquainted with the most common concepts of urban planning composition.

In Part II, we should find out what to notice and appreciate in the territory – what values we have in the territory and how to make use of their existence for urban planning composition.

There are three gradual steps leading to the creation of a comprehensive, quality, and valid long-term urban planning concept and composition of a spatial plan:

1. **perception of territory**
2. **spatial analysis**
3. **spatial design**

In accordance with the above-mentioned three steps, the application of basic principles and rules of urban planning composition has been divided into the following procedures:

1. verification of our cadastral area (administrative territory) on the map and in the terrain – perception of the environment and context – terrain
2. which values there are (natural, cultural, historical, urban planning, civilization) in which administrative territory and what should be noticed
3. how to make use of values in urban planning composition – the principles and rules of its creation
4. how to keep and develop the values of a territory, (i.e. improve them)
5. how to maintain urban planning composition in a territory (i.e. to stabilize and sustain it)

Composition cannot be linked to the administrative territory (composition does not have administrative boundaries, or it has them only rarely in the case of correspondence of spatial and administrative demarcation of the territory). Yet another text refers to the administrative territory, because the designer, in accordance with the Building Act, deals with one administrative territory by the means of the spatial plan. The surroundings of the administrative territory, however, are taken into account as well.

We would like to introduce the readers to the main rules using the principles of urban planning composition in spatial planning with the example of a particular settlement. Deliberately, we do not want to use renowned listed places with famous castles and chateaus. We would like to show that values can be found in any settlement and the principles of urban planning composition apply to them as well.

The municipality of Černá Hora has been chosen as a model territory on which we would like to demonstrate examples of the principles of urban planning composition. This municipality is located about 25 km north of Brno, on the Brno – Svitavy road. It currently has approximately 2,000 inhabitants. Examples of use of the principles of urban planning composition are complemented by general examples or examples from other settlements.



Location of selected settlement in the Czech Republic

References: <https://mapy.cz/>

Step 1 – Perception of the territory

1.1. Before we go into the terrain

/Investigation of the settlement and the surroundings using maps – position of the settlement and ruggedness of the terrain, history of the settlement and landscape/

It is necessary to be aware of **the location of the settlement** – in the vicinity of which settlements the municipality is located for the concept of urban development and urban composition. What background facilities the surroundings of the municipality provide, or what background facilities the municipality provides to the surrounding settlements. These include, for example, job opportunities, the possibility to attend medical and educational facilities, shopping, social activities, etc. The demand for renovation or building of new facilities depends on the needs of the settlement and its cooperation with the surroundings (while using educational, cultural, sports and other facilities). This is related to the use of the existing land and objects and looking for suitable new land. This means the land in which the objects, among other things, do not violate the urban planning concept and composition of the settlement.

To get an idea of the impact of aims in the area means to go through the surroundings of the settlement and the settlement itself. It means to perceive **the ruggedness of the terrain**, noting where there is a nice view of the settlement. It may be the most beautiful from the valley or the surrounding hills, which may even lie outside the administrative territory of the settlement. Therefore, before an 'exploratory trip', it is appropriate to have a look at the maps of the administrative territory of the municipality and its surroundings.

Example: The municipality of Černá Hora

Location of the settlement and basic map data

The source of information may be a basic, winter or hiking map, i.e. commonly available maps on the website (www.mapy.cz).

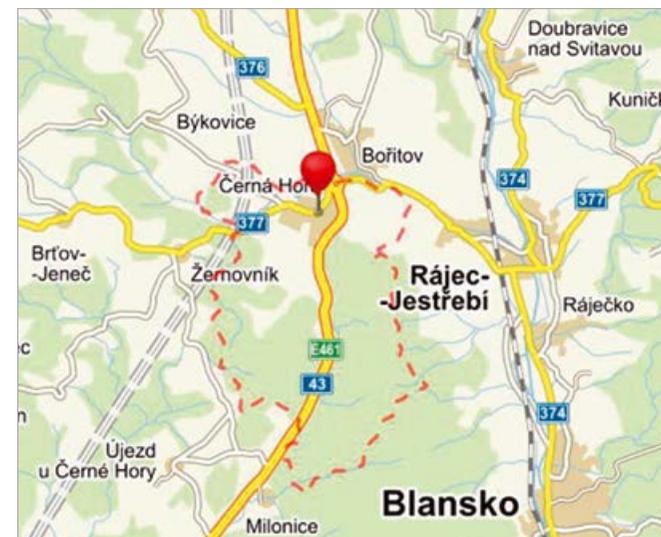
The location and distance to the nearest settlements:

Černá Hora – Bořítov 2 km

Černá Hora – Žernovník 3 km

Černá Hora – Rájec-Jestřebí 6 km

The administrative territory of the settlement is the territory of one (or more) cadastral area(s) managed by the municipal or city authority. At the same time, the local (municipal) authority performs the tasks assigned by the council or the municipal council within the framework of the so-called independent jurisdiction and furthermore, to a certain extent it performs the state administrative duties within the so-called delegated jurisdiction.



The cadastral area of the municipality of Černá Hora and its position with respect to the surrounding settlements

References: <https://mappy.cz/s/mN2M>

The above-mentioned winter map shows elevated places around the settlement (Černá Hora ) , including altitudes, viewing towers in the surroundings and places from which there is a good view of the surroundings. On the map, it is also possible to note the main access roads to the municipality, as they are also important within the subsequent creation of urban planning composition of the settlement.



The surroundings of the town and the main access roads

Additional information on the settlement can be found on the official website of the municipality, or in the publication documenting the development of the municipality:

“Černá Hora is located in a hilly wooded landscape in the territory of Boskovice on the borderline of the Czech-Moravian Highlands and Dražanská Highlands. In the past, it used to be an intersection of historic trade routes. One leads from Brno to Bohemia (Trstenická road) and the other from Tišnov to Blansko.

Before the year 1279, there was founded a chateau, the outer bailey of which was discovered in 1973 during the construction of the bypass. In the 16th century, the castle was rebuilt into a Renaissance chateau. After a fire in 1724, the chateau was reconstructed at the beginning of the 19th century, then rebuilt according to a design by Theophilus Hansen. At present, the chateau is used as a retirement home.

According to the available literature, it is possible that the oldest buildings were located eastwards of the castle (in the location called Na Ulici). The earlier development had been located on a rectangular town square. This is also indicated by the position of the church, which was built on the site of an earlier church and was surrounded by a cemetery.”

References: <https://mapy.cz/s/mN2MB>, <http://www.mestycernahora.cz/>, SADÍLEK, Jaroslav. Černá Hora. *Historický vývoj stavebních památek a osídlení obce.* [online]. Bystřice nad Pernštejnem: 2012. Photo © J. Drbušek



The skyline view of the settlement of Černá Hora and its surroundings

Location of the settlement and other maps

The location of access roads to the municipality, cycling and hiking trails, existing local nature trails and observation points, all of which receive more visitors than other places in the area. How this fact can be used for urban composition will be discussed in the following chapters.

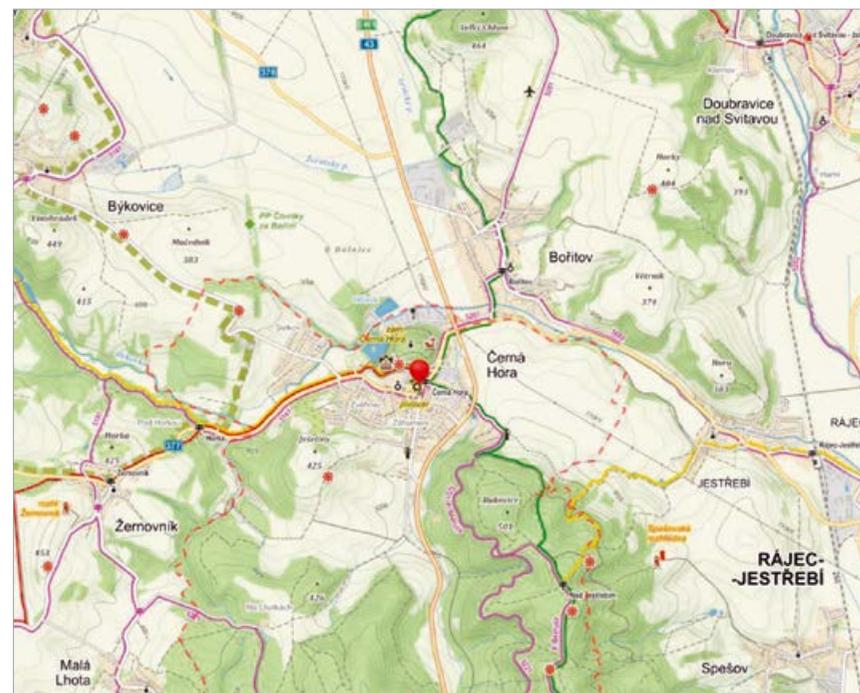
With the aerial map, we get oriented while observing forest massifs and large soil units.



Forest massifs southwards from the municipality

References: <http://mapy.cz/s/g3Bd>

Hiking and cycling map presents to us the possibility of more intensive movement in the landscape.



Cycling and biking trails

References: <http://mapy.cz/s/g3A1>

The ruggedness of the terrain

The ruggedness of the terrain is a fundamental and unchangeable disposition of a territory for urban composition. A general idea of the segmentation of the surrounding area can also be obtained from other background materials such as a shaded relief model or orthophotos. For the purpose of orientation, we can also get acquainted with the given environment thanks to panoramic views of the application Street View. And these documents are commonly available on websites.



Shaded relief model

References: <http://geoportal.cuzk.cz/geoprohlizec/?wmcid=693>



Topographic map on the basis of the shaded relief model

References: <http://geoportal.gov.cz/web/guest/map/>



Orthophoto on the basis of the shaded relief model

References: <http://geoportal.gov.cz/web/guest/map/>



Contour lines in an orthophoto

References: <http://geoportal.cuzk.cz/geoprohlizec/?wmcid=553>

History of the settlement – Map data

Besides the location of the settlement and the ruggedness of its administrative territory, it is important to take a look at the most basic facts about the historical development of the settlement. From historical and archival documents, such as maps and chronicles we can trace the development of the settlement and previous land use. In the case of case of Černá Hora, it is worth paying attention to the area of water south of Zámecký vrch (Chateau Hill). This area is currently not used as an area of water, but as gardens. Its earlier use is reflected in the name of the adjacent street called Na Rybníčku (By the Pond).

A historical map is a cartographic work, the creators of which tried to reconstruct the status of the territory in a certain historical period – the map was created by historians, more precisely, it is a historiographical map of the history.

An archival map (old map) dates back to the period it displays, but its data are already outdated.

Both types of maps are also freely available on the Internet.

References: <http://cs.wikipedia.org/>



Stable cadastral map

References: <http://archivnimapy.cuzk.cz/>



Indication sketch

References: <http://www.mza.cz/indikacniskici/>



**3rd Military survey – Map scale: 1 : 25,000
Map list no. 4257_1, no. 4257_2**

References: <http://www.chartae-antiquae.cz/>



**3rd Military survey – Map scale: 1 : 75,000
Map list no. 4257**

References: <http://archivnimapy.cuzk.cz/>



**3rd Military survey – Map scale: 1 : 25,000
Map list no. 4257_1, no. 4257_2**

References: <http://archivnimapy.cuzk.cz/>



**2nd Military survey – Map scale: 1 : 28,800
Map list no. O_8_I, no. O_8_II**

References: <http://mapy.cz/>



**1st Military survey – Map scale: 1 : 28,800
Map list no. 49**

References: <http://oldmaps.geolab.cz/>



**Müller's Map
Map list no. 10**

References: <http://www.chartae-antiquae.cz/>



History of the landscape

A lot of interesting information can be traced in orthophotos. A comparison of the two images below shows how the development increased in sixty years and how the lots in smallholdings have been integrated, and how the amount of greenery in the landscape has increased. The territory has been significantly influenced by the existence of the bypass on the eastern side of the settlement. The bypass has been limiting the development of the settlement to the east. The settlement has not been expanding to the north either. This has to a certain extent been influenced by the fact that the land is located in the vicinity of the boundary of the administrative territory – the border of the cadastral area (see the boundary marked in yellow in the historical orthophoto).



Historical orthophoto, 1953

References: <http://www.kontaminace.cenia.cz/>



An orthophoto of the same area, taken approximately sixty years later

References: <http://mapy.cz/s/g3Bd>

Sources of archival and historical digitized maps of our territory

The Central Archives of Land Surveying and Land Register <http://archivnimapy.cuzk.cz> or <http://historickemapy.cuzk.cz/>

Moravian Provincial Archives in Brno

- Stable Land Register – indicating sketches <http://www.mza.cz/indikacniskici/>

Geoinformatics Laboratory of the Faculty of Environment, University J.E. Purkyně in Ústí nad Labem

- Presentation of old maps of Bohemia, Moravia and Silesia <http://oldmaps.geolab.cz/>
- Map of the Second Military Survey (map from the 19th century) <http://mapy.cz/>

Research Institute of Geodesy, Topography and Cartography

- The map portal <http://mapy.vugtk.cz/>
- Virtual Map Collection <http://www.chartae-antiquae.cz/>

The NAKI Project – Cartographic resources as cultural heritage <http://naki.vugtk.cz/>

Historical orthophotomap – 1950s <http://kontaminace.cenia.cz/>

The Institute of History, the Academy of Sciences of the Czech Republic

- Map Collection <http://www.hiu.cas.cz/cs/>

Digitized old maps of Moravia and Brno city <http://www.vilemwalter.cz/mapy/>

Old and historical maps of Bohemia, Moravia and Silesia <http://www.staremapy.cz/>

Map collections of libraries

- Moravian Library in Brno – Moll's map collection <http://mapy.mzk.cz/>
- Research Library in Olomouc <http://mapy.vkol.cz/>
- The Research Library of South Bohemia in České Budějovice http://archiv.cbvk.cz/historicke_mapy/
- The Municipal Library of Prague <http://web2.mlp.cz/mapa1938/klad.php>

Available old maps from the territory of Bohemia, Moravia and Silesia

Geoinformatics Laboratory of the Faculty of Environment, University J.E. Purkyně in Ústí nad Labem: <http://oldmaps.geolab.cz/>

1) Müller's Survey

- Müller's map of Bohemia from 1720
- Müller's map of Moravia from 1716, edition of 1790

2) 1st Military Survey – Emperor Joseph's Survey

- 1764–1768 and 1780–1783 (rectification), scale 1 : 28,800

3) 2nd Military Survey – Emperor Francis's Survey

- 1836–1852, scale 1 : 28,800

4) 3rd Military Survey – Francis-Joseph's Survey

- 1876–1878 (Moravia and Silesia), 1877–1880 (Bohemia), scale 1 : 25,000

5) Stable Land Register

Sources of the used archival maps

MILITARY SURVEY

© 1st Military Survey, Section No. 49, Austrian State Archive/Military Archive, Vienna

© 2nd Military Survey, Section No. O_8_I, no. O_8_II, Austrian State Archive/Military Archive, Vienna

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© The Ministry of Environment of the Czech Republic – <http://www.env.cz/>

MÜLLER'S SURVEY

© The Institute of History, the Academy of Sciences of the Czech Republic – <http://www.hiu.cas.cz>

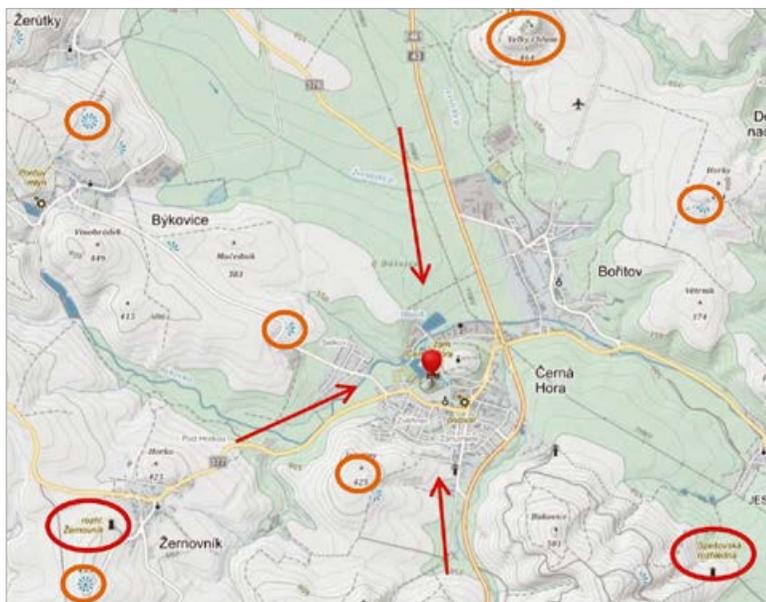
1.2. What should we notice

/View of the settlement from its surroundings and views of the inner part of the settlement/

We can set off to the terrain equipped with information from the maps. First, it is good to examine **the appearance of the settlement from its surroundings**. The essential thing is to realize **in what landscape** the settlement is located (see Sheet 5 Configuration of the terrain: Schemes of types of location of a municipality in terrain), whether situated in flat or rugged landscape, on a hillside, in a valley or on a hill.

