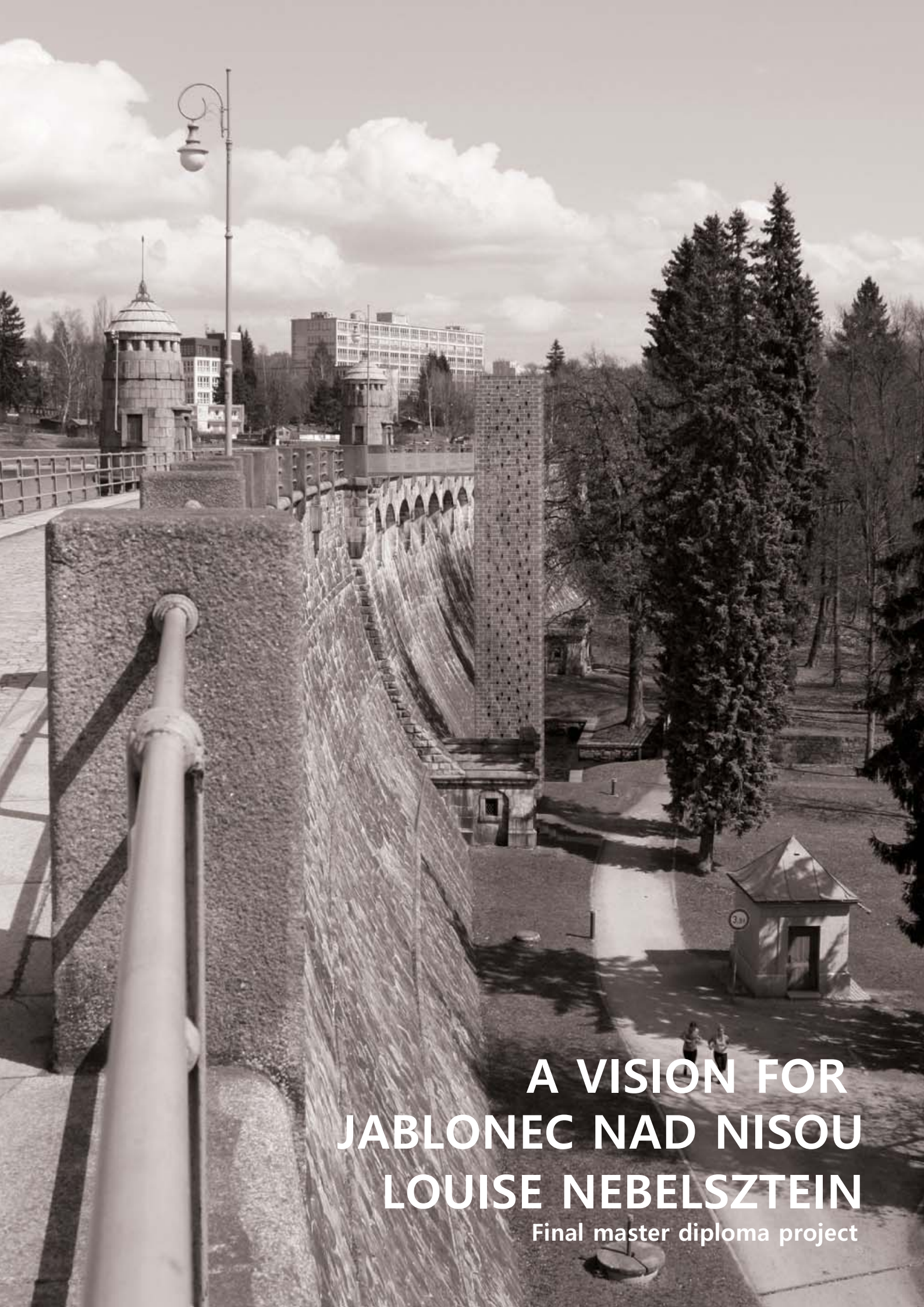


A VISION FOR JABLONEC NAD NISOU

LOUISE NEBELSZTEIN

Final master diploma project

Thanks to Jakub Chuchlík/ IUCH , Jakub Feige/ archives , Jaroslav Zeman/ conservationist
René Dlesk Prof., Tamara Horova assistant Prof., Maria Topolcanska, Prof.

