KRÁLOVÉHRADECKÝ KRAJ

INVEST IN THE HRADEC KRÁLOVÉ REGION

Premises no. 1

Square Barracks Josefov

Municipality: Jaroměř
Area of the premises: 16 294 m2

Actual Use: Unused

Planned Use:

- In compliance with local planning documentation – Residential area including civil facilities
- Other Interests – Multifunctional object: permanent housing or temporary accommodation (hotel, apartment hotel, dormitory), civil facilities (health and social care, education and culture, trade and services, offices).

Premises no. 1: Square Barracks Josefov

Town:	**Jaroměř**	
Previous use of the premises:	**Military Object- Artillery Barracks**	
Person to Contact:	Name and surname:	Ing. arch. Jitka Zavřelová
	Relation to the premises:	Head of Department of Investments and Regional Development at Municipal Council in Jaroměř
	Address:	Municipal Council in Jaroměř, náměstí ČSA 16, 551 01 Jaroměř
	Telephone:	+420 491 847 170
	E-mail:	zavrelova@jaromer-josefov.cz
Contacts to Municipality:	Name and surname:	Ing. Jiří Klepsa, Chairman of the Municipal Council in Jaroměř
	Address:	Municipal Council in Jaroměř, náměstí ČSA 16, 551 01 Jaroměř
	Telephone:	+420 491 847 120
	E-mail:	klepsa@jaromer-josefov.cz
Contacts to MEP:	Address:	Municipal Council in Jaroměř, náměstí ČSA 16, 551 01 Jaroměř
	Telephone:	+420 491 847 111, fax: +420 491 810 292
	E-mail:	podatelna@jaromer-josefov.cz

Basic Information

The Square (Artillery) Barracks (consisting of one spacious building with a court) are located in a former fortress of Josefov built in 1780-1789. The building is adjacent to the central Masaryk square with a church. At the present time this listed monument is derelict and unused and requires complete renovation. Territorially, the premises are related to the premises no. 2- Military Hospital Josefov.

Suggested Use

It is suggested to rebuild the premises Square Barracks to a multifunctional object. Planned functions of the building include permanent housing or temporary accommodation (small flats as well as luxurious special flats, hotel accommodation, apartment hotel, dormitory), and also an option concerning realization of civil facilities (health and social care, education and culture, trade and services, public catering, offices). More detailed projects concerning use of the building are available in studies by Ing. Arch. Sedlák (1999) and design studio Urbaplan (2005).

Linkage to Planning Documentation (PD)

Existing functional use according to PD	Generally residential area.
Regulatory elements	Permissible: housing structures, accessory facilities and services.
Possible use in compliance with PD	Housing, civil facilities, commercial activities (trade, services ...).

Distribution of Property

Total of owners	1	Total area of the premises (in m^2)		16 294	
Number of private owners of the premises	0	Name:	–	Estimated ownership ratio (in %)	0
Number of public owners (municipal, national etc.)	1	Name:	Town Jaroměř, náměstí ČSA, h.n. 16, 551 01 Jaroměř	Estimated ownership ratio (in %)	100
Number of other owners (the church etc.)	0	Name:	–	Estimated ownership ratio (in %)	0
Number of unknown owners or unsettled ownership relations	0	Description:	–	Estimated ownership ratio (in %)	0
Majority owner (with more than 50 %)		Town Jaroměř			
Number of owners possessing independently more than 10 % of the premises	1				

Connection to Transport and Engineering Infrastructure

Communications	Electricity	Service water	Drinking water	Sewerage	Gas
IInd category roads (0.2 km), railroads (2.5 km)	yes	no	yes	yes	yes

Existing Limits and Restraints

The object is an immovable national monument. Urban conservation area. There is a part of a secondary hygienic water protection zone in the area. The premises are a part of a protected area of natural water-storage 'East Bohemian Cretaceous Formation'.

Identification of Expected Problems within the Framework of Future Environmental Impact Analysis Concerning the Premises

It will be necessary to analyze the use of the area in terms of environmental impact in compliance with Act no. 100/2001 Coll. (EIA), and, possibly, depending on future use in compliance with Act no. 76/2002 Coll. (IPPC). IPPC process will not probably be necessary since the future use is not expected to have an important impact on environment.

Expected scope of analyses to elaborate concerning impact of the project on inhabitants and environment:

Impacts on inhabitants including socio-economic impacts		Yes – will be necessary to analyze with respect to the planned use. Socio-economic impacts can be presumed significantly positive.
Impacts on air and climate		Yes – will be necessary to analyze; according to calculation of heat requirements it will be necessary to carry out a study on pollution dispersion for a proposed type of heating system.
Impacts on noise conditions, and, possibly other physical and biological characteristics		Yes – will be necessary to analyze according to the proposed use, and, especially, impacts of traffic.
Impacts on surface and ground water		Yes – will be necessary to analyze; in the area a part of a secondary hygienic protection zone is located, area of a protected area of natural water-storage 'East Bohemian Cretaceous Formation'.
Impacts on land		No – will not be necessary to analyze; the land in question is considered non-farmland within thoroughly developed area; plots are not protected as farmland of any class.
Impacts on rock environment and natural resources		No – will not be necessary to analyze; neither there is a claim with mineral resources in the area in question, nor is the area situated within working district.
Impacts on fauna and flora and ecosystems		Yes – will be necessary to be analyzed with respect to protection of vegetation.
Impacts on landscape		Most likely will not be necessary to analyze; it is necessary to observe development regulations and character of buildings within the UCA area.
Impacts on tangible assets and cultural monuments		Yes – will be necessary to analyze; existing premises are located within reach of tangible assets of other persons; the building is an immovable cultural monument. The entire premises are located within a UCA area.
The premises are out of reach of flooded area	Yes/No	Yes
	Flooded area on the map	The premises are situated ca 200 m south from a designated flooded area Q_{100}, ca 250 m from border lines Q_{20} and Q_5 of the Metuje River course. Distance from a border line of a flood-active zone is about 230 m.
Protected monument	Yes /No	Yes
	Description	The object of former barracks is an immovable cultural monument. The entire fortress Josefov is an urban conservation area (UCA).
Percentage distribution of particular farmland protection classes concerning within the premises		Within the premises there is no farmland.
Protection zones of transport and engineering infrastructure		Only protection zones of street distribution systems of engineering infrastructure and a transformer station (the station is inside the object) are expected.
The premises are funded from public funds	Yes/No	No
	Kind of funds	–

Relations within the Area in Larger Perspective

The town Jaroměř is located about 17 km south-east from the regional capital, ca 19 km south-west from Náchod, and about 120 km north-east from Prague. Altitude 254 m above s.l., area 2395 ha. Number of inhabitants: 12 767 (as of 01/01/2006). An important traffic junction (of roads as well as railroads).

Seat of Authorities:	**Address**	**City**	**Postal Code**
Tax Office	Svatopluka Čecha 121	Jaroměř	551 01
Building Office	Municipal Council in Jaroměř, náměstí ČSA 16	Jaroměř	551 33
Trades Licensing Office	Municipal Council in Jaroměř, náměstí ČSA 16	Jaroměř	551 33

Regional Information 1/2006 – region Náchod

Population	112 293
Number of economically active inhabitants	55 596
Rate of unemployment	8.0 %
Number of registered unemployed people as of 31/01/2006	4 464