We viewed the maps of the area and had a look at the setting of frequently visited places in the surroundings. Thanks to urban planning composition, we notice what **altitude** prevails in the settlement (Sheet 6). In the case where **the historic centre** is visible from the distance (Sheet 7), from which place – **observation point** it is possible (Sheet 8) to have a view of nice **landmarks** (Sheet 9) and how it forms an impressive **skyline** of the settlement (Sheet 10). To find out these facts, it is necessary to carefully go through especially the most frequently visited places in the surroundings, take photographs and record the findings on maps. In the best case, using the map which shows the boundaries of the administrative territory, i.e. the cadastral areas the settlement consists of. Thanks to this, it is possible to realize which valued places are located in our administrative areas and which ones are outside it.

View of the settlement from its surroundings



References: <http://www.mapy.cz/s/g3yv>

Landmarks above the surrounding buildings (the town hall tower, church, chapel, chateau, monument) help to create the skyline of the settlement. Therefore, it is necessary to focus the search for a suitable view of the municipality and observation points mainly on the landmarks.

It is certainly pleasant to view the settlement from the slopes of the surrounding hills and observation points  or from the nearby viewing tower. 

Views of the settlement from distant access roads and trails are definitely worth the attention (Sheet 15) 

We have chosen the landmark of the chateau on a hill as an example within the settlement. 



View of the castle with the church

References: <http://www.mestyscernahora.cz/>

Location of a landmark in the settlement – examples

The landmark of a settlement or landscape is not always in a settlement or landscape is not always located on the highest point, just as is the case in the example of Černá Hora. A location of a suitable landmark on a slope or overlooking water is also very impressive. A landmark in a flat landscape uses a combination of the elements of horizontal and vertical lines (Fig. Švihov Castle).



Example of a landmark on an elevated place – Boskovice Castle

References: <http://www.cyklo-jizni-morava.cz/>



Example of a landmark on a gentle slope – Klobouky u Brna

References: <http://www.kloboukyubrna.eu/>



Example of a landmark on a plain – Švihov Castle

References: <http://www.hrady-zriceniny.cz/>



Example of a landmark overlooking water – the church in Jedovnice

References: <https://cs.wikipedia.org/>

A view of the inner part of the settlement

To be able to work with urban planning composition at the settlement, it is necessary to understand the settlement:

pay attention to the basic history of the settlement – to identify its **historic centre** (Sheet 7) 

and directions for further expansion of the settlement in the territory, i.e. main **urban axes** (Sheet 13) 

This can be facilitated by a commercially available historical map and aerial photograph:



Urban axes and the historic centre are evident from the archival map.

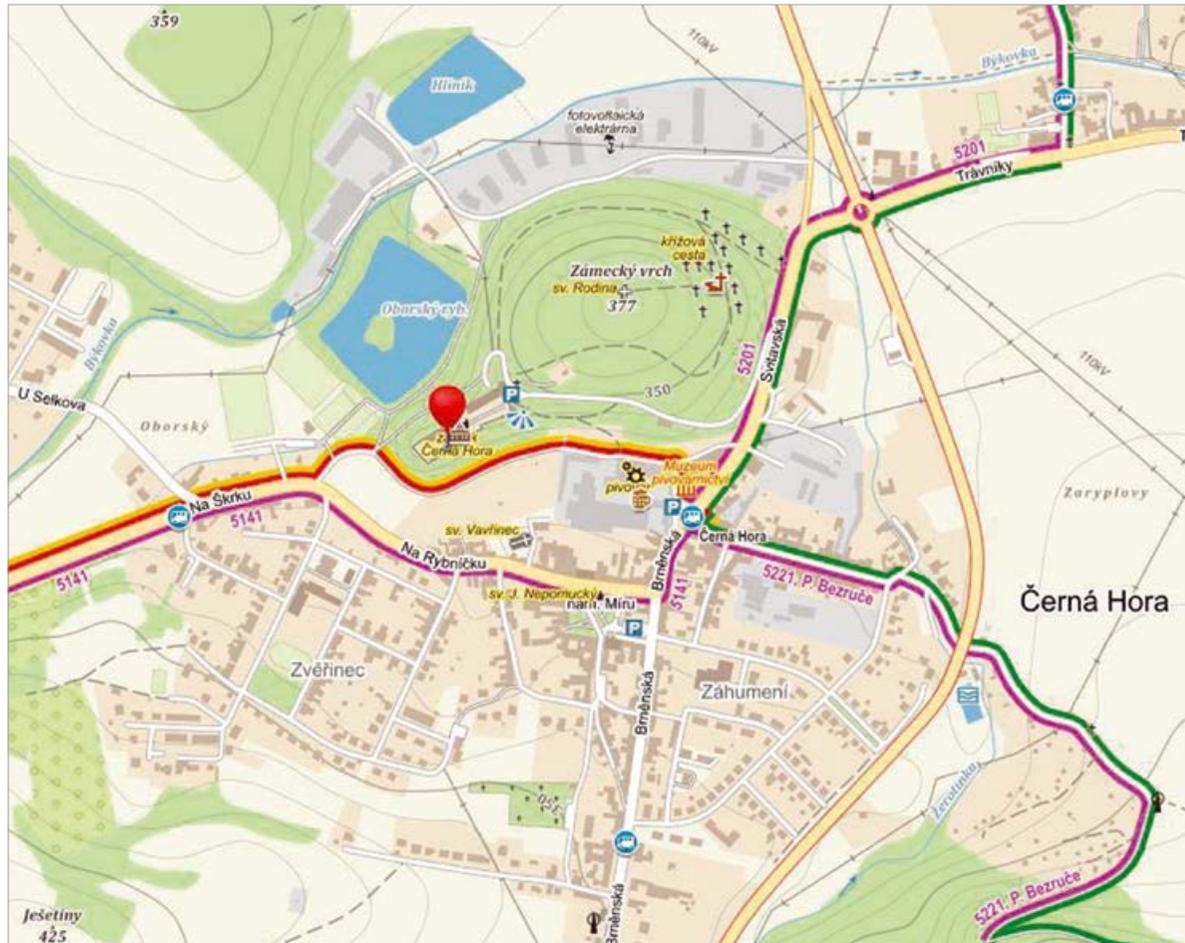
References: <http://www.mapy.cz/s/g3yv>



In the case of Černá Hora, the urban axes are identical with the main transport routes leading through the settlement in the direction north – south (Brno-Svitavy) and East – West (Rájec-Jestřebí-Tišnov)

References: <http://www.mapy.cz/s/g3yv>

A view of the inner part of the settlement



Three cycling trails and three marked hiking trails pass through the centre of Černá Hora. Along with the chateau, the ancient brewery and wooded surroundings, the settlement offers good opportunities for tourism. In the upcoming years, it is necessary to pay attention to the adjustment of the square and the houses that surround it.

References: <http://www.mapy.cz/s/g4tS>

While looking at the interior of the settlement, it is also appropriate to concentrate on busy trails, such as hiking and biking trails and the nature trail.

The initial preview of the interior of the settlement can be obtained from the map as well. The tourist map is going to guide us along the trails and highlight the local sights, attractions and services.

If possible and appropriate, these routes ideally connect the attractive points of the settlement. A greater number of residents live by them and they receive more visitors. It is necessary to show them the most attractive parts of the settlement. Residents or visitors just walk or drive through certain places in the settlement. For some reason, they want or have to stay at other places. Therefore, it is necessary to look for places of significant observation points (Sheet 8), landmarks of the settlement (Sheet 9) or its parts and other view-prominent places (Sheet 17), views that are so beautiful that it is worth paying attention to them and protecting them.

The appearance of the settlement affects the interest of the visitors in returning to the municipality and recommending it to others. The popularity of the place affects the prosperity of local facilities and thus the possibility of their development. The care, good taste and attention the representatives of the municipality is reflected in the relationship of the local people devote to the settlement.



Tip: A good way to get acquainted with the surroundings is through group trips by tourists with cameras. It is well-proven that the locals consider even beautiful views to be common and fail to appreciate them sufficiently. Often, only a walk with an expert or search for images through a camera and presentation of such snaps open the eyes of local residents. The result may be, for example, a competition for locals and visitors for the best photographs of the municipality as a whole in the surrounding countryside.



High trees by the square highlight the significance of the place.



View from the town hall to the castle.



The greenery dividing the school playground and the street with family homes.



The local brewery – the part linked to the public space by a bus stop.



The church and rectory.



Public space with a fountain.

Černá Hora Photo © J. Drbušek, Z. Gajdík, N. Rozmanová



Malý Chlum,
the viewing tower
near Černá Hora



Drnovice,
a municipality
near Černá Hora



Lysice,
a municipality
near Černá Hora

Photo ©
J. Drbušek,
Z. Gajdík, N. Rozmanová



1.3. Principles related to Step 1 – perception of the territory

Study the basic available materials, especially maps.

- Realize
 - the position of the settlement with respect to the surrounding municipalities
 - ruggedness of the surrounding terrain
 - prominent tourist places nearby (e.g. hiking trails, biking trails, observation points, access roads)
- Walk around the surroundings of the settlement paying particular attention to major observation points, remote views, skyline of the settlement, landmarks
- Walk around the settlement itself, pay attention to particular locations – the historical centre, streets and spaces forming the urban axis
- Find suitable view axes and view-prominent places
- Identify the protected views and vistas with targeted points of view
- Find faults in the area – unsuitable view landmarks, buildings distorting the protected views, devaluing urban axes
- Find other shortcomings, such as in relation with the permeability of the area or the use of land causing damage to the compositional relationships (certain areas or objects are both a value and a fault – for example a listed dilapidated farmhouse at a prominent place in the municipality)

Step 2 – Spatial analysis

2.1. What is the value of the territory in accordance with the spatial planning

/Building Act, distribution of values, observed phenomena/

In order to know which values are worth noticing in the territory for the urban planning concept, we need to know the values spatial planning pays attention to.

Building Act Section (§) 18 par. 4 says:

The town and country planning protects and develops the natural, cultural and civilization values of the area as a public priority, including the urban planning, architectural and archaeological heritage. [5]

The answers to the question of what is and what is not a value in spatial planning may differ. Therefore, it is possible to state that:

Value in spatial planning is such value that has spatial projection and there exists a social consensus in relation to it. [4]

Spatial protection of selected natural values is based on Act No. 114/1992 Sb., on protection of nature and landscape, and Decrees No. 395/1992 Sb. and 64/2011 Sb.:

NATURAL VALUES [References: <http://www.ochranaprirody.cz/>]

- Specially protected parts of nature
 - Large-scale
 - National park
 - Protected landscape area
 - Small-scale
 - National nature reserve
 - National natural monument
 - Nature reserve
 - Natural monument

- Natura 2000
 - Area of European Significance
 - Bird Protection Area

Similarly, spatial protection is based on the following values:

CULTURAL-HISTORICAL AND URBAN PLANNING VALUES

[References: <http://www.npu.cz/>]

- Cultural monuments
 - immovable
 - movable
- National cultural monuments
- Monuments on the UNESCO World Heritage list
- Listed areas
 - Conservation area
 - city
 - village
 - archaeological
 - other
 - Conservation zone
 - city
 - village
 - landscape
 - Conservation protection zone



The division of values based on the publication by M. Bečka: [4]

1. Natural values
 - Specially protected parts of nature
 - Landscape character
 - Ecological stability of a territory
2. Cultural-historical values
 - Listed areas
 - Historical structures and objects
 - Memory and character of a place
3. Urban planning (spatial and composition) values
 - Settlement image
 - Urban planning structure
 - Urban planning space
 - Urban planning sets
4. Civilization values
 - Public facilities
 - Job opportunities
 - Greenery and recreation
 - Utilised agricultural area
 - Natural resources
 - Transport infrastructure
 - Technical infrastructure

Work relating to the spatial plan is facilitated by **planning analytic materials** addressing the values in the territory.

In accordance with the Building Act and Section § 4 paragraph 4 of Decree 500/2006 Sb., the graphical part of the planning analytic materials include a drawing of values in the territory, mainly the urban planning and architectural ones. [6]

The following pages contain Appendix no. 1 of Decree 500/2006 Sb., which lists the phenomena being investigated, which are a part of the materials for the analysis of sustainable development of a territory (in accordance with paragraph 2 of the above-mentioned Decree).

Within the **phenomena being investigated** the following values can be distinguished:

	Cultural-historical
	Urban planning
	Natural
	Civilization

The above-mentioned division is supported by illustrative photos on the following pages, see Chapter 2.2.

References

- [1] KUČA, Karel. Ochrana kulturní krajiny z hlediska památkové péče. In. HRONOVSKÁ, Kateřina – KUPKA, Jiří. *Ochrana kulturní krajiny. Hledání cílů, možností a pravidel*. Praha: ČVUT, 2013.
- [2] KUČOVÁ, Věra. *Kulturní krajina a krajinné památkové zóny v České republice v kontextu světového kulturního a přírodního dědictví*. ZPP 68,2008, č. 4.
- [3] Seznam KPZ: <http://www.kpz-naki.cz>
- [4] BEČKA, Marek, MAIER, Karel, DODOKOVÁ, Alena. Hodnoty v koncepci územního plánu. In: *Seminář – Výzkum pro řešení regionálních disparit v České republice*. Ataco s. r. o., Ostrava, 2010.
- [5] Zákon č. 183/2006 Sb., o územním plánování a stavebním řádu (stavební zákon), ve znění pozdějších předpisů.
- [6] Vyhláška č. 500/2006 Sb., o územně analytických podkladech, územně plánovací dokumentaci a způsobu evidence územně plánovací činnosti, ve znění vyhlášky č. 458/2012 Sb.