SUMMARY

SUMMARY FROM PREVIOUS SEMESTER

INTRODUCTION

WATER

PROPOSAL

DAM

A LAND IN THE MSENSKY POTOK VALLEY

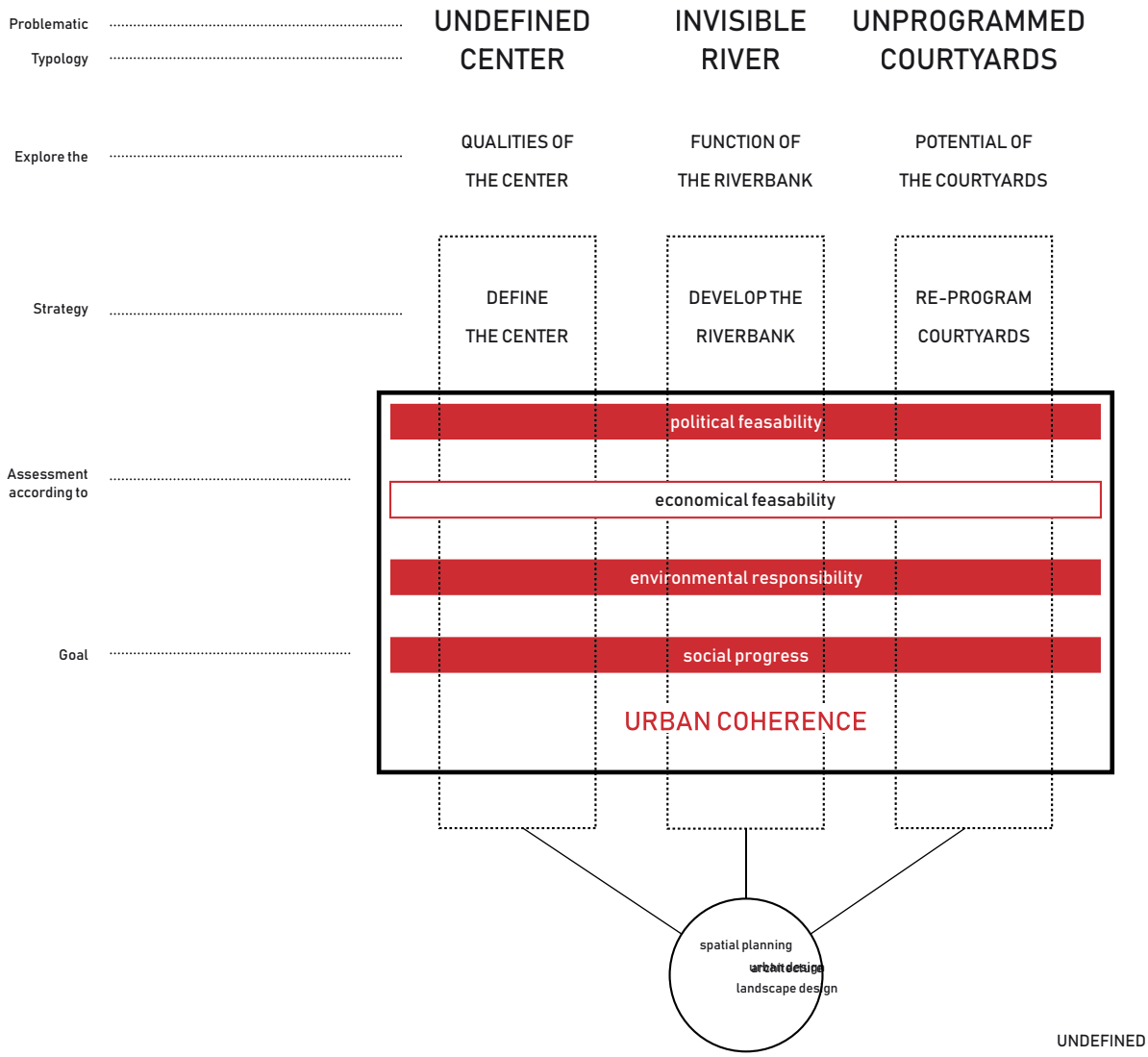
SCHOOL COMPLEX ALONG THE MSENSKY POTOK

CITY PARK ALONG THE NISA RIVER

LOCAL PARK ALONG THE NISA RIVER

CHURCH IN THE NISA VALLEY

SUMMARY FROM PREVIOUS ANALYSIS



CENTER

A PROBLEM OF DENSITY

URBAN PLANNING FOSTERING THE ISSUE OF DENSITY

REGENERATION

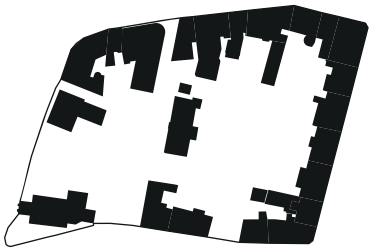
A CONTROVERSIAL NEW SHOPPING MALL IN CONFLICT WITH STREETS REVITALISATION

THE QUALITIES OF THE CENTER

Architecture – potential for development – the river Lužicka Nisa – concentrated services – the connection by bus and tramway to Prague and regional cities – a soon to be built new central tramway station – ground floor retail spaces – its unique urban tissue

UNPROGRAMMED

COURTYARDS



BLOCKS MORPHOLOGY, OFTEN INCOMPLETE

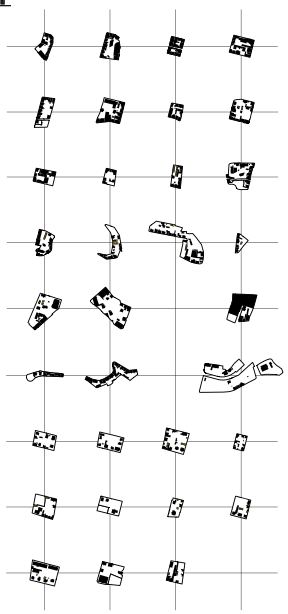
can the methodology apply to every block? Can it apply to a series of blocks? should the selected blocks have a certain morphology?

