



Premises no. 4 Hradec Králové - Kukleny

Municipality: Hradec Králové
Area of the premises: 600 m²
Number of storeys in the building: 5NP

Actual Use: Partially storage

Planned Use:

- In compliance with local planning documentation - Non-disturbing production, storage, services, offices
- Other Interests - Commercial activities, technologies and research



Premises no. 4: Hradec Králové – Kukleny

Town:	Hradec Králové				
Previous use of the premises:	Storehouse /grain warehouse				
Person to Contact:	Name and surname:	Ing. Jana Köhlerová			
	Relation to the premises:	Employee of the company EMPLA, spol. s r.o. (marketing)			
	Address:	EMPLA spol. s r.o., Za Škodovkou 305, 503 11 Hradec Králové			
	Telephone:	+420 495 217 499			
Contacts to Municipality:	E-mail:	kohlerova@empla.cz			
	Name and surname:	Ing. Martin Maštálka, Mm Hradec Králové – Department of Strategic City Development			
	Address:	Mm Hradec Králové, Československé armády 408, 502 00 Hradec Králové			
	Telephone:	+420 495 707 594, fax: +420 495 707 100			
	E-mail:	martin.mastalka@mmhk.cz			

Basic Information

The storehouse forms a part of industrial premises located north-west from the main railway station in Hradec Králové, and south from Koutníková Street. There is a new office building built in the premises- a place of business of the company Empla; other buildings are being built now (laboratories). The object in question i.e. the storehouse/grain warehouse is situated in the north part of the premises, the front facing Koutníková Street. There are also ground-level farmery in the premises that serve as storage mostly for the neighboring site where the laboratories are being built. The storehouse is supposed to be reconstructed completely; its reconstruction will be very demanding (with respect to the size and its specific disposition and structural design). Contingent demolition would be much undesired, especially due to architectural reasons. The building has an important architectural value- it forms a landmark of this part of the city and its revitalization may bring desired revival of this area. The premises is connected to the main railway station in Hradec Králové via railway siding.

Suggested Use

Suggested use should comply with owner's plans. The best solution seems to be a plan to establish a "business incubator" (offices, small production and storage, ateliers, laboratories...), or a research and technology center. Such a plan complies with the city plan and is the best with respect to accessibility of the place; it is also suitable from the point of view of getting financial support.

Linkage to Planning Documentation (PD)

Existing functional use according to PD	Production and service areas without negative impact on the surroundings.				
Regulatory elements	The area used for structures designed for production, storage, and handling materials, whose transport requirements would not lead to congestion of local traffic and possible negative impact of technologies and operations would not exceed border lines of the premises.				
Possible use in compliance with PD	Non-disturbing production, storage, distribution depots, services, offices etc.				

Distribution of Property

Total of owners	1	Total area of the premises (in m ²)	600		
Number of private owners of the premises	1	Name:	Empla, spol. s r.o., Jana Krušinky, 500 02 Hradec Králové	Estimated ownership ratio (in %)	100
Number of public owners (municipal, national etc.)	0	Name:	-	Estimated ownership ratio (in %)	0
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 %)	Empla, spol. s r.o.				
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
Ist category roads (0.5 km)	yes	no	yes	yes	yes

Existing Limits and Restraints

No restraints

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

Planned use of the premises is necessary to view from the point of view of impacts of the structure on environment in compliance with Act no. 100/2001 Coll. (EIA). Integrated license in compliance with Act no. 76/2002 Coll. (IPPC) will have to be applied for according to nature of future use (production).

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

Impacts on inhabitants including socio-economic impacts	Yes – 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 in case of a new boiler house; according to calculation of heat requirements it will be necessary to carry out a study on pollution dispersion for planned boiler houses.	
Impacts on noise conditions, and, possibly other physical and biological characteristics	Yes – will be necessary to analyze according to proposed use and arrangement of production facilities in the premises. It will be necessary to analyze impacts of traffic.	
Impacts on surface and ground water	Yes – will be necessary to analyze.	
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	No – it is industrial zone.	
Impacts on landscape	No – the building is situated within thoroughly developed area; no new building would be built.	
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 itself is not a listed monument and is not situated within conservation area.	
The premises are out of reach of flooded area	Yes/No Flooded area on the map	Yes The premises are located 300 m west from determined flooded area Q ₁₀₀ of the Labe River.
Protected monument	Yes /No Description	No -
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	Railway protection zone – east part of the premises – 60 m from the axis of outer rail track, at least 30 m from the perimeter border line of the railway.	
The premises are funded from public funds	Yes/No Kind of funds	No -

Relations within the Area in Larger Perspective

The statutory city Hradec Králové is a natural center of the region. It is about 100 km east from Prague (highway D11), ca 20 km north from neighboring regional town Pardubice (international public airport). The city is situated in mostly flat terrain, its average altitude being 235 m n. m. The city covers 10 560 h. Population as of 01/01/2006 is 94 431. Hradec Králové is an important administrative, cultural, and economical center and an important traffic junction (junction of roads as well as railways).

Seat of Authorities:	Address	Town	Postal Code
Tax Office	U Koruny 1632	Hradec Králové	502 00
Building Office	Československé armády 408	Hradec Králové	502 00
Trades Licensing Office	Střelecká 824	Hradec Králové	502 00

Regional Information 1/2006 – region Hradec Králové

Population	159 502
Number of economically active inhabitants	85 768
Rate of unemployment	6.4 %
Number of registered unemployed people as of 01/01/2006	5 515