Appendix No. 1 to Decree 500/2006 Coll.	
Part A – Planning analytic materials of municipalities – materials for analysis of sustainable development areas	
Row number	Phenomenon being investigated
1.	developed areas
2.	industrial production areas
3.	public service areas
4.	areas for reclamation or renewed use of devastated land
5.	conservation area, including protective zone
6.	conservation zone, including protective zone
7.	landscape conservation zone
8.	immovable cultural monuments, including protective zone
9.	immovable national cultural monuments, including protective zone
10.	UNESCO monuments, including protective zone
11.	urban values
12.	folk architecture region
13.	historically important structure, complex
14.	architecturally valuable structure, complex
15.	significant landmarks
16.	area with archaeological excavations
17.	area of landscape and its characteristics
18.	site of landscape and its characteristics
19.	place of important events
20.	significant scenic spot
21.	territorial system of ecological stability
22.	significant landscape element, registered, if not listed under another item
23.	significant landscape element, according to law, if not listed under another item
24.	temporarily protected area
25.	national park, including zones and protective zones
26.	preserved landscape area, including zones
27.	national wildlife park, including protective zone
28.	wildlife park, including protective zone
29.	national wildlife beauty spot, including protective zone

Row number	Phenomenon being investigated
30.	natural park
31.	wildlife beauty spot, including protective zone
32.	memorial tree, including protective zone
33.	UNESCO Biospheric Reservation, UNESCO Geopark
34.	NATURA 2000 – European significant locality
35.	NATURA 2000 – birds' area
36.	locations with particularly protected flora and fauna species of national importance
37.	protective forests
38.	forests of special purpose
39.	commercial forests
40.	50 m distance from forest edge
41.	quality soil ecological unit
42.	biochore boundary
43.	investment into soil in order to improve fertility
44.	water resource, ground, underground, including protective zones
45.	protected area of natural water accumulation
46.	vulnerable area
47.	ground or underground water formation
48.	water reservoir
49.	river catchment area, watershed
50.	floodplains
51.	floodplain active zone
52.	area dedicated for floodwater
53.	area of special flood below waterworks
54.	object/facility of flood control
55.	natural curative resource, source of natural mineral water, including protective zone
56.	spa resort, inner and outer area of spa resort
57.	mining area
58.	protected area of mineral resource deposits
59.	protected area for special interventions to the Earth's crust
60.	mineral resource deposits



Row number	Phenomenon being investigated
61.	undermined area
62.	landslide area or area of other geological risks
63.	old mining structure
64.	old loads and contaminated areas
65.	area with impaired air quality
66.	dump pile, waste heap, mud pit, slag heap
67.	technological object for water supply, including protective zone
68.	water line, including protective zone
69.	technological object for sewage disposal and water treatment, including protective zone
70.	network of sewers, including protective zone
71.	electricity production, including protective zone
72.	transformer station, including protective zone
73.	elevated and underground power lines, including protective zone
74.	technological object for natural gas supply, including protective and security zone
75.	gas pipeline, including protective and security zone
76.	technological object of supply with other products, including protective zone
77.	crude oil pipeline, including protective zone
78.	product pipeline, including protective zone
79.	technological object for heat supply, including protective zone
80.	caliduct including protective zone
81.	electronic communication facility, including protective zone
82.	communication line, including protective zone
83.	nuclear facility
84.	objects or facilities from groups A or B with dangerous substances
85.	waste dump, including protective zone
86.	incineration plant, including protective zone
87.	facility for dangerous waste disposal, including protective zone
88.	motorway, including protective zone
89.	expressway, including protective zone
90.	I. class road, including protective zone
91.	II. class road, including protective zone

Row number	Phenomenon being investigated
92.	III. class road, including protective zone
93.	local and special-purpose roads
94.	countrywide railway, including protective zone
95.	regional railway, including zone
96.	high-speed railway corridor
97.	siding track, including protective zone
98.	cableway, including protective zone
99.	special cable way, including protective zone
100.	tramway track, including protective zone
101.	trolleybus route, including protective zone
102.	airport, including protective zone
103.	airline construction, including protective zone
104.	waterway
105.	border crossing
106.	cycle track, cycle route, bridle path, hiking trail
107.	object important for national defence, including protective zone
108.	military area
109.	delimited spaces of accident planning
110.	civil defence building
111.	fire service building
112.	important building for the duties of the Czech Republic's Police
113.	protective zone of cemetery, crematorium
114.	other protective zones
115.	other public infrastructure
116.	number of completed flats as of December 31st each year
117.	area with development potential
118.	other planning
119.	other information available, e.g. average price per m ² of building site sorted by cadastral areas, average price per m ² of agricultural land sorted by cadastral areas

2.2. Values in administrative territory

/Examples of values investigated/

Natural values



Geomorphological landscape element
National wildlife park – Radostín moorlands
References: <http://www.dedictvivysociny.cz/>



Geological landscape element
Wildlife beauty spot – Borecká lake
References: <http://www.dedictvivysociny.cz/>



Biological landscape element
Memorial tree – solitary wood species,
Farmer's lime tree (Sedláková lípa)
References: <http://www.ozp.plzen.eu/>



Forest landscape element
Floodplain forest – alder trees with undergrowth of spring snowflakes
References: <http://www.npcs.cz/>



Agricultural landscape element
Terrace – vineyards
References: <http://www.gotberg.cz/>



Water management landscape element
Artificial water reservoir
References: <http://www.trebonsko.ochranaprirody.cz/>



Culturally historical values



Area with archaeological excavations

Vojtova Street, Brno

References: <http://www.archaia.cz/>



Urban planning structure

Linear organization of a town, Zlín

References: <http://www.mapy.cz/>



Historical garden

Kitchen garden, Veltrusy

References: <http://www.vyletnik.cz/>



Construction – technical monument

Windmill, Kořenec

References: <http://www.povetnik.cz/>



Building typical of the local area

Ústí Region, Šluknov

References: <http://www.mesto-sluknov.cz/>



Building typical of the local area

South-Moravia Region, Lesná, Zlín District

References: <http://www.nppodyji.cz/>



Building typical of the local area

South-Bohemia Region, Holašovice

References: <http://www.jiznicechy.cz/>

Culturally historical values



Industrial heritage

Ostrava, central railway station, Vitkovice ironworks in the background

References: [photo © Z. Gajdiková](#)



Cemeteries

Jewish cemetery, Boskovice

References: <http://www.regionboskovicko.cz/>



Minor structures in the landscape

Wayside shrine, Perná

References: <http://www.npu.cz/>



Memorable places

Mythical mountain – aerial image of Velký Blaník

References: <http://www.lounvicepodblanikem.cz/>



Site of a defunct village

The defunct village of Mušov

References: <http://cs.wikipedia.org/>



Site of a significant event

Mound of peace (Mohyla míru), Prague

References: <http://mohylamiru.muzeumbrnenska.cz/>

Urban (spatial and composition) values



Observation point and its view sector

View from the courtyard of the chateau in Vranov nad Dyjí

References: <http://www.nppodyji.cz/>



View-prominent place

Roadside inn at a crossroads, Lanškroun

References: photo © Z. Gajdík



Integrated urban planning complex – structure of a settlement

Conservation zone Ostrava-Poruba

References: <http://www.mapy.cz/>



Landmark building of local importance

The church and townhall on the square, Hodonín

References: photo © Z. Gajdík



Significant space in a settlement

Spa square and colonnade, Luhačovice

References: photo © Z. Gajdík



Green lines and nodes

Sakura alley, Kadaň

References: <http://www.czregion.cz/>

Civilization values



Public facilities
Puppet Theatre Ostrava
References: <http://www.dlo-ostrava.cz/>



Agriculture
Area of hop fields, Žatec region
References: <http://www.czhops.cz/>



Area of free recreation
Baťa Canal
References: <http://www.batuvkanal.cz/>



Transport
Tram line, Plzeň
References: <http://www.plzen.cz/>



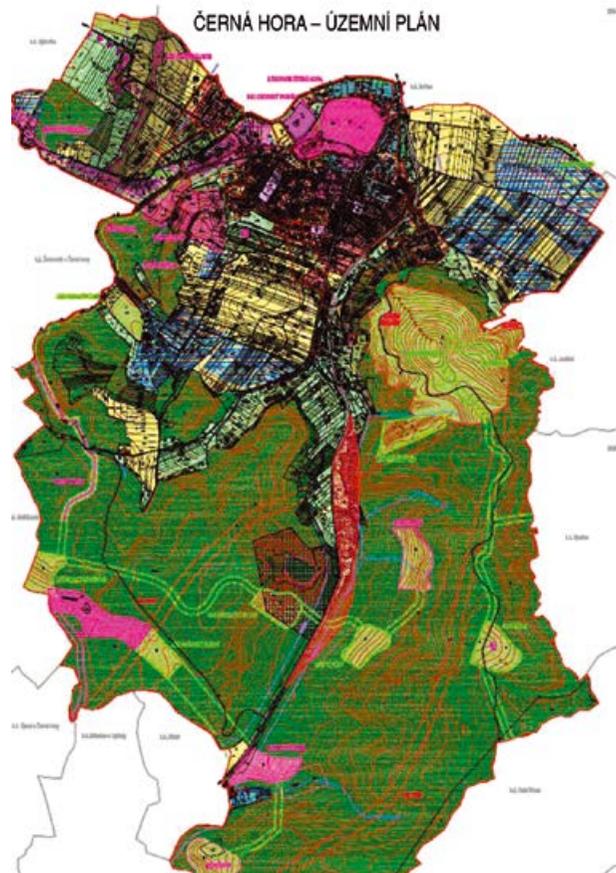
Transport
Bike trails
References: <http://www.cyklo-jizni-morava.cz/>



Natural resources
Protective levees along a river, Napajedla
References: <http://www.cs-povodne.eu/>

2.3. Spatial analysis is not just a list of values

/Spatial analysis within the spatial plan/



Spatial plan addressing the entire administrative territory
(In the case of Černá Hora, it is one cadastral area)

References: *Spatial plan of Černá Hora*: <http://www.mestyscernahora.cz/uzemni-plan/d-1176>

Task of the spatial plan

For the purpose of understanding the analysis in spatial planning, let us at least mention in a nutshell what the task of the spatial plan is.

The basic task of a spatial plan is to solve the **overall concept of a settlement**. For this reason, it is necessary to identify the areas with a different mode of use, i.e. housing areas, areas related to public facilities, manufacturing, transportation, forest and water areas, etc., and, if necessary, to propose changes in these areas. Particular uses in a spatial plan are marked in colour, which facilitates orientation in the demarcated area and the opportunity to establish the importance of the areas (i.e. the hierarchy of importance of these areas) and their mutual relations. **A spatial plan addresses the arrangement of the developed areas, public infrastructure (public facilities, transport and technical infrastructure, public spaces) and landscape**, while taking into account the values and limits of use of the territory.



Spatial plan – viewport of the main drawing

From the previous chapters, we know what values should be observed, at the same time noting that the values of the territory for urban planning composition are not only significant buildings, but also natural, cultural, historical and civilization elements. The task of the designer towards the analytical part of his work is not merely the development of a list of specific values of the territory and the establishment of appropriate conditions for the urban planning composition. We shall deal with the ways of handling these findings in the following text.

State, opportunities and needs of a settlement

Designer work is demanding. To perceive, experience and, on the basis of this, analyse the territory is an experience which is difficult to convey. The designer uses a large amount information for the analysis (the spatial planning analytic materials, superior urban planning documentation – principles of spatial development, planning studies, strategic concepts, etc.). The very essence of the analysis of a territory is to understand and assess the state, opportunities and needs of the settlements, and to establish an urban planning concept in which the interplay of land use (residential, public facilities, manufacturing, etc.), transport links and managing technical infrastructure and opportunities for further development will be close to an ideal solution both in space and in time. When creating the urban planning concept, the designer first has to coordinate the requirement of use, importance, size and position of individual areas, taking into account the principles of urban planning composition while performing this analysis. The designer has to go through the territory in order to know **what** aesthetic values of the settlement can be made use of, and **in what manner**.

The designer, among others, analyses the settlement concerned using a map with contours by marking on it the land with a different manner of use (land use). Only at this point do the links and connections of the land to the settlement become evident. The possibility of the development of the settlement is limited by land use limits, especially protective zones, as well as other properties of the territory. To these other facts have to be assigned the related architectural and urban planning values of the territory.



Illustrative pictures of various development structures of settlements

References: <http://www.mapy.cz/>

For the purpose of the analysis of the territory using a map with contours and land with a variety ways of uses, the designer, for example, creates a diagram indicating in particular:

- **spatial and significant landmarks**
- **distant views and prominent places**
- **observation points and trails**
- **horizons**
- **view axes**
- **vistas**
- **pedestrian junctions and passages**
- **view-prominent objects**
- **exceptional architectural and urban objects**
- **the most important public spaces**
- **spaces for outdoor social events and meetings**
- **places with a high frequency of visitors**
- **green areas and green belts**

The analysis must also intrude the structure of the settlement, its historical development, the oldest parts, its gradual formation and expansion, a ground plan of the village green, town square, exposed corners, etc.

The spatial analysis is not just a list of values, but mainly the process of taking into account the context of the territory.



View of the landscape, Malý Chlum

Photo © J. Drbušek

The role of the designer and the public in spatial analysis

Land use – land with various uses – is one of the fundamental cornerstones when creating the spatial plan. The urban planning concept, i.e. the operation and appearance of the territory, is based on the arrangement of land.

When indicating the land with various uses and limits, there arise assumptions and possibilities of the territory for the designer and it is up to them to make the most of them – depending on how good an urban planner they are and how well they are able to make use of values and opportunities in the territory. It also depends on the level of understanding of the co-creators to the creation, enlightened independent municipal council and responsible citizens.

It is necessary to analyse the image of the settlement, to name the positive and negative aspects, to respect and develop the positive aspects of the design, to eliminate the negative aspects.

However, it is not possible to repeat the same way of solution in various settlements. An individual approach to each settlement is necessary as well, because **each municipality is unique, it has its own specifics given by the terrain, historical development and location in the structure of the settlement.**

For the urban planning concept, it is not enough only to identify the values in the territory, but also to work with them within the spatial plan and be able to use them for enhancement, aesthetics and appearance of the settlement.

The task of the spatial development plan in urban planning composition is to:

- identify existing compositional relationships
- make use of their potential
- not to cause damage to compositional relations and opportunities for their further development, by the designer's aims
- support and usefully complement the composition of the municipality

In each of these steps it is still necessary to analyse how the intended purpose will affect the area.

And what about the public?

The task of the public is not to deal with the urban planning composition of the spatial plan.

The task of the public is to be aware of the basic principles of urban planning composition and to be a helpful partner of the designer – to understand them in discussions and find optimal solutions in the spatial plan or, as the case may be, in the regulatory plan or planning study. The public can also provide valuable suggestions regarding the values and functioning of the municipality, which the designer may not have been able to uncover or appreciate because of a lack of long-term knowledge of the territory.

The approach of the knowledgeable public is fundamental within the framework of the formation of the spatial plan, and especially within its changes. In practice, it is not always possible for the original author of the spatial plan and also address changes to the spatial plan. Similarly, the aims of the municipal council sometimes a change of council. The principles of urban planning composition are still valid. Their violation may lead to irreversible damage to the appearance and attractiveness of the settlement.



Joint creation of a vision of the municipality of Nové Sedlice

References: <http://www.nadacepartnerstvi.cz/>

The aims and use of land inside the settlement or on its outskirts

Areas in spatial plans should be designed with respect to what the territory requires and what it will probably require in the future, in terms of up to 20 years.

The aims are based on planning analytic materials and on additional surveys and analyses. It is essential to **know the aims of the municipality** and to reflect them in the spatial planning documentation. It is also necessary to be interested in the **aims and associations of entrepreneurs**.