PARTICIPATE TO THE CITY'S PROBLEM OF DENSITY

can the city encourage the densification of the center by rething/reprogramming blocks?

OFTEN USED AS PARKING PLACES

ODD



POTENTIAL FUNCTION OF THE COURTYARDS

Potential for development - Potential for re-programming - potential for densification of the center, in terms of housing and economy - Potential for creating a new urban form in Jablonec nad Nisou

INVISIBLE

RIVER

URBANISATION MADE ITS WAY OVER THE RIVER

CONTROLED FLOW AND LIMITED ACCESS

FEAR OF FLOODS

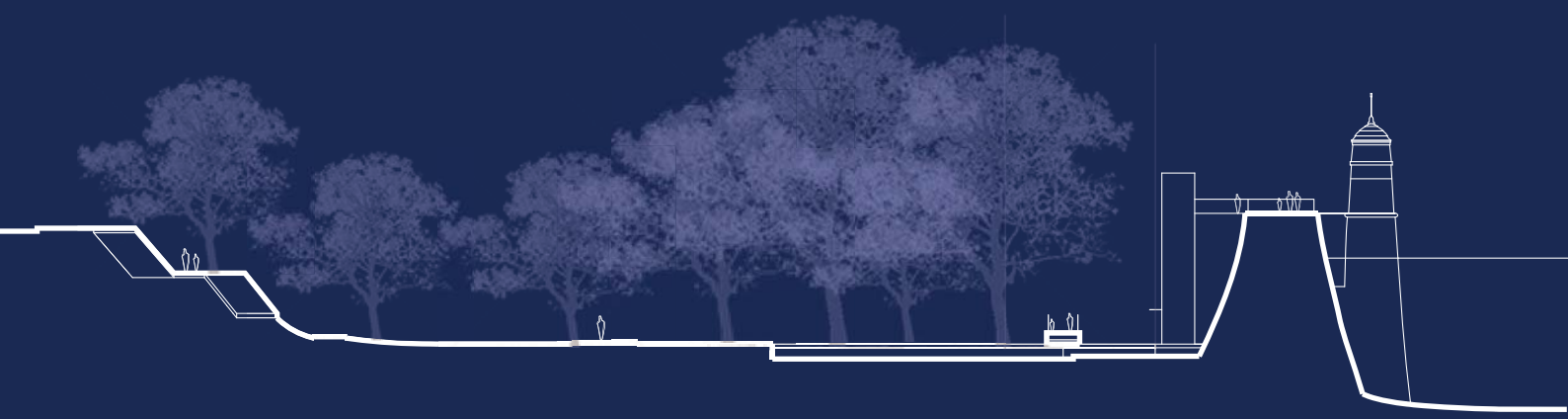
POTENTIAL FUNCTION OF THE RIVER

Connecting the center with the city's surrounding landscape (J. Chuchlik) - Acting as a green corridor - Making the center of Jablonec nad Nisou more attractive for living - Be a major public space in Jablonec nad Nisou - Turn the river into a "front" instead of a "back" - change the psychological relationship to the river, seen as a nuisance that can only be controlled.

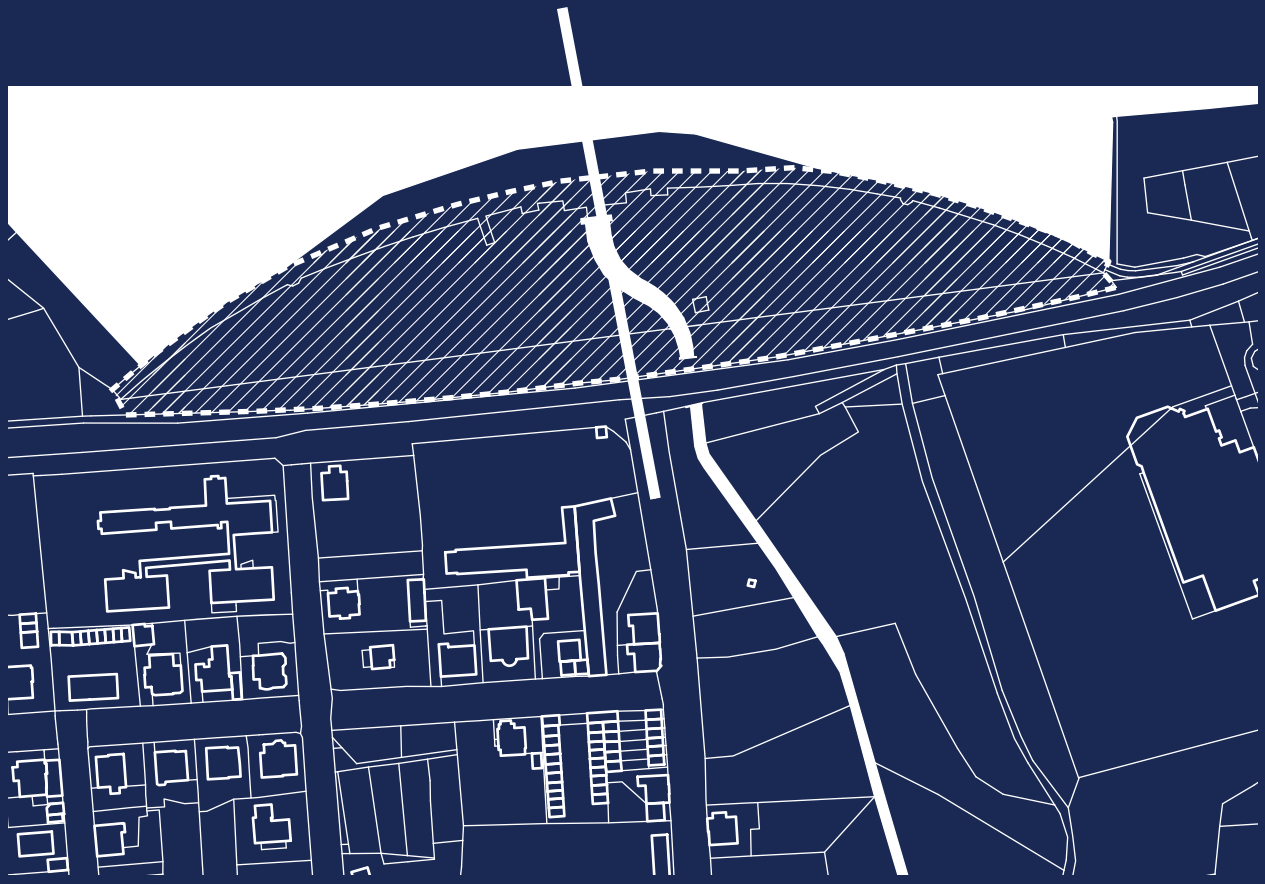
STUDIED AREA

DAM

The parc at the bottom of Jablonec nad Nisou's dam is part of the proposed strategy. The parc called Park Pod přehradou has the importance, the elegance of a city scale parc. Although the dam is one of the most visited monument in Jablonec, its access remains difficult. The barrier of U Přehrady street should be overcome by a more comfortable connection for non-motorised people. Stairs are introduced on each side of the dam and a lift is placed in a non-definite position, excentered from the center. The dam being 425 meters long, the new connections should improved legibility and comfort for mobility.