Aims can be divided into two main groups:

1. What the area needs for good functioning of the settlement + long-term development plans (usually buildings of public benefit),
2. What is required by the public (public and private sector) for implementation of their plans.

While creating plans, we should bear in mind that the existing development, as well as undeveloped land, constitute values in the area.

Fundamental influence on the appearance and functioning of the settlement can occur through construction in the outskirts. An important prerequisite for a conscious expansion of the settlement is a **thorough examination of the possibilities of the developed area**, i.e. whether the aims can be implemented within the built-up area or whether it is necessary to look for areas outside it. Practice in spatial planning is not sufficiently thorough in searching buildings suitable for redevelopment, although the Building Act itself attributes this purpose to the spatial plan in Section (§) 43 (redevelopment land). By means of identifying suitable buildings, motivational solutions, incentives and relief to municipalities or directly to owners and builders, it is necessary to encourage sensitive reconstruction and subsequent use so as to **minimize the need for land occupation and unnecessary expansion of the area of the settlement**. On the one hand, the most difficult situations and solutions occur in the case of brownfield sites and listed buildings, on the other, the renovation of these buildings can bring the most impressive results.



Map of brownfields in Brno

References: <http://www.brno.cz/>



Manorial court (Panský dvůr) in Veselí nad Moravou, built in 1646 as a complex of economic and administrative buildings and the newly renovated appearance of the court as the Tourist Centre of the Veselsko region.

References: <http://www.tic-veseli.cz/>



2.4. Principles for Step 2 – Spatial analysis

- Become aware of the links and connections between areas with different land use
- Understand the operation of the settlement, its state, opportunities and needs (among other things, limits of the area, protective zones, the capacity of the facilities)
- Be informed of the aims of superior documentation of the municipality, of the owners, the investors
- Take into account the topography of the terrain
- Ensure the form of the transition of the settlement to the landscape, and of entrances and access roads to the settlement
- Respect the space requirements and possibilities of the territory, in particular:
 - spatial and significant landmarks
 - remote views and view-prominent places
 - observation points and trails
 - horizons
 - view axes
 - vistas
 - pedestrian junctions and passageway
 - corner and end buildings
 - extraordinary architectural and urban planning objects
 - the most important public spaces
 - spaces for outdoor social events and meetings
 - places with a high frequency of visitors
 - green areas and green belts
- Examine and make use of the developed area
- Perceive urban and architectural values as limiting and at the same time as a great opportunity for the area
- Take an individual approach to each settlement

Step 3 – spatial design

3.1. How to make use of and support values in urban planning composition

/The principles and rules of the design/

Questions related to urban planning composition

In the introduction of this publication, we mentioned that a spatial plan is an important conceptual document of each municipality. It summarizes the aims and possibilities of the territory, while respecting the impact on the appearance of the settlement. Along with the urban planning concept, it also addresses the urban planning composition.

In addition to the content of the spatial plan, the public may also be interested in the following questions:

- In what way does the spatial plan deal with the historic centre?
- Has the designer identified landmarks and major observation points of the settlement, and in what way have they utilised the settlement's appearance?
- Has the designer defined the outlook posts, showing characteristic skyline of the settlement?
- Has the designer used the major observation points and outlook posts for designing the walking trails and drafting relaxation areas?
- Has the designer sought view axes and defined protected views on their basis?
- Has the designer sought urban axes, have they managed to emphasize them? Is it desirable to emphasize urban axes? Does their emphasis avoid damage to the compactness of the historical centre?
- Are there view (e.g. green) horizons in the settlement? Do they need to be protected because they form the background of important buildings, do they constitute the whole of a protected view?
- Are the aims of the proposed spatial plan causing damage to existing composition relationships? Is it possible to move the compositionally inappropriate area elsewhere?
- Has the designer paid enough attention to the use of the developed area?

In the following pages, we will try if possible to find general principles of urban planning composition in accordance with various concepts and suggest the answers to those questions in the particular area (the cadastral area of Černá Hora).

References: Územní plán Černá Hora: <http://www.mestyscemahora.cz/>.

Územně analytické podklady obce s rozšířenou působností Blansko – úpiná aktualizace 2014: [Výkres hodnot území](#).



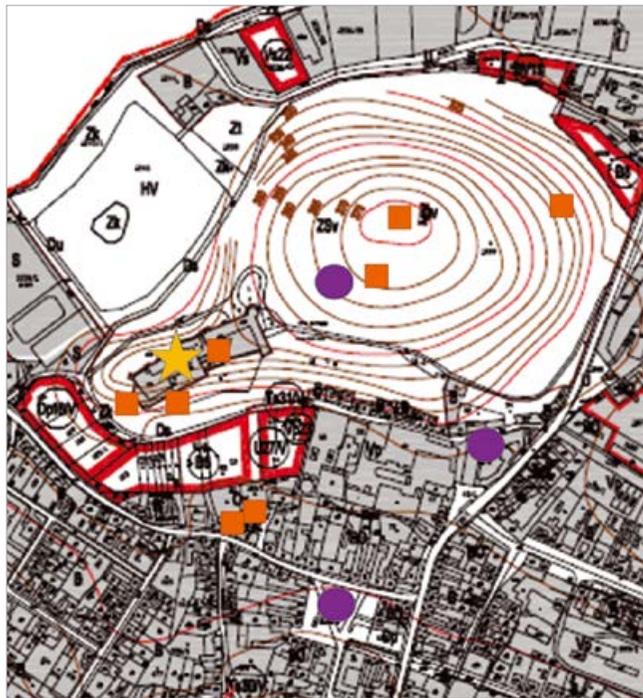
Viewport of Spatial analysis materials of the municipality with extended powers Blansko – full update 2014 – Drawing of values of the territory, the municipality of Černá Hora

Cultural and civilization values

- immovable cultural monument
- area with 1st and 2nd category archaeological excavations
- ▲ significant anthropogenic landmark
- areas with public facilities
- recreational areas
- areas for production and storage
- residential green areas
- total built-up area

Urban and architectural values

- significant building
- urban planning values



References: Územní plán Černá Hora:
<http://www.mestyscernahora.cz/>

The current values affecting urban planning composition in the Černá Hora cadastral area [1]

The values of cultural heritage

- **Valuable urban planning territory:**
 - chateau park with the landmark of the chateau ★
 - historical part of the brewery
 - Náměstí Míru (Peace Square) surrounded by various buildings
- **Monuments** registered in the Central list of cultural monuments of the Czech Republic:
 - St. Lawrence Church
 - the chateau
 - the area in front of the chateau
 - Chapel of the Holy Family above the chateau
 - cast-iron allegorical statue on the chateau terrace
 - the statue of St. John of Nepomuk at the chateau
 - the statue of Archangel Michael
 - park near the chateau
 - the cast iron statue of St. John of Nepomuk near the church
 - the statue of Saint Salvator (stolen)
 - the Way of the Cross

Monuments of local importance:

- fountain in the Náměstí Míru (Peace Square)
- House Štěpánek, house number 114
- the Town Hall Manor House, house number 50
- the Liberation Monument in the Náměstí Míru (Peace Square)
- the rectory
- primary school, designed according to a design by professor Bohuslav Fuchs



Important observation points:

- Chateau Hill (Zámecký vrch)
- Bukovice Hill
- Ješetiny Hill



Places defining the landscape:

- Chateau park
- remains of the old German highway
- Ješetiny Hill

Areas with important archaeological excavations:

- U Horky – settlement (Palaeolithic – surface survey)
- Ješetiny – settlement (Palaeolithic – surface survey)
- the Green Cross (U zeleného kříže) – settlement (Neolithic, Early Middle Ages – rescue archaeological research)
- Chateau promontory, Široký, Zaryplovy – settlement, burial ground (cultures with Moravian painted and Corded Ware, the La Tène culture, Early Middle Ages, Middle Ages, Modern Era – surface survey and rescue research)

Natural and landscape values – selection:



Places of local ecologically important elements:

- the Malhotský Stream
- multi-segmental quarry with random forest trees
- the Oborský Pond



Places of local ecologically important units:

- Býkovky flow
- forest park on Chateau Hill (Chateau Park)
- remains of the old highway

[1] Taken from: Appendix no. 1 of the general measure, Spatial Plan of Černá Hora, accessible at: <http://www.mestyscernahora.cz/>



🌟 It makes sense to **identify the important observation** points at places accessible to the public. The best places are at rest areas by roads, and near hiking and bike trails. Such places should be fixed in the terrain by the means of its extension, giving the opportunity to stop and have a rest (with a simple bench, eventually with information concerning the target point of view), this is, however, not subject to the spatial plan.

★ **Landmark** of the chateau on the hill is the **target point of view**. The connector of the important observation point and the landmark is the **view axis**.  This axis should be maintained without being disturbed by other objects.

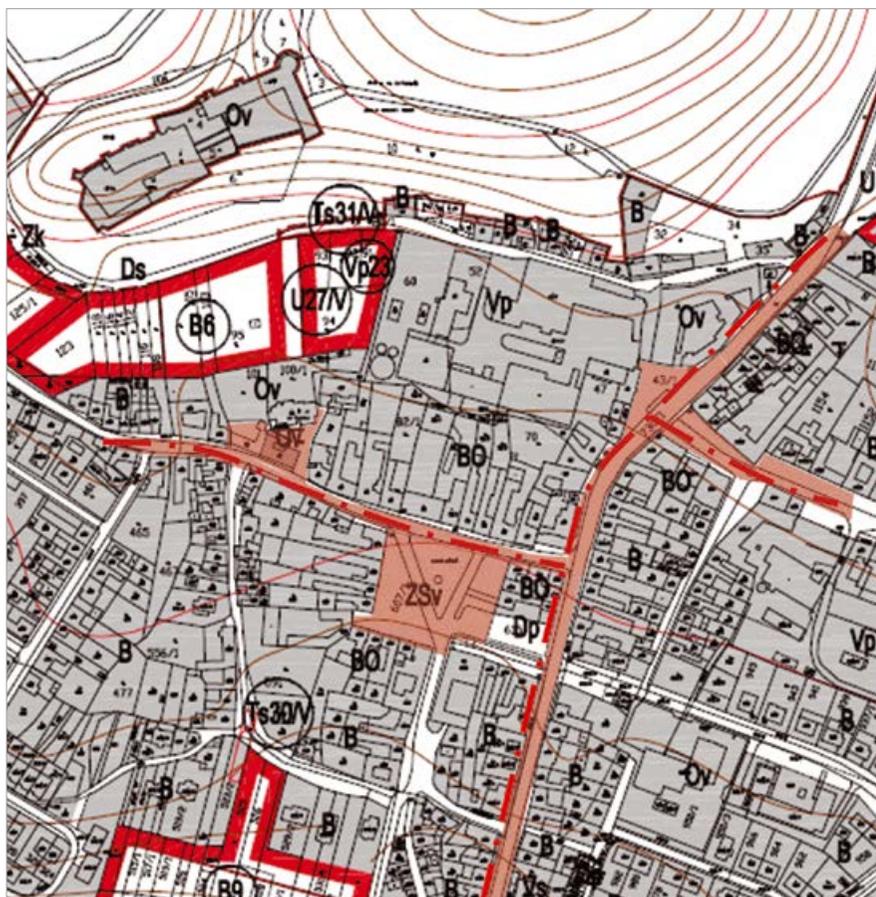
 From the site of the important observation point, the designer usually defines **the angle of the important observation point** in the spatial plan. This is the angle that circumscribes the most attractive part of the view. It is necessary to go through the territory physically, to establish the important observation points and especially their angles.

 In **the area of the angle** of the important observation point, existing or proposed object should be located that would inappropriately visually disturb the territory.

Note: The graphic symbols and colours are not binding. If any graphic symbols of urban planning composition are used in the drawing documentation, they are included in the legend of the drawings.

References: *Spatial Plan of Černá Hora*, accessible at: <http://www.mestyscernahora.cz/>





— . . . — Urban axes in the case of Černá Hora indicate the direction of expansion of the settlement and at the same time are **the main areas of movement of inhabitants** and visitors of the settlement (near the bus stop, commercial activities of the brewery, shopping centre, square with shops and an administrative office near the church and rectory).



Urban axes can be highlighted by suitable placing of view planning composition axes and protected views (e.g. the landmark or target points of view).

■ The main areas of movement of inhabitants and visitors are usually identical with the most widely used **public space**. Therefore, these areas, as well as the appearance of the adjacent buildings, deserve extra care.

Examples of urban axes – the main street and waterfront



Znojmo

Photo © N. Rozmanová

The quality of the most prominent places, among other things, facilitates orientation in the settlement for the visitor. The visitor looks not only for the best catering and accommodation services in the oldest most reconstructed part of the settlement, but they also intuitively assume the administrative authority to be located there.

Tip: Compile a catalogue of motivational photographs of public areas in the region (planting of greenery, examples of good architectural solutions, use for social events, experience with implementation and maintenance, etc.).



Bratislava

Photo © Z. Kučerová

For an urban planning composition of the settlement, a river or stream in the developed area is a great opportunity.

It is an **urban axis** with a great potential for relaxation use.

Tip: Organise a competition for the most beautiful stretch of the waterfront.



Skyline

The skyline is created by the landscape and buildings of the settlement. The topography of the landscape and mosaic of forests and fields contribute to the attractiveness of the skyline.

The shape of the settlement and its distribution in the landscape is important for the skyline. The skyline is influenced by the shapes of roofs, height of the buildings and their position in the terrain. It is important to preserve green horizons in the landscape, so that they aren't visually interrupted by improper development.



The skyline of Černá Hora

Photo © J. Drbušek



The skyline view of the landscape from the Malý Chlum lookout tower

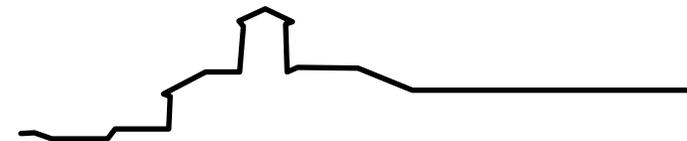
Photo © J. Drbušek



Silhouette

For the silhouette, it is necessary to find the most typical view of the landmark of the settlement or its most attractive, characteristic object for the place in concern.

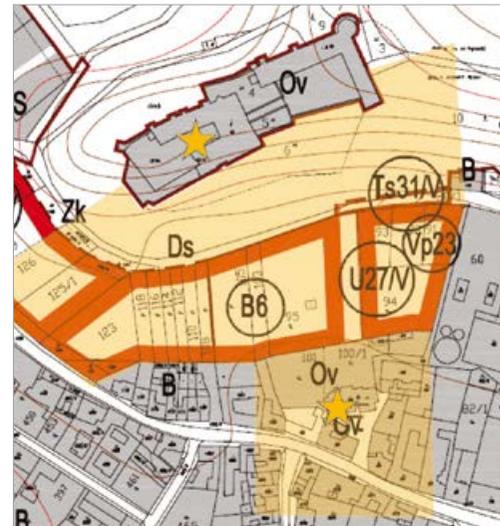
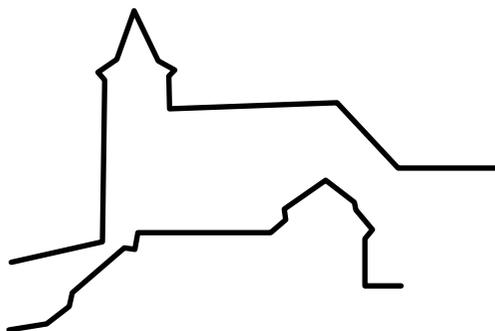
In Černá Hora, the view emphasizing the horizontal lines of the chateau with the vertical lines of the chateau tower is the most suitable and the most picturesque one. The building is characterized by its base of wooded hills.



References: photo <http://www.mestycernahora.cz/>



Not every settlement has a castle or chateau in its territory. The silhouette can highlight another significant object, such as a town hall, school, church, hill or a group of characteristic buildings. In the case of Černá Hora, apart from the chateau, the possible view of the silhouette can, for example, be the group of buildings including the church and the adjacent rectory with a mansard roof (Fig. below on the left).



- ★ objects for the silhouette – the chateau and church
- the territory, which it is necessary to pay attention to in order not to disturb the silhouettes

References: <http://www.mestyscernahora.cz/>



View horizon

In the surroundings (administrative territory) of Černá Hora, there are three significant elevated points: the Chateau hill, Ješetiny and Bukovice. Their skylines and slopes are ideal for the urban planning composition work. They surround the developed area and can thus form the background or green base of the settlement or its landmarks. It is possible to use the view horizons of these elevated points and select which of them should be protected.

For the determination of **protected view horizons**, it is necessary to remember the location of important observation points, landmarks and silhouettes. With respect to the above-mentioned facts, it is necessary to determine **the view horizons**, which are in this case green. It is also necessary to select which of them require establishing as protected view horizons, so that the skyline itself, or the slope is not developed or blocked by visually undesirable objects or otherwise impaired.

References: <http://www.mapy.cz> and the Spatial Plan of Černá Hora; photo © J. Rozman





-  view (green) horizon
-  protected view horizon
-  the territory, which it is necessary to pay attention to in order not to disturb the view horizons

The view horizon of the Chateau hill should be protected from the side facing away from the settlement as well. The chateau on the Chateau hill is used from important observation points that lie outside the administrative territory of Černá Hora, especially to the north of the settlement, for example from the Svitavy – Brno road.

References: *Spatial Plan of Černá Hora*: <http://www.mestyscernahora.cz/>



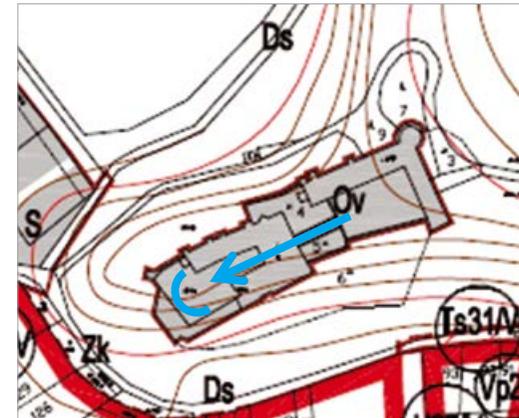
View horizons, Černá Hora

Photo © Z. Gajdík

← Vista

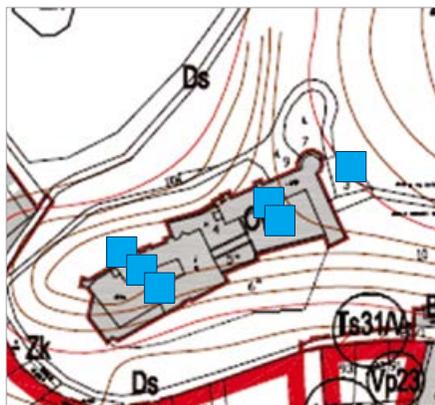
Use of a vista in the territory is suitable in the case of more intimate scenes – with a shorter distance from the target point of view of the observer. A beautiful example of a vista is the view through the open gate in the axis of the entrance to the chateau. (In Baroque architecture, a vista was created using the doors of several rooms, which were aligned in an enfilade). In the view axis, there is the sculpture as **the target point of view**. Because it would not stand out within the distant view, the view in the vista axis is terminated by trees and bushes to form a dark background in contrast to the light sculpture.

References: <http://www.mapy.cz/>, photo © N. Rozmanová, J. Drbušek



Gradation

The example of the chateau in Černá Hora is also an example of gradation in the territory – increasing attention to the design of outdoor spaces I, II, and III escalates. Additionally, the territorial promontory of the chateau tower offers beautiful views of the municipality and its surroundings.



- Gradation:
- I natural areas
 - II park areas
 - III areas with flower planting and artistic sculpture



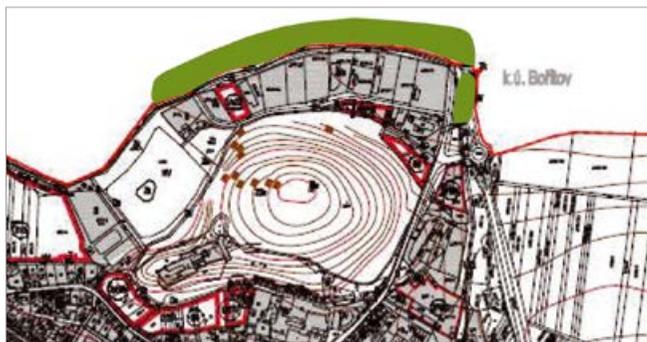
References: Spatial Plan of Černá Hora: <http://www.mestyscernahora.cz/>, <http://www.mapy.cz/>, photo © N. Rozmanová, J. Drbušek, Z. Gajdík

Scale and proportions

Because of the need for larger areas and good accessibility, industrial production areas are often placed in the outskirts of the developed area. The scale and proportion of manufacturing plants are greater than those of residential objects. The appearance of the settlement is negatively impacted by the close proximity of these areas.

In the case of Černá Hora, the current and proposed industrial production areas are located in the northern part of the municipality. It is separated from the developed area by the Chateau hill. In terms of scale and proportion, no problem arises. However, the manufacturing facilities and halls at the base of the hill and chateau would form an inappropriate view from the Svitavy – Brno road. Thanks to the additional greenery of the Býkovka stream and thanks to the fact that the buildings located in the industrial production area do not exceed the height of this greenery, the distant view from the above-mentioned road is not disrupted.

Býkovka stream creates the borderline of the administrative territories – it is necessary to bear in mind the composition links of the settlement within the spatial plan of the neighbouring cadastral area.



-  The additional greenery of the stream visually dividing the industrial production area – fig. on the left:
-  production and storage areas, fig. on the right: buildings in the cadastral area of Černá Hora.

References: *Spatial Plan of Černá Hora*: <http://www.mestyscernahora.cz/>, <http://www.mapy.cz/>

3.2. Village greens, town squares, and streets are also territories

/The basic principles of the urban planning composition of public spaces/

Village green and town square as public spaces

The first step in establishing settlements was generally a ground plan definition of open space – public space, i.e. in particular, the town square, the village green, the junctions of main streets. The network of streets, squares and other public spaces creates a system of functioning of a municipality. Outlining the most important public spaces affects the overall composition of the settlement.

Under the Municipalities Act (Section § 34 of Act No. 128/2000 Sb.), public spaces are defined as *"all squares, streets, marketplaces, pavements, public greenery, parks and other areas accessible to everyone without restriction, that is for general use, regardless of ownership of the area."*

We can distinguish two basic types of public spaces:

- greenery, used mainly for rest and recreation (especially parks)
- streets and squares, used mainly for operating the territory. In fact, within the urban planning structure of a settlement, the system of configuration of the streets and squares is the most important factor of its organization. But not only that, it also serves for everyday social contact and coexistence of the inhabitants

Green areas, especially parks, have different demands on the organization of space and its composition to those of streets and squares, but both components are interconnected and generally complement each other well. For example, trees have the same ability to define or frame the space as buildings. They can support gradation of space, create landmarks, stress the importance of the place or separate uncorrelated units in relation to architecture or urban planning. While even a single tree may attract attention in the street, in the green areas, elements of hardscape – monuments, statues, summer-houses, pergolas etc. stand out the most.



A tree in the vista attracts attention and brightens up a narrow street, Brno.

Tip: Encourage residents of the settlement to cooperate in dealing with the concept of public space using, for example, the planning study of public space.



Gradation of space. Anenská Street in Brno is closed by the vista of the Denis Gardens and the towers of the cathedral. The greenery creates a base for the significant landmark. It also highlights the building in the foreground, mutually separating the buildings.

Photo © P. Balabánová

Two vital roles of public spaces – relaxation and communication

What does a park need

- it needs sufficient space (the minimum area of greenery that can still be called a park is a half-hectare; the area of large parks can be up to hundreds of hectares, for example 341 hectares in the case of Central Park in New York)
- background greenery, defining and separating it from the surrounding buildings
- walking paths and rest areas (walking paths have to be logically linked to other public spaces, the rear of the rest areas has to be covered and there has to be a view of an interesting element, the places for rest have to be both in the sun and in the shade ...)
- water in various forms, such as a lake, pool, fountain or drinking fountain
- a programme – composed scenery of trees, bushes and flower planting or water areas which create a gradually developing composition



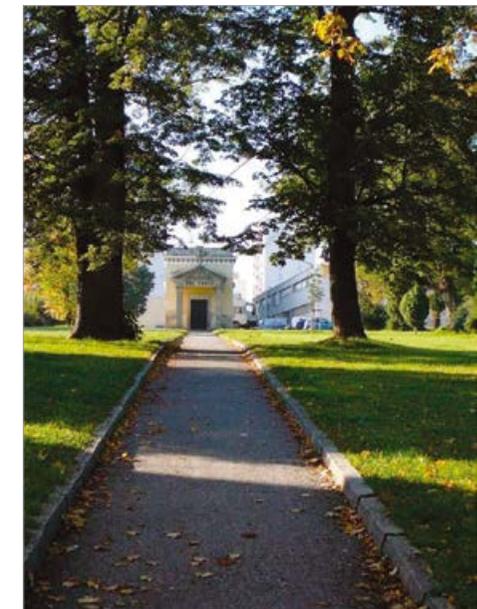
Composition – trees and bushes form the background of the colourful planting of flowers.

Photo © P. Balabánová



Pond and greenery at the exhibition grounds, Brno.

Photo © Z. Gajdík



A view of a historical building, Vlašim.

Photo © Z. Gajdík



Two vital roles of public spaces – relaxation and communication

What does a street need

- Streets and squares have to have certain characteristics:
- fluency and continuity – connection with other urban spaces
- accessibility, availability – people mainly want to get from one place to another (without barriers), both by public transport and by car, bike, or on foot
- interesting appearance (vibrancy, diversity, variety)
- the ability to bring people together, to make people stay there for some time – with interesting or useful objectives and a pleasant environment, to spend time in
- facilities (shops, offices, cafés, restaurants), the possibility to sit down for a while
- public character – a place where people can pass through freely, or remain freely (sitting on small walls, near fountains)
- safety – one must have a feeling of safety, for example, in relation to cars. In a deserted street, one is also exposed to other dangers
- easy orientation – points of orientation (vistas of important buildings, the historic centre, landmarks, distinctive greenery)
- volume of good-quality greenery and related climatic comfort (greenery is an important component of the quality of the environment in terms of both aesthetics and composition, as well as in terms of hygiene and climate)



The greenery determines the character of the street, especially affecting its scale, Brno.

Photo © P. Balabánová

Trees with small crowns create an illusion of the street being wider. On the contrary, high trees (Turkish hazel) create an illusion of narrow and high space (the streets are actually identical).

Photo © P. Balabánová



Greenery in settlements, wherever appropriate

Space in the historical centres of cities can be defined and affected, for example, by just a single tree. A small group of trees in a little park or vacant lot can also be of significance in the vista. Vistas of compact buildings play an important role toward the greenery and landscape (green) horizons. Where appropriate, it is necessary to protect vistas even at the cost of maintaining a vacant lot, or by limiting the height level of a development. In the case of observation points, it is necessary to ensure that these places are not gradually blocked by vegetation and the views remain free.



The less paved areas there are, the more pleasant an environment there is, Nové Hradky.

Photo © N. Rozmanová



In wider streets, it's also possible to use larger trees, Brno.

Photo © P. Balabánová



Significantly light crowns of plane trees give the street a fresh look, Brno.

Photo © P. Balabánová



Cosy corners. The tree blocks the view of the landscape – this opens up only when we reach the observation point. The expected view creates tension in the composition, Znojmo.

Photo © N. Rozmanová



Part of public spaces should be a place for rest with the possibility to sit down, Znojmo

Photo © N. Rozmanová

The character of public spaces according to the size of the settlement

Properties of public spaces have to be in harmony, they must be combined into one original and unrepeatable unit which is then the 'genius loci' – the magic of that place.



A place for relaxation. Large stone ball used as an artifact and as a water feature – Drinking Fountains, Paris.

Photo © P. Balabánová

A street is a linear space; it is a sequence of more or less interesting places. The more interesting and colourful this sequence is, the more attractive the street is. It is, however, not possible to make all public spaces equally attractive, because too much good tires one out. In order to underline the importance of one space, that of another has to be reduced and submit to that. Similarly, in one street passing through a large area, there may be parts that may be more significant and ones that can be less significant (gradation and lingering of the effect).

It necessary to respect and maximally utilize and protect all the preserved greenery, the presence of which helps to create the character of the place in the structure of settlements and landscape. Large areas of greenery are the most significant ones. Within a city, this concerns mainly large parks. Their significance can be determined by their position (for example with respect to the city centre), their attractiveness and facilities (this means residential areas, playgrounds and related facilities, garden cafés, etc.).

The character of public spaces also depends on the size of the settlement. In smaller cities, only one busy commercial street or just one square may 'make a living environment', whereas in large cities there might be more of them. Large cities, such as Prague, can have avenues and boulevards, but such an avenue cannot be found, for example, in Brno, (with some exceptions), although some of the streets were designed like that – however, the urban aim has not always been fulfilled (the most important factor – people).

What is the role of greenery in a city?

Greenery plays a very important role. Monumental avenues can clearly define the main outline of the city – as, for example, Paris. Conversely, developments with a generally richer application of greenery, bring to mind garden cities which correspond to mono-functional residential neighbourhoods, especially containing family houses, where we can find public spaces solely of local significance. Greenery has always been applied when subconsciously perceiving and evaluating the space, its significance and characteristics.

What is the role of greenery in a village?

In the case of rural settlements, the outline of public spaces is easier. The basic axis of the settlement can be formed by the main road (one road, or a crossing of more roads), an extended village green, or circular space. Large trees are found primarily on the village green by the church, but also by pubs – where people used to dance or there used to be an open-air stage 'In the Alley', 'On the trip site' ('V sádku', 'Na výletišti'), i.e. in public spaces. There have always been large trees at other important places – by crosses, chapels and cemeteries – mainly lindens, ash trees, elms and maple trees. Large trees have signaled from afar where there are places of greater importance.

Public spaces and spatial planning

The fact that public spaces are complex issues is based on the fact that, using spatial planning, the public spaces have to include different areas: **streets, squares, village greens, waterfronts, parks, arcades, areas alongside rivers, outdoor staircases, areas of public facilities, public transport stops, boarding islands, passages, archways, moats and other outdoor areas.**

Public spaces are influenced by **the existence of public facilities**, which define and surround (mostly in parterres of houses) them, especially shops, markets, restaurants and cafés with the possibility of outdoor gardens, offices, schools, etc. They may also be defined by trees, water surfaces or watercourses. Perception of a public space also includes private lots and land outside the public space, as well as the vista of them – courtyards of houses, gardens of family houses, etc.

Current construction in the Czech Republic in some cases creates too little space – solitary buildings or groups of buildings that can be of quality in terms of architecture, but do not produce a valuable urban environment.