SITE CROSSSECTION / SCALE 1:1000



CADASTRAL MAP

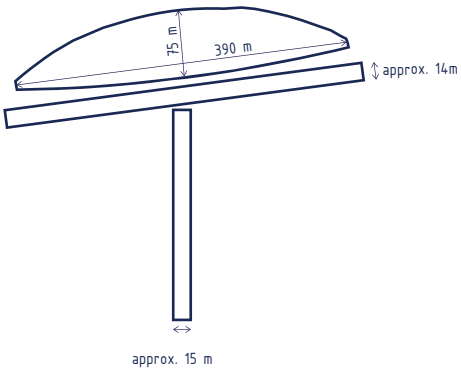
Studied area River

ORTHOPHOTO

SITE DETAILS

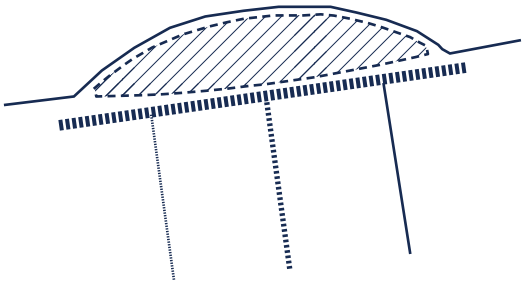
MAIN FUNCTION

DIMENSIONS

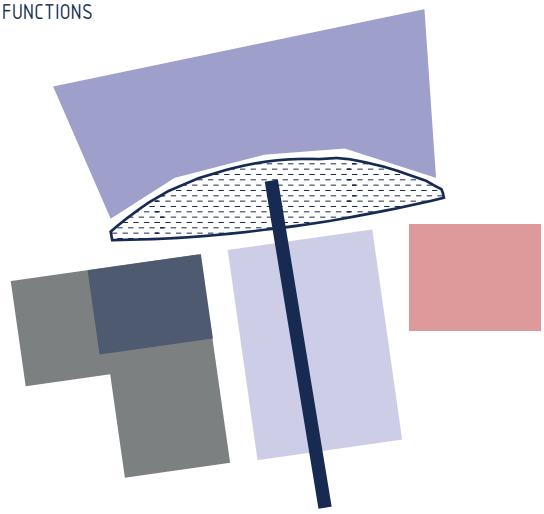


OWNERS

STREETS HIERARCHY



FUNCTIONS



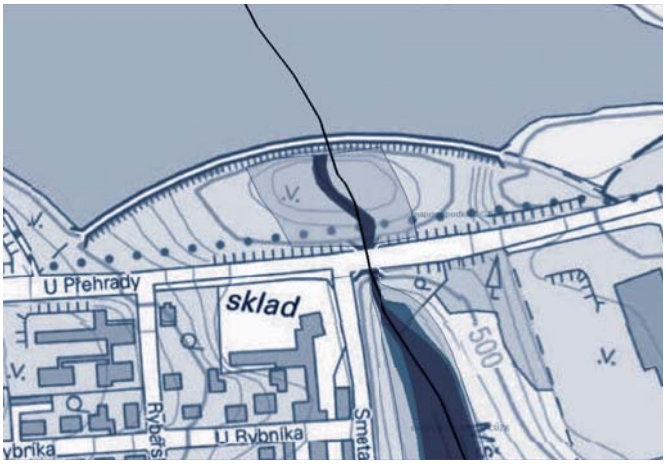
regional level road
city street
local street
local street

stream
studied area

Greenery
Water area
Residential
Public services

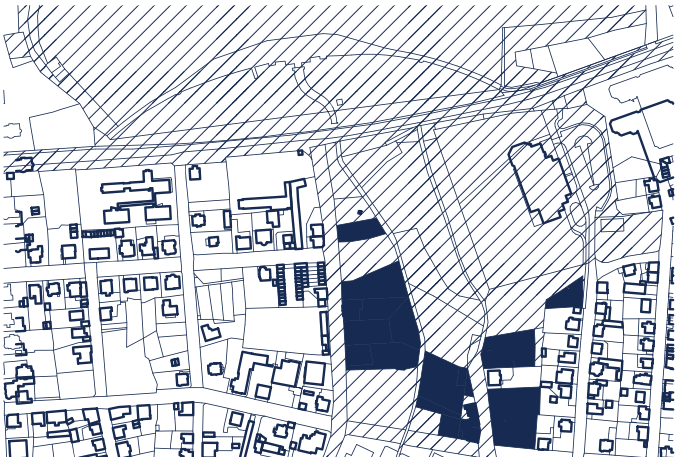
Sports area
City parc
Stream

FLOODS



Q5 Q20 Q100

OWNERSHIP



PUBLIC PRIVATE

THE DAM OF JABLONEC

The dam was built between 1906 and 1910 as part part of measures for floods control. A recent system of water evacuation was built and should divert overflows from the center of the city.

Technical parameters:
dam: it is hard, brick, high 20 m above the base, wide 4,5 m, long 425,5 m crown with a radius of curvature 350 m
tank capacity: 2 786 000 m³
river basin area : 53.5 km²
maximum area: 39.78 ha