Public spaces also have to deal with different **spatial conditions**, such as, for example, the slope of the terrain, shape, size, height and character of buildings, and other elements that define them. They also have to cope with microclimates, geological conditions, including cellars beneath historic squares, the existence of significant buildings, solitary trees, the location of utility networks, and links to the transport systems and technical infrastructure systems.

Urban planning composition has also been influenced by the requirement that public spaces should be designed **without barriers**, they should serve all people, including people with disabilities, the elderly and parents with prams.

Also taken into account should be **the listed locations of a settlement**, its character and historical formation, the genius loci of a specific place, which can be enhanced using artwork or alternative art. Public spaces, especially in listed areas, should be comprehensively viewed; not only their individual elements, but also the ground plan and material composition of the objects surrounding them and their mutual composition relationships.

The effect of urban furniture, such as road signs and advertising material in public spaces, is not negligible either. **The possibility of proper and regular maintenance**, cleanliness and functionality of public spaces affects their appearance and use as well.

Public spaces – their creation and concept – is strictly a matter of urban planning concept and composition, it is related to their clarity and the identity of a place. Management, operation and maintenance of public spaces as a part of the public infrastructure, represent the settlement, and they reflect its management.



Public space by a river – Bratislava

Photo © M. Chroboczková

A quality proposal should be preceded by a good assignment that expertly describes what is expected from the given space, what it is intended for, and in what way it should be linked to the surroundings.

The importance of public spaces both in the existing and newly designed land of the settlement

Generally, the spatial plans should conceptually address the following questions:

- the character of greenery in settlements, its adequate representation in all parts of the settlement, its hierarchization, the concept of the basic layout, lines (basic outline – system of greenery) and points, their interrelationship and interdependence with the surrounding landscape, the principles of its recreational use
- the role of green horizons, or green wedges in the body and image of the settlement, and their protection
- the location of individual areas of land with greenery in the settlement, their scope and content within the framework of the entire system
- the protection of historical parks and gardens, as well as the protection of other significant surface and line greenery in both developed and undeveloped territory

Lack of public spaces in the case of new constructions, set in relation to currently used footpaths and public facilities is practically irremovable after implementation.



Architecture and greenery in harmony creates a quality public space, or it is merely an accessory, Brno and Znojmo.



Photo © P. Balabánová, N. Rozmanová



The same composition principles exist for the character of public spaces. Trees define space, pleasant shade, artifact (fountain) and the presence of water, Nové Hradky.

Photo © N. Rozmanová



Public spaces in neighbourhoods containing villas affect the greenery in their front garden. It can separate mutually heterogeneous architecture and allow for individual objects to stand out, Brno.

Photo © P. Balabánová

3.3. Rules for Step 3 – spatial design

Each aim in the area should be based on well-justifiable ideas.

- Aims for changing the urban planning composition should be well reasoned, in particular, for example:
 - a height level can be disturbed if we want to emphasize a certain place in the area with a group of objects
 - the ground plan of a historical square can be broken if we want to use this point for the location of a significant building as the target point of view
 - a skyline can be changed, if the aim contributes to its picturesqueness
- It is possible to define the territory, but it is necessary to pay attention not to disturbing protected views and depreciating of compositional relationships.
- The principles of urban planning composition apply to a newly designed developed area as well. A spatial plan has to bring the values it respects and the new ones it proposes to existing and new development (e.g. enable cyclists and pedestrians to pass along the embankment of a river with the aim of new views of a city, linking existing and proposed public green areas with places of important views of a city, making accessible a view over a city with a nature trail and inclusion of the place into valuable views of the city, defining valuable urban locations for the exceptional quality of their setting).
- Not to develop the most beautiful free locations in the belief that because they are beautiful, there should be a nice family house, guesthouse, playground.... Everyone can make use of an undeveloped and unfenced location. While developing it for private or public purposes usually requires fencing, construction of access roads and parking options, the felling of wild trees and shrubs changes the character of the place substantially.
- Despite all the principles and rules of urban planning composition, it is necessary to keep in mind that every town and village is absolutely unique, it has its own character, reflecting the nature of the region, it's history and the mentality of the inhabitants, and it's potential. It is therefore not possible to apply the same solutions with every settlement, on the contrary, each settlement has to be treated individually.
- The quality of a public space increases value of the territory, its areas and buildings.

Part III How to keep an eye on all this

/Legislative bases of urban planning composition/

Which legislation supports urban planning composition within spatial planning

The legislative bases for urban planning composition

- Act no. **183/2006** Sb., on town & country planning and building regulations (the Building Act), as amended
- Decree **500/2006** Sb., on planning analytic materials, planning documentation, and planning activity filing, as amended by Decree 458/2012 Sb.
- Decree **501/2006** Sb., on general requirements on land use, as amended
- Decree **503/2006** Sb., on more detailed arrangement of planning permission, proceedings, public law contract and planning measure, as amended by Decree 63/2013 Sb.

Portal of spatial planning – portal.uur.cz

Official portal of the Institute for Spatial Development



The Building Act and its implementing provisions, among others, are available at the spatial planning Portal of on the website of the Institute for Spatial Development. The portal is a source of updated references to information arising from activities of the Institute for Spatial Development, the Ministry for Regional Development and other public authorities and professional institutions. It is designed for public administration, professionals and the general public. The portal is available at: <http://portal.uur.cz/>

The basic prerequisites for solving urban planning composition within the spatial planning process are provided in the Building Act in Part Three, Chapter I – Objectives and tasks of spatial planning.

In Section 18 of the Building Act, entitled **Objectives of town and country planning**, in paragraph 2, among other things, it says:

The town and country planning ensures the preconditions for sustainable development of the area by means of continuous and complex solution of useful utilization and **spatial arrangement** of the area with the aim of achieving the harmony of public and private priorities in relation to the development of the area. For this purpose, it follows the social and economic potential of the development.

The spatial arrangement means a **comprehensive spatial design**, not just the design within the lots and land, but also in space – i.e. urban planning solution dealing with the creation of settlements, their structure, etc. This is closely related to urban planning composition, because the layout of settlements, their developed territory and the surrounding landscape should be in harmony to the maximum possible extent. This is, among other things, when it respects the principles of urban planning composition.

Section 19 of the Building Act called **Tasks of town and country planning** in paragraph 1, among other things says:

The task of town and country planning is especially:

- b) to determine the concept of the area development, including the urban planning concept in respect to the values and conditions of the area
- d) to determine the urban planning, architectural and aesthetic requirements for utilization and spatial arrangement of the area and for its alterations, especially for location, arrangement and layout of structures
- e) to determine the conditions for the implementation of changes in the area, especially for location and arranging of the structures in respect to the existing character and values of the area

To take into account the values and conditions in the territory means, among other things, to respect urban planning units which are valuable in terms of composition and eventual expansion of the composition by following up on it in developing areas. Requirements referred to in subparagraph d) and subparagraph e) of Section § 19 paragraph 1 of the Building Act create the prerequisites for ensuring the quality of the developed territories.

Spatial planning instruments dealing with urban planning composition

The principles of urban planning composition can be applied in the following **instruments of spatial planning**

(The Building Act Chapter III – Town and county planning instruments)

spatial plan (Section § 43 to 60), **regulatory plan** (Section § 61 to 75), **planning study** (Section § 30), **planning permission** (Section § 76 to 83).

Spatial plan – in general

A spatial plan is a basic conceptual solution at a scale of 1 : 5,000 or 1 : 10,000. If the individual concepts are addressed regardless of the composition, i.e. only generally, it may mean a serious problem in the future, when the individual parts of the settlement are going to be dealt with in detail. It is therefore also necessary to try to take into account the spatial arrangement, not just the planar, and imagine the volume arrangement of the individual parts of the area in concern (not only developed and possibly developed areas, but the entire administrative territory of a municipality or city, including undeveloped landscape).

A spatial plan is usually the only legally binding document in the given territory because the regulatory plans are processed minimally. What is defined in the spatial plan is therefore binding. If the spatial plan is processed well, it creates the prerequisite for a quality territory in the future. The above applies not only to newly created space, but also to the existing ones. Within the spatial plan, it is necessary to establish the conditions for spatial land use (in areas with different uses) and to set the conditions for spatial arrangement, including the basic conditions for the protection of the landscape (the character of the developed areas and landscape). This is in order to preserve the urban planning value of the territory and create conditions for the improvement of existing compositionally and aesthetically unsatisfactory territories.

At the same time, it is necessary to think about the composition within the framework of the whole spatial planning process, i.e. in the very stage of creation of the assignment, surveys and analyses, but also within the period of processing of spatial analytical data.



A lot of information related to spatial planning is available on the website of the Institute for Spatial Development. The Institute was founded in 1994. It is a state organisational unit established by the Ministry for Regional Development and it is its professional service organisation.

The activities of the Institute for Spatial Development are determined, among other things, as the support of activities of the bodies related to spatial planning, designers, students of the relevant fields and of other professionals and the general public.

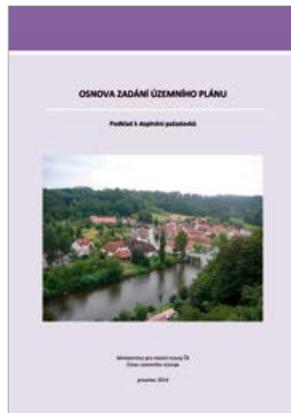
Acquiring a spatial plan

The acquisition of a spatial plan is decided upon by the municipal council, upon its own initiative or at the request of a public administration authority, a proposal by a citizen of a municipality or at the request of a natural or legal entity with ownership or similar rights to the land or building within the territory of a municipality or at the request of an authorized investor. Along with the consent related to the acquisition of a spatial plan, a councillor (the designated representative) is appointed to cooperate with the acquirer of the spatial plan. This ensures the permanent influence of the municipality on acquisition of the spatial plan.

Processing of the spatial planning documentation is one of the selected activities of construction, which can be performed only by individuals who have obtained authorisation for their performance under a special regulation of the Czech Chamber of Architects, i.e. designers – chartered architects or urban planners. The designer is responsible for the correctness, integrity and completeness of the planning documentation, the planning study, and the documentation for the issuance of a planning permission made by them (Section § 158 and 159 of the Building Act).

The cost of the processing of a spatial plan by a designer is paid by the municipality which decided to acquire it.

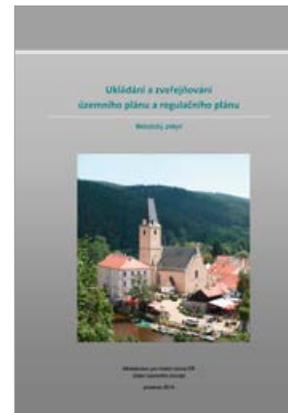
Examples of **methodological recommendations** for the acquisition of spatial plans – processed by the Institute for Spatial Development, in close cooperation with the Ministry for Regional Development.



Methodological aid on the outline of assignment of a spatial plan



Methodical recommendations on selected problems of acquiring a spatial plan



Methodical instruction on the imposition and disclosure of a spatial plan and regulatory plan

Phase of acquisition of a spatial plan:

1. **Decisions on the plan procurement** of Section § 44 of the Building Act
2. **Additional surveys and analyses** of Section § 11 of the Decree 500/2006 Sb.
3. **Spatial plan specifications** of Section § 47 of the Building Act
4. **Proposal of a spatial plan** of Section § 50 and 51 of the Building Act
5. **Public debate on the spatial plan** of Section § 52 and 53 of the Building Act
6. **Issuing of a spatial plan** of Section § 54 of the Building Act
7. **Entry into force of the spatial plan** of Section § 173 of the Civil Procedure Code
8. **Alterations to the spatial plan** of Section § 55 of the Building Act

Spatial Plan – assignment

The very **assignment of a spatial plan** has a significant influence on the urban planning composition.

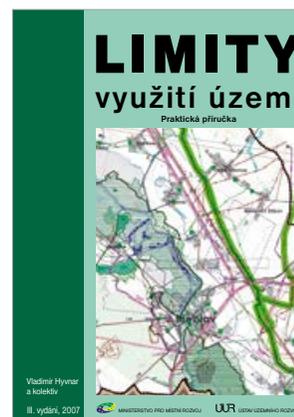
What the content of the assignment of a spatial plan should be specified in Appendix no. 6 of Decree 500/2006 Sb.

In subsection a) in paragraphs 1 and 3 of the Annex are, among others, claimed the following requirements:

- urban planning concept, especially for the purpose of assessment of the planar and spatial arrangement of the developed area and assessment of possible changes, including definition of the areas suitable for development
- the concept of landscape, especially for the purpose of assessment of the planar and spatial arrangement of undeveloped territory...

Assignment of a spatial plan is based on spatial development policy and planning documentation issued by the region, on territorial analytical data and other requirements (e.g. the requirements of the municipality, the authorities concerned and the public, and a report on implementation of the plan), as well as on additional surveys and analyses. They are an important basis for the assignment of the spatial plan. Surveys are carried out in particular on the terrain of the territory in question and its surroundings. Within the framework of the creation of a spatial plan, the designer has to evaluate the observed phenomena. They should also cooperate with a specialist on the landscape from the very beginning. In terms of composition, buildings and areas of transport and technical infrastructure – for example an electrical power plant including a protective zone, and also the line, especially above-ground constructions of technical infrastructure – are of importance as well. In terms of transport from the perspective of composition, bridges and other above-ground transport structures are considered in particular, as well as significant linear structures, especially when they run along embankments and in ditches.

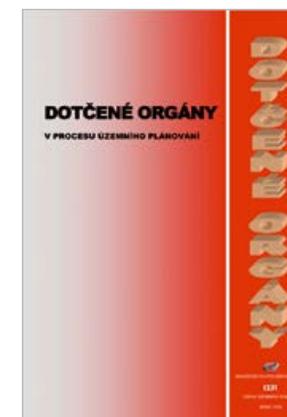
Examples of **Internet publications** for spatial planning activities – processed by the Institute for Spatial Development.



Limits of land use



Principles and rules of spatial planning



The authorities concerned in the spatial planning process

Spatial Plan – a proposal – what is most important

To understand where to search for the urban planning composition within a spatial plan, it is necessary to know about the fundamental parts of the spatial plan. This is the **statement** and **reasoning**. Both have their textual and graphical parts. Their content is determined by law (Appendix no. 7 to Decree 500/2006 Sb.). The statement is 'approved' by the municipal council upon issue of the spatial plan, the statement has to concisely and clearly state **what** is proposed in the area, the reasoning says **why** this was proposed.

What a spatial plan should include is provided in Appendix no. 7 of Decree 500/2006 Sb.

When **drafting the spatial plan**, according to Annex no. 7 of Decree 500/2006 Sb., urban planning composition can be particularly affected in the following sections of the spatial plan:

- (1) The textual part of the spatial plan includes:
 - b) **development concept** of a municipality area, protection and development of its values
 - c) **urban planning concept**, including delimitation of areas with development potential, areas for reconstruction, and green spaces sharing system
 - d) **concept of public infrastructure**, including conditions for its installation
 - e) **concept of landscape layout**, including delimitation of areas and determining conditions for changes in their use, area system of ecological stability, landscape penetrability, erosion protection measures, flood protection, leisure time activities, raw materials mining etc.

The basic concept of the development of the territory of a municipality – protection and development of its values represents the main principles of the concept of development of the municipality. This includes the protection and development of its values, including those connected to urban planning values. At the same time, this basic concept (for example, interconnection of the individual developed parts of the municipality) creates the major prerequisite for improving urban planning composition.