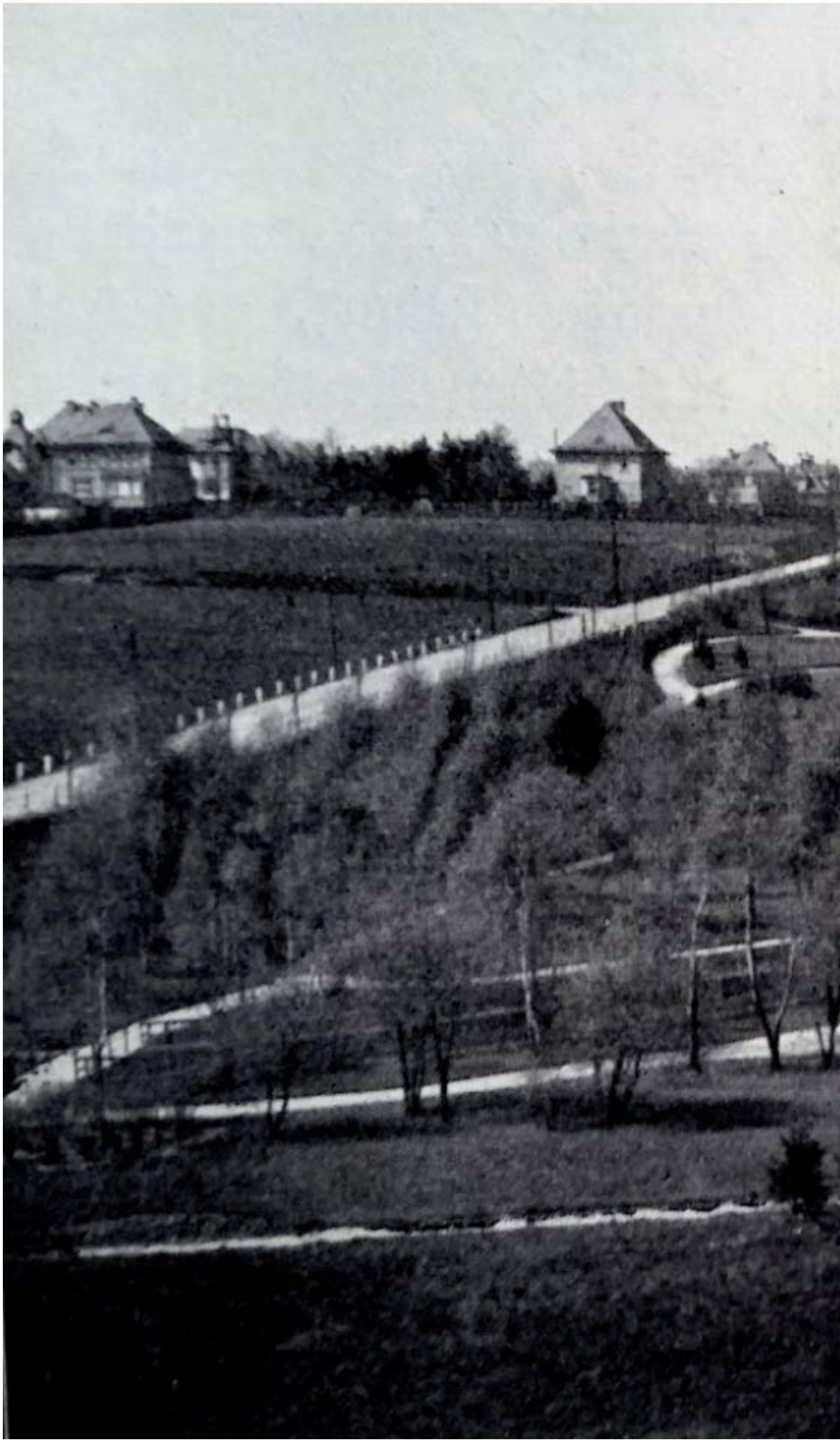
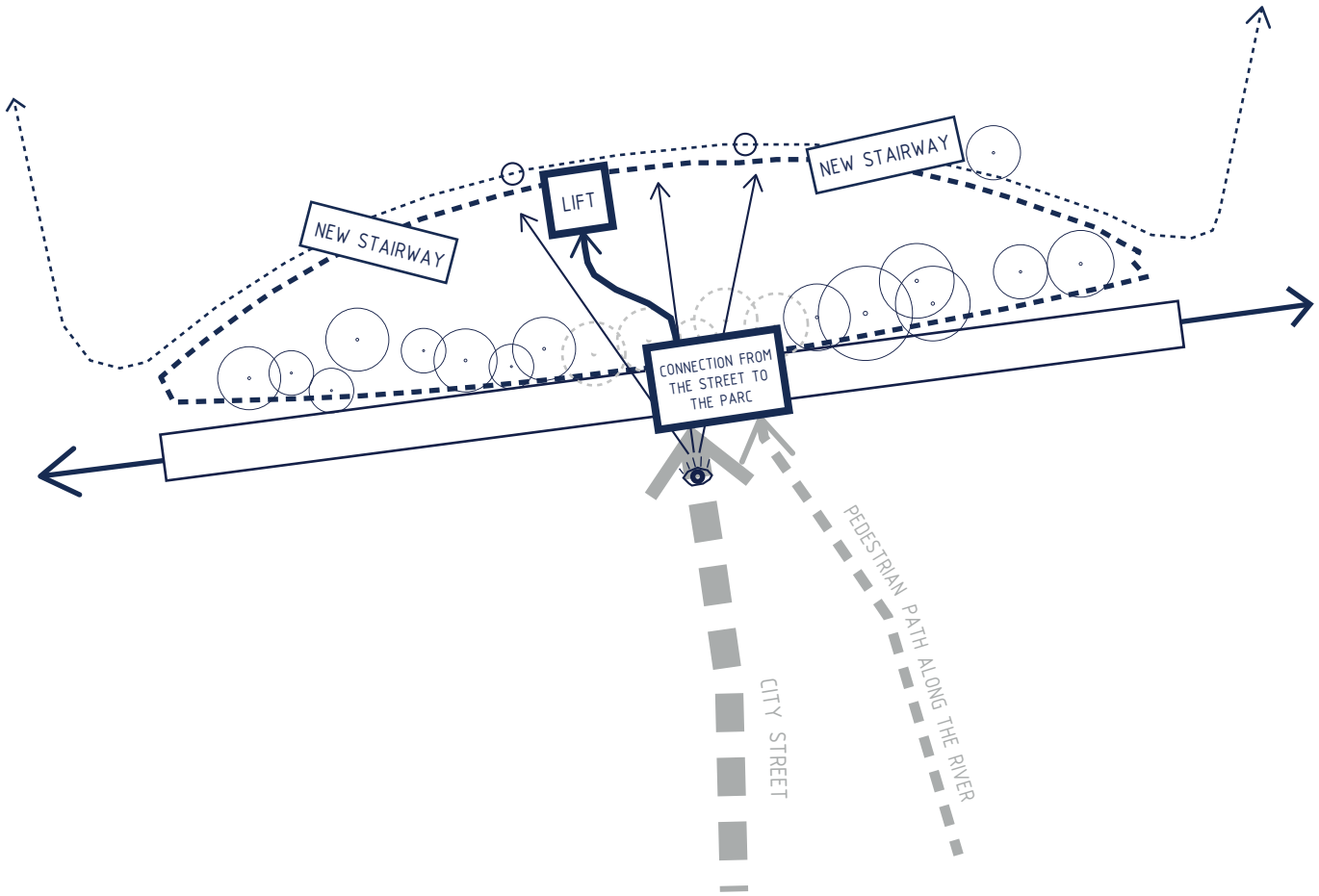


Photo from 1930

CONCEPT


NEW STAIRWAY
LIFT
NEW STAIRWAY
CONNECTION FROM THE STREET TO THE PARC
PEDESTRIAN PATH ALONG THE RIVER
CITY STREET

LIMITATIONS

Looking at ownership

Statutární město Jablonec nad Nisou, Mírové náměstí 3100/19, 46601 Jablonec nad Nisou, LV 10001

Vlastnické právo : Česká republika, Příslušnost hospodařit s majetkem státu: Povodí Labe, státní podnik, Víta Nejedlého 951/8, Slezské Předměstí, 50003 Hradec Králové, LV 2105, LV 7057 Mšeno

Krause Petr, Na Výšině 3709/3, 46601 Jablonec nad Nisou, SJM Márinka Václav a Márinková Ivana, Márinka Václav, U Rybníka 1757/25, 46601 Jablonec nad Nisou, Márinková Ivana, Skelná 3491/59, 46602 Jablonec nad Nisou LV 1290

Dutka Martin, Na Vršku 3855/10, 46601 Jablonec nad Nisou, LV 3649

Lhota Vít Ing., Smetanova 1809/82, 46601 Jablonec nad Nisou, Lhotová Miroslava, Smetanova 1809/82, 46601 Jablonec nad Nisou, LV 7510

TOREJA s.r.o., Masná 4477/5, 46601 Jablonec nad Nisou, LV 7478

Beads 4U, s.r.o., Pod Skalkou 1980/39, 46601 Jablonec nad Nisou, LV 7313

Beads 4U, s.r.o., Pod Skalkou 1980/39, 46601 Jablonec nad Nisou, Januš Filip Mgr., Pod Skalkou 1980/39, 46601 Jablonec nad Nisou, Velikovská Pavlína Ing., PhD., Pod Skalkou 1980/39, 46601 Jablonec nad Nisou, Zítková Kateřina, Pod Skalkou 1980/39, 46601 Jablonec nad Nisou, LV 14054