The concept of development of the municipality encompasses all the concepts [referred to in paragraph 1 subsection c) to e)] – i.e. the urban planning concept, the concept of public infrastructure consisting of a concept of transport and technical infrastructure, the concept of public facilities and public spaces, as well as the concept of landscape arrangement. The

concept cannot be separated, not just from a functional point of view, but also in terms of the spatial arrangement of the territory and the mutual aesthetic appeal.

A poorly chosen fundamental part of the **urban planning concept**, which is the arrangement of **areas of different land use**, can even significantly affect other options in terms of urban planning composition. **Planar arrangement** of individual land use (housing, production, recreation, greenery, areas of transport and technical infrastructure, etc.) – should be defined in the spatial plan so that the land uses not only have no negative effects on each other (noise, emissions, etc.) and if possible the functions do not limit each other, but also causes no harm, even in terms of composition and aesthetics. For example, no residential areas should be placed in close proximity to a large manufacturing facility, which does not interfere with housing in terms of the environment, but which negatively affects the skyline and views from the apartments or family houses.

What is stipulated by the spatial plan as acceptable, unacceptable or conditionally permitted use in different types of surfaces with different types of use is of equal importance (see – Section § 4 to 19 of Decree 501/2006 Sb.).



The spatial plan has instruments not only to regulate the surface, but also **the spatial arrangement** of the territory. It can influence the height of buildings, especially the number of floors of buildings in a certain area of a territory, or the maximum height of buildings above the level of the terrain, and propose changes to the area so that the existing or newly designed landmarks stand out. The spatial plan may specify the range of size of lots, for example, in the case of a site for construction of family houses. The above-mentioned figure affects the structure of a developed area (blocks of flats, detached houses, terrace houses, scattered houses, etc.). The structure of the development and the character of the development (for example, an area with houses of significantly rectangular shape with a longitudinal axis perpendicular to the local road of the development) are the other features of development that can determine the spatial plan. When necessary, the intensity of land use can be determined.

The urban planning composition also has to a significant extent been influenced under paragraph 1 subparagraph f) of Appendix no. 7 of Decree 500/2006 Sb.:

determination of conditions for use of areas with different usage manner, determining the prevailing usage manner (major use), if possible to determine, admissible use, inadmissible use (including statement of the areas where it is excluded to place buildings, facilities and other measures for the purposes stated in Section § 18 paragraph 5 of the Building Act), or conditional admissible use of these areas

and **specification of space layout conditions, including fundamental conditions for protection of landscape character** (e.g. height limits for buildings, character and structure of buildings, statement of extent of use intensity of plots within areas)

There is no obligation to establish all these sorts of conditions. It depends on the size of the area and details of the scale (whether it deals with a small town or big city), the need to protect the values of territories, approach of municipalities, etc. The municipal council in some municipalities seeks less strict conditions, in others, it is the other way round and the municipality seeks to establish stricter conditions, which would specify the shape and appearance of individual buildings, including the fencing of front gardens. A conscientious approach by the municipality seeking to maintain the character of the municipality and the aesthetic quality of new buildings and renovated buildings, is certainly correct. One improperly rebuilt house can break the atmosphere of the whole village, square or street. Such a house is not just the concern of the owner, because it damages the image of the municipality and causes harm to other citizens as well. The council paying attention is appropriate, but the spatial plan is not an instrument that can determine the conditions in more detail than is provided by the Building Act. For this purpose, additional spatial planning instruments, i.e. the regulatory plan and planning study, may be used.

The urban planner should draft the spatial plan so that, for example, the skyline or silhouette is not distorted, to protect a view-prominent place, vista of notable buildings or natural groupings. They may prescribe in the draft regulation plan much more specific conditions. More about the regulatory plan and planning study is contained in a separate chapter.

Spatial plan – design – what else

Where appropriate, the textual part of the spatial plan also includes under paragraph 2 subsection b) and c) of Annex no. 7 of Decree 500/2006 Sb.:

- c) delimitation of areas and corridors where the verification of changes in their use by a development study is a precondition for decision making, and further setting the deadline for the development study procurement, ...
- d) delimitation of areas and corridors where the procurement and issue of a regulatory plan is a precondition for decision making on changes in their use, and the regulatory plan specification, ...

In areas and corridors in which decisions on spatial changes in the area are subject to the processing of a planning study or issuing of a regulatory plan, construction is largely restricted until the processing or issuing of such documents in order to avoid violation of future land use, assessed by a planning study or revised by a regulatory plan.

Both of the above-mentioned instruments – the planning study and regulatory plan – address the defined areas and corridors in detail. They create the preconditions for the creation of a quality

environment because the spatial arrangement of the territory is an indivisible part of the design.

In the graphical part, elements of urban planning composition or other phenomena that may affect the urban planning composition are marked in the main drawings or scheme of urban planning composition.

Graphical part of the spatial plan in accordance with Appendix no. 7 of Decree 500/2006 Sb. paragraph 3 contains, among others:

- b) main drawing containing **an urban planning concept**, in particular **the delimitation of areas with different use**, further **a concept of landscape layout** including areas with proposed change in their use, **a concept of public infrastructure** including delimitation of areas and corridors for transport and technical infrastructure, delimitation of developed areas, areas with development potential, and areas of reconstructions, areas and corridors for public works, for public benefit measures, and for stand-by land resources; if needed, the urban planning concept, the landscape layout concept, and the public infrastructure concept may be elaborated within individual drawings.

In open landscape, it is also necessary to specify conditions of spatial arrangement in the case of buildings that may be placed there in accordance with **Section § 18 paragraph 5 of the Building Act**:

Within **the non-developed area**, it is possible, in accordance with its character, to locate the structures, facilities and other measures only for agriculture, forestry, water management, raw material extraction, for protection of nature and landscape, for public transport and public infrastructure, for reduction of danger of ecological and natural disasters and for removing of their consequences... Such technical measures and structures, which are directly connected with them can be placed into the area in the cases when the planning documentation does not expressly exclude them.

At the same time, it is necessary to explore **a wider area** – including the way in which the existing developed area of a designed municipality or a designed city are expressed in terms of composition, not only in the immediate area, but also in the wider landscape. Therefore, the solution should be justified even in relation to the wider context.

At the same time, if appropriate, the textual part of the spatial plan contains in accordance with paragraph 2 subparagraph e) of the Appendix no. 7 of Decree 500/2006 Sb.:

- f) an indication of the constructions outstanding for their architecture or urban planning values for which an architectural part of design documentation may be prepared by an authorised architect only.

This legislation sets the condition to define within the spatial plan architectural or urban important buildings, where there is a need for cooperation with an authorised architect in relation to the project documentation. This creates prerequisites for the quality design of buildings and their environment, while respecting the principles of urban planning composition. In practice, however, the impact of this condition is manifested slowly. Buildings are mostly designed as solitary units, regardless of the more necessary view of their functional and compositional interaction in the given environment.



Regulatory plan and planning study

The regulatory plan and planning studies enable more detailed solutions for areas. The principles and rules of urban planning composition are the same, but it usually deals with a smaller territory than in the spatial plan. Drawings are usually processed and issued at a scale of 1: 1,000 or 1: 500 (see – Section § 19 paragraph 2 of Decree 500/2006 Sb.).

The regulatory plan is mandatory, according to it, the authorities have to decide on changes in the area. The conditions defined in the regulatory plan have to be respected both by authorities and builders. The regulatory plan (similarly to the spatial plan) is related to the statutory requirements of the Building Act that have to be met in terms of content, and the Building Act also defines the acquisition process. The regulatory plan may replace a planning permission. This shortens the time for approval of project documentation, resulting in permission of the intended construction by the building authority. The regulatory plan may be applied for by both natural or legal entity – this is **a regulatory plan upon request**. Or it can be acquired upon initiative, e.g. of the municipal council – **a regulatory plan upon initiative**. The process of their acquisition differs partly, but both of them have to respect the conditions given by the spatial plan. This means that the regulation plan must not deviate from the conditions of the spatial plan, but it has to make the conditions more precise – the conditions for development or for individual objects are more specific and detailed. The level of detail depends on the assignment of the regulatory plan (among other things, on the size of the area and on the desired scale).

The regulatory plan has the option, under the terms of the location and spatial design of buildings, to determine, for example, a building or street line, the distance of a the boundary of a lot from neighbouring houses, building floor size, the number of floors, and the volume and shape of the house, including the shape of the roof. It can even determine the capacity of an object, e.g. school, guesthouse, social facilities etc., or identify areas of land suitable for possible development.

The composition within the regulatory plan should be designed deliberately. This creates prerequisites for legislation determining what should be the content of the regulatory plan.

Appendix no. 11 of Decree 500/2006 Sb. I. Contents of the regulatory plan under paragraph 1:

the text part of the regulatory plan always contains, among other things

c) conditions for **situating and space layout** of public infrastructure constructions

d) conditions for **protection of area's values and specific features** and further in paragraph 2

The textual part of the regulation plan according to the extent of the proposed regulation, particularly according to the planning permission replaced by it, furthermore includes

b) conditions for **situating and space layout** of constructions that are not included within the public infrastructure, including **protection conditions** of the proposed area nature, particularly of landscape character protection (e.g. street and building face line, number of floors, height of buildings, volumes and shapes of buildings, land use intensity)

The planning study serves the respective authorities as the background materials for decisions within a territory. Its' purpose is to assess and examine the possibilities of the territory. The planning study can also examine in detail the placement contained in the spatial plan, for example, it may propose situation of a road linked to lots of residential land delimited by the spatial plan. The binding conditions of the aims the planning study examines are stated in the spatial proceedings. Neither acquisition, nor the content of the planning study, are subject to legal regulations. It cannot be acquired by natural or legal entity, but by the respective authority. The planning study always has an assignment by means of which the acquirer states its content, extent (delimitation of the territory in question), objectives and purpose.

Planning permission

Decree 503/2006 Sb., regulating the details of the planning permission, spatial measures and building regulations, as amended by Decree 63/2013 Sb. requires the designation of links and effects on the environment, i.e. the influence of the urban planning composition.

In Annex no. 1 to Decree 503/2006 Sb., in Part B of the *Appendix to the request for a planning permission in planning proceedings* is required in section 6:

6 The overall situation in the scale of the cadastral map, including lot numbers, including marking of a building lot, the desired location of the building construction changes **showing the links and effects on the environment**, especially away from the borderlines of lots and neighbouring buildings.

Similarly, in Part C of the *Appendix of the request for issuing a planning permission decision in simplified planning proceedings* includes point 6, which has the same wording as in Appendix B.

Even in the design documentation for spatial planning, the design shall be implemented so as not to disturb the existing urban planning composition or improve the situation in the case of a compositionally disordered territory.

The problem from the point of view of urban planning composition may be simplified procedures in the case of structures that do not require planning permission, because some of them may affect the urban planning composition. If nobody deals with the placement of a building in a broader context, namely its potential impact on the environment, it may disturb the urban planning composition of the area in which it is located, and it can have serious negative effects on the aesthetic quality of the area.

When is the opportunity to influence the urban planning composition in the process of acquisition of the spatial plan

Everyone has the right to comment on the spatial plan, as well as on a design that influences the urban planning composition of a settlement. They may do so during processing of the spatial plan:

1. while entering **the draft assignment** of the spatial plan
2. within the framework of **joint discussion** on the draft of the spatial plan
3. within the framework of **the spatial planning process** – in connection with **the public hearing** of the draft of a spatial plan

The draft assignment of the spatial plan shall be served by public notice. This states where and when it is possible to review the draft assignment of the spatial plan. Within the deadline set by the Building Act, anyone can submit written comments related to the draft assignment to the acquirer.

Based on the approved assignment, the acquirer acquires the spatial plan for the municipality. The draft spatial plan, for the purpose of joint discussion, and consequently the public hearing, shall be served by the means of public notice. This states when and where it is possible to inspect the draft of the spatial plan, and the deadline by which anyone can submit written comments to the acquirer is also determined.

The Building Act distinguishes the concepts of 'remark' and 'objection'. Remarks may be filed by any citizen. Objections can be filed only by the owners of land and buildings affected by the draft design, an authorised investor or a representative of the public.

Another opportunity to submit comments is while **acquiring the spatial plan**. The acquisition of changes takes place in a similar way to the acquisition of the spatial plan. However, only the impacts of the design, subject to changes to the spatial plan, can be commented on. For example, when a change in the spatial plan addresses an area of housing, only this proposed area and the impact on other administrative territories of the settlement can be commented on.



The Institute for Spatial Planning publishes a peer-reviewed journal titled Urban Planning and Spatial Development. It operates a specialised public library, the only library with this focus in the Czech Republic.



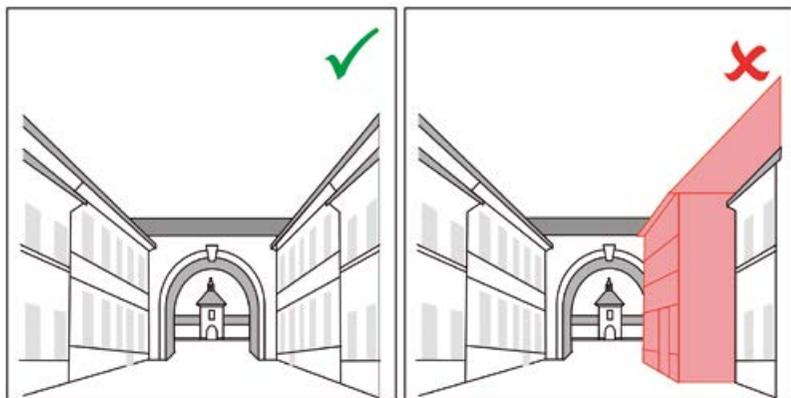
An important source of information on spatial planning is the Internet publication Spatial planning principles and rules. The publication is a comprehensive study and methodological material, the only well-arranged summary and interpretation of the findings of contemporary urbanism and spatial planning. It ensures proper interpretation of spatial planning as a discipline with legally binding outcomes and legally enforceable consequences. It is guaranteed by the Ministry for Regional Development and designed to allow for possible amendments and continuous updates in relation to the new trends, new legislation and current concepts of the ministries.

Part IV What has to be avoided – or: what is right ✓ and what is wrong ✗
/General principles of urban planning composition in illustrations/

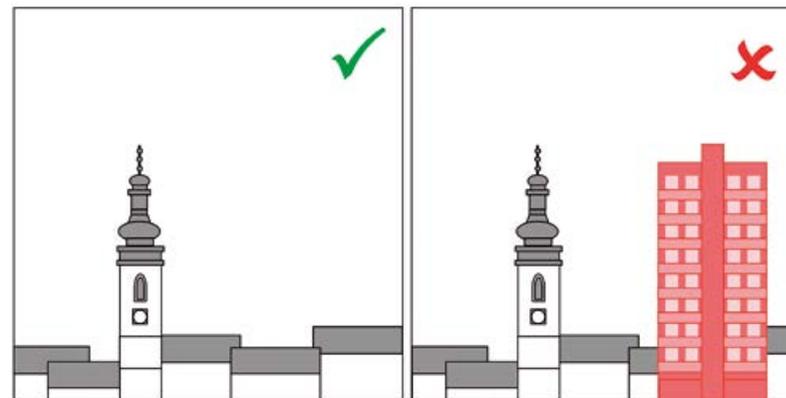
It is better to **see rather than to hear**, or read.

Therefore, the publication Principles and Rules of Urban Planning Composition in Examples brings clear graphic examples of faults which degrade the territory, and must be avoided.

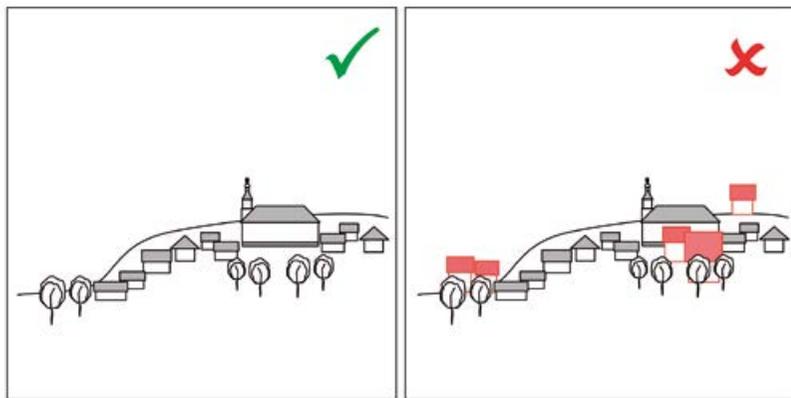
<p><i>It is necessary to identify and protect landmarks, which are used in long-distance views of the settlement, in particular from access roads, trails and observation points around them.</i></p>	<p><i>Use high landmarks for orientation in the settlement, i.e. to strengthen orientation in the settlement in connection with the position of landmarks of the historic centre.</i></p>



Respect **the existing views and vistas of landmarks**. Create new view axes and define them as protected views.

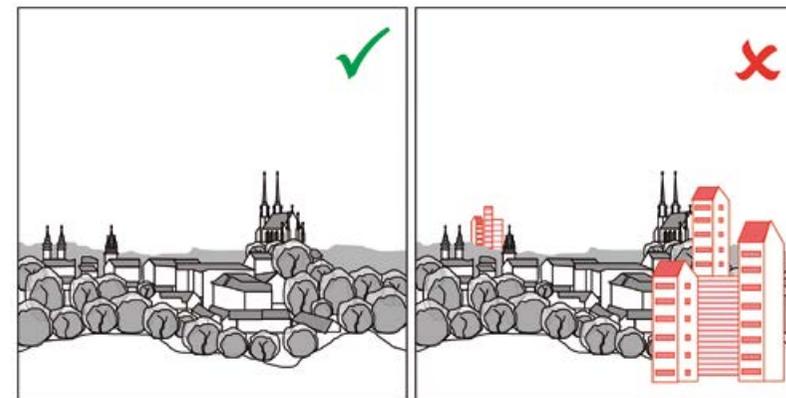


Take into consideration **the competition of landmarks** and those in the vicinity of a different character.



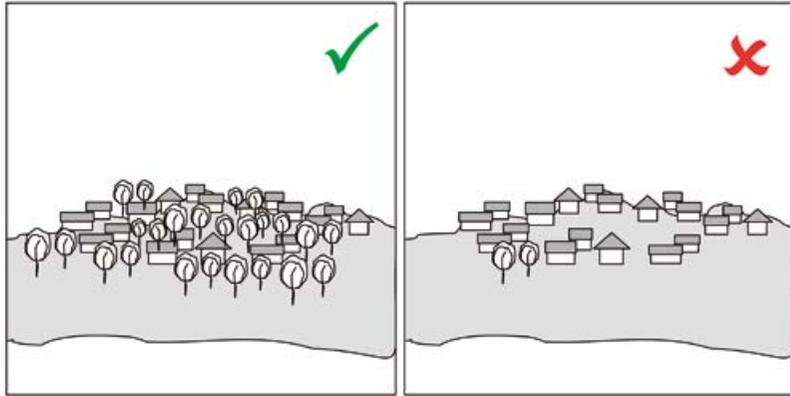
Observe **the height level**:

- of the surroundings of high landmarks
- at view horizons
- on the outskirts of the settlement, where the development passes into the free landscape

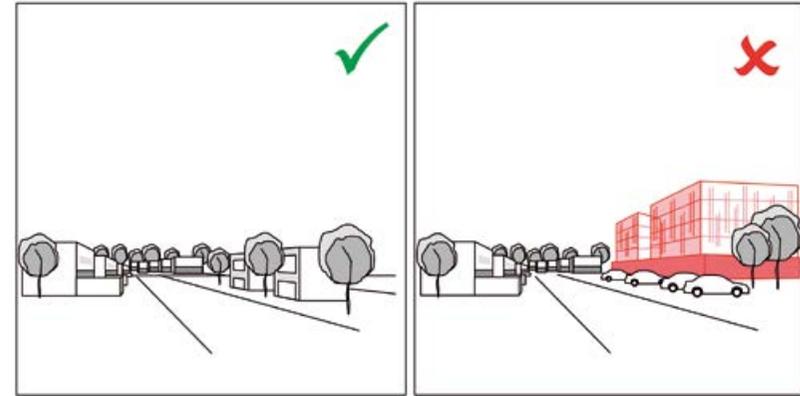


Skyline – care has to be taken not to disturb the skyline with inappropriate height levels or inappropriate landmarks.

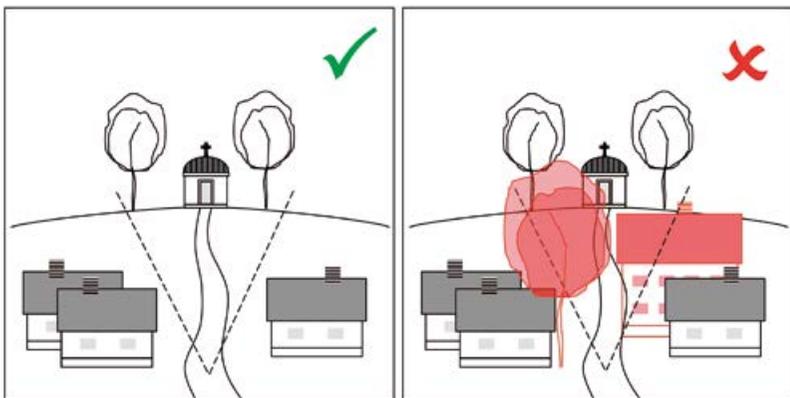
In the case of an indeterminate skyline of a settlement, a suitable plan to highlight it may be used.



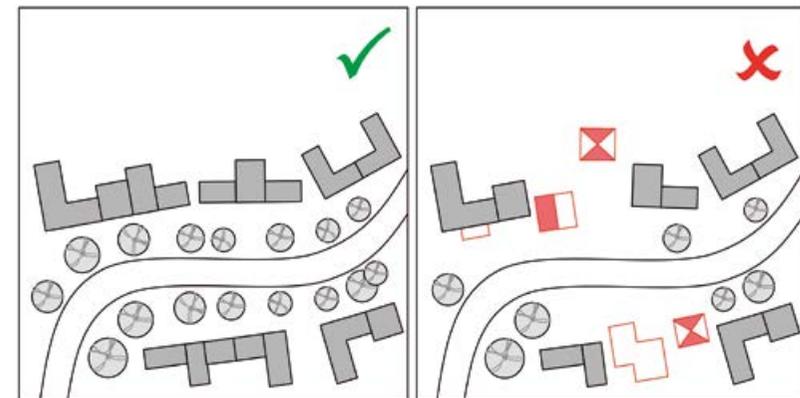
A protected view, distant views – ensure the compactness of the settlement using, among other things, greenery in the settlement – visually connect the objects using higher greenery. Pass from the green belt around the settlement sensitively into the landscape. The position of the village green can be emphasized by higher greenery, ideally traditional tree species, for example, lindens.



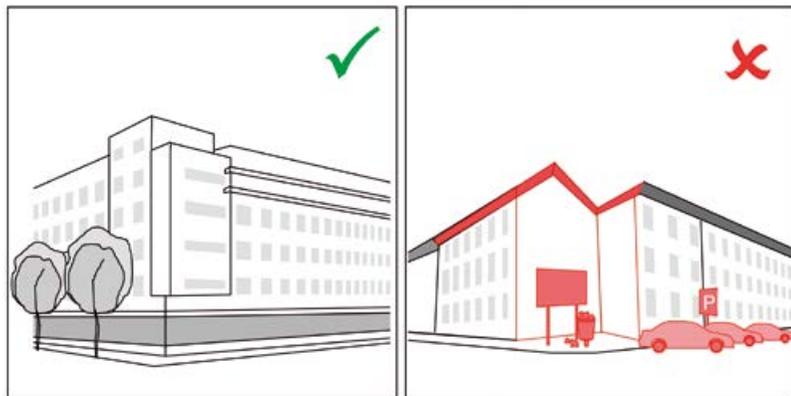
Scale and proportion – bear in mind the appropriate proximity of land with different uses and thus a different character of development (e.g. an area of manufacture and storage, operating in large halls, located near an area with family houses). Where appropriate, bear in mind the necessary shielding from view of areas of different character of development using isolating greenery.



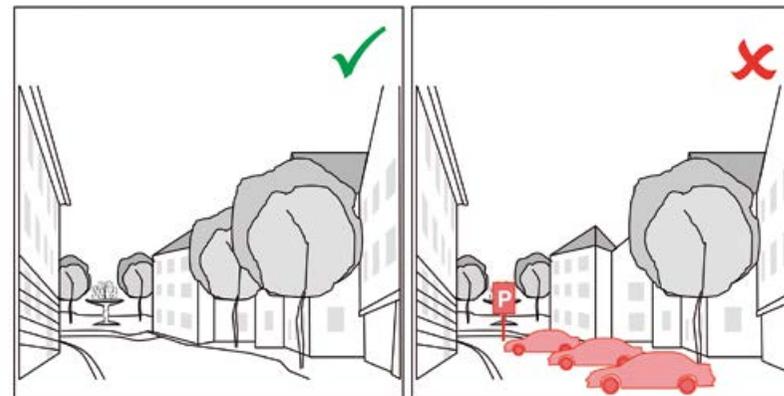
An important observation point, outlook post – maintain the quality of the view in the angle of an important observation point, including the condition that the view is not blocked by growing greenery.



Urban axis – highlight the axis with an avenue or avenues, respect the ground plan and character of the development that surrounds the urban axis.

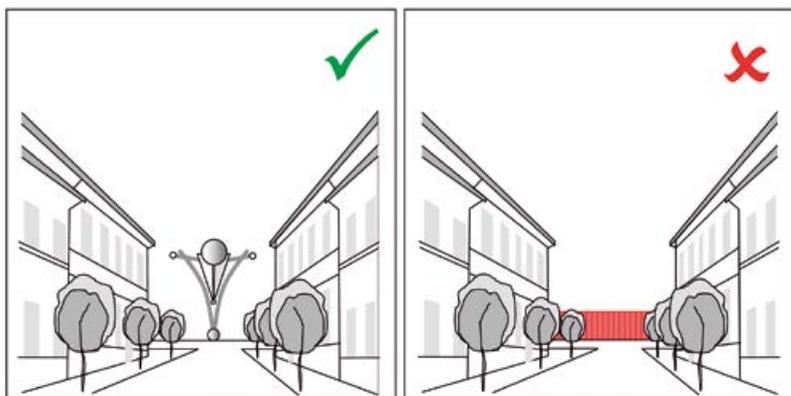


View-prominent place – use corners as natural view-prominent places. Design the areas in such a manner that corner buildings can stand out.



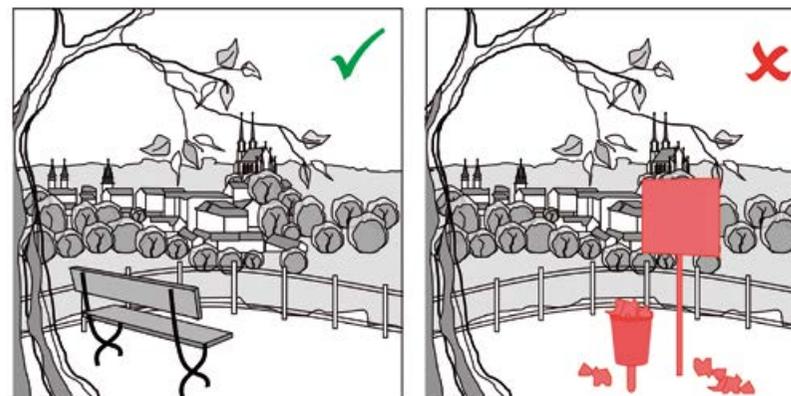
View axis – maintain the existing view axis and do not block the target point of view through improper land use.

Use view axes even in calmer areas of the city, such as narrow streets and small squares.

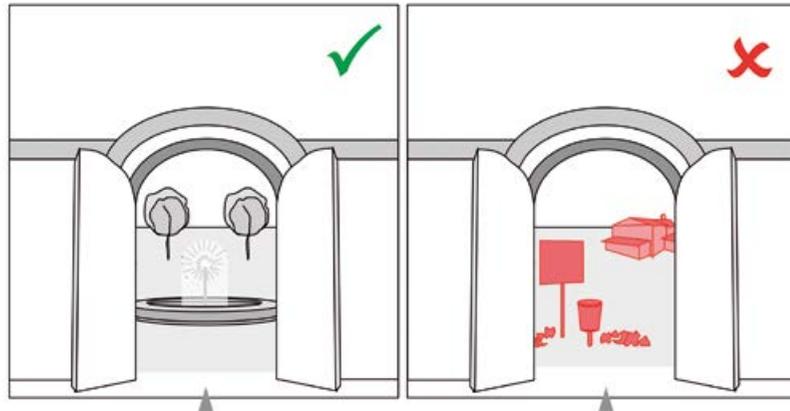


A target point of view is a prominent or attractive place. It is advisable to emphasize it by artistic or architectural work.

The role of the target point of view cannot be fulfilled by a neutral or inharmonious object.

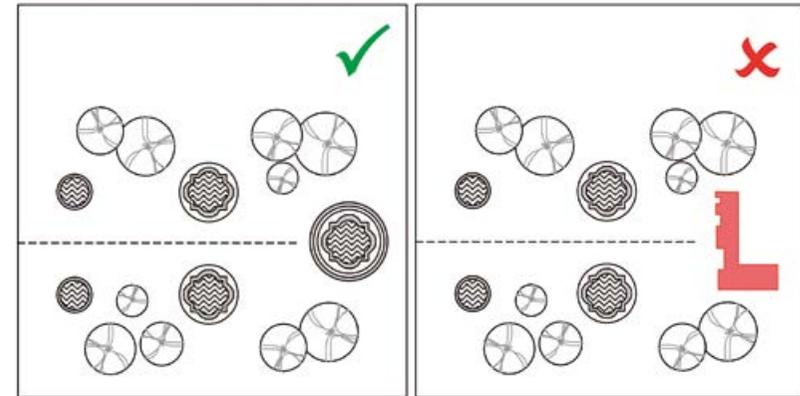


Vista – places of interesting vistas that allow the viewer to stop and relax enjoying the view of the target point of view.



Protected view – bear in mind the views of outstanding natural and cultural values and, at the same time, the view from the entrances and exits of important buildings, such as theatres, galleries, concert halls, and sacred places.

Make use of the moment of surprise, using unexpectedly beautiful views.



Gradation – pay attention the top object of gradation.

For example, fountains are installed along the urban axis of a park; an urban axis leads to the grand central fountain. A similar principle applies in the case of gradation of the interesting appearance and significance of objects, while the supreme object is the largest and the most attractive of them. The expectations of the observer should not be let down in the form of unfulfilled expectations (e.g. a dilapidated building with an advertising area).

Fig. © M. Blažková

Better than to see is to know,
and what about your neighbourhood?

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FOTODOCUMENTATION AND PICTURES

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PRINCIPLES AND RULES OF URBAN PLANNING COMPOSITION IN EXAMPLES

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