BYTOVÉ DRUŽSTVO / SVJ, LV 7814

Sirovátko Miroslav, Pod Skalkou 1337/46, 46601 Jablonec nad Nisou, LV 7386

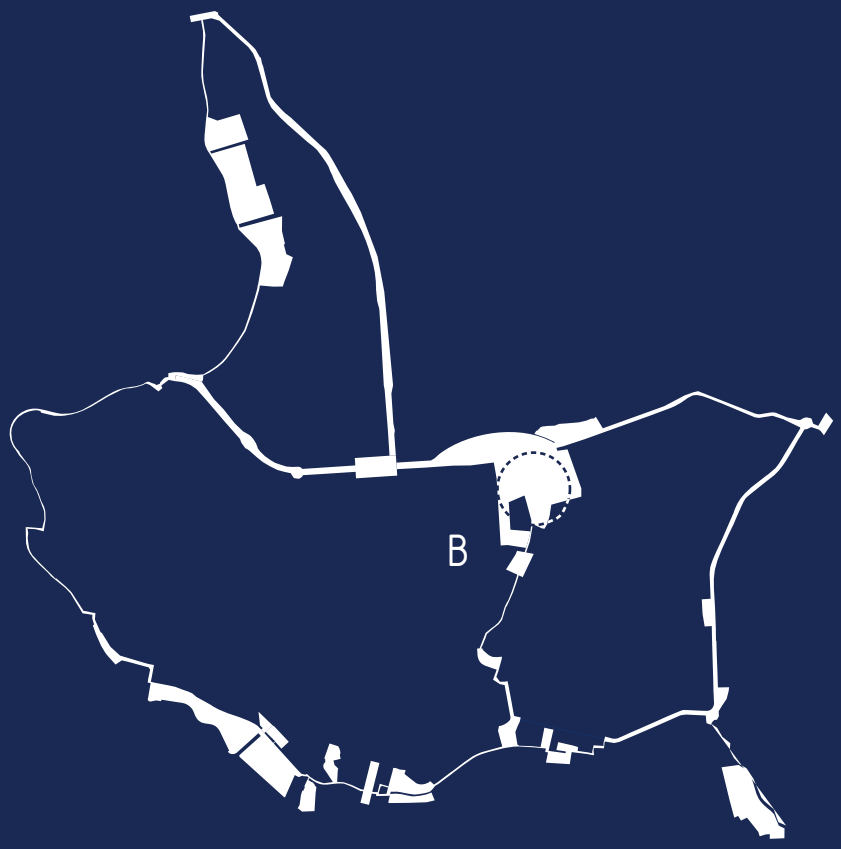
Site plan / Scale 1: 1000

3,5t

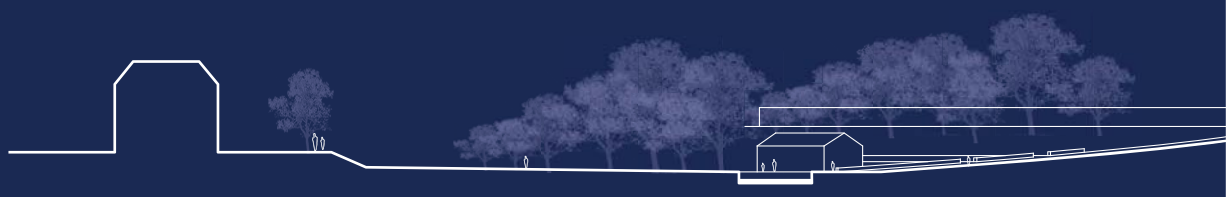
ANALYSIS

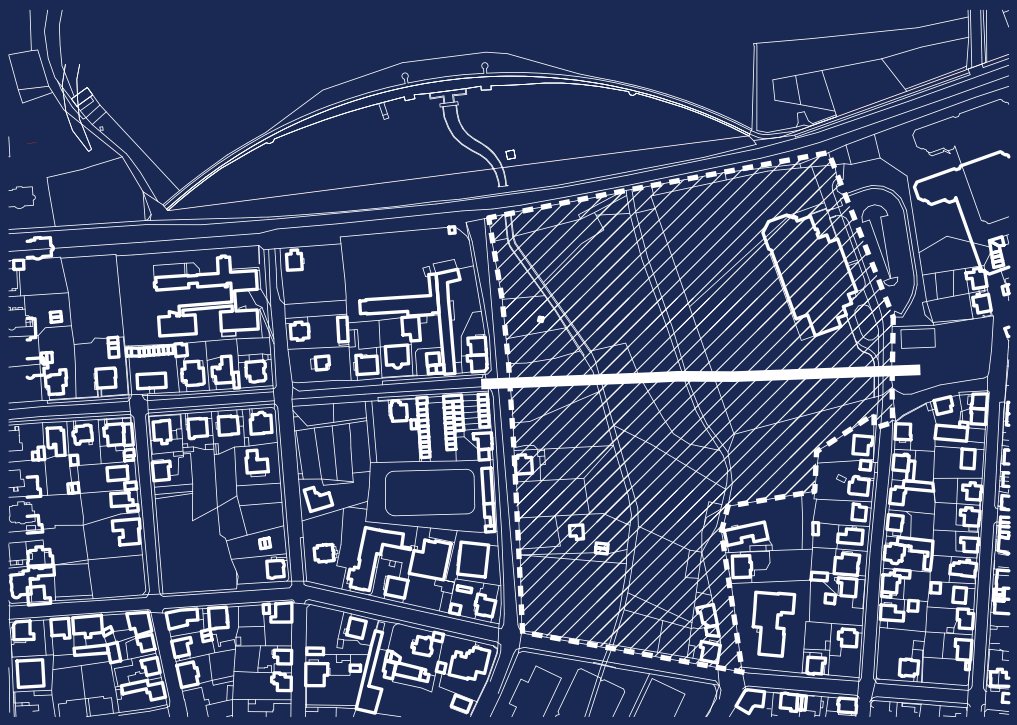
STUDIED AREA

LAND IN THE MŠENSKY POTOK VALLEY



SECTION 1:1000





CADASTRAL MAP

Studied area River

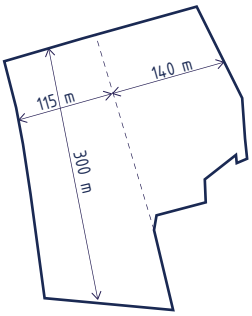
ORTHOPHOTO

SECTION 1:1000

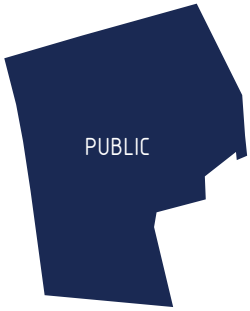
SITE DETAILS

ACTUAL FUNCTION

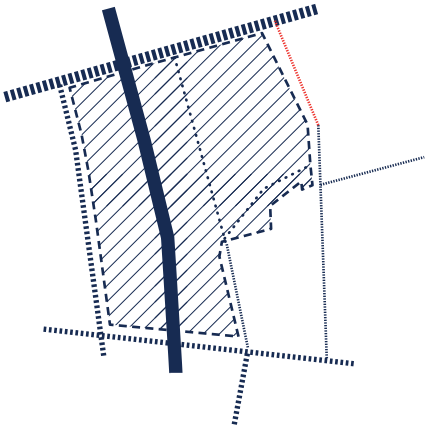
DIMENSIONS



OWNERS



STREETS HIERARCHY



regional level road

city street

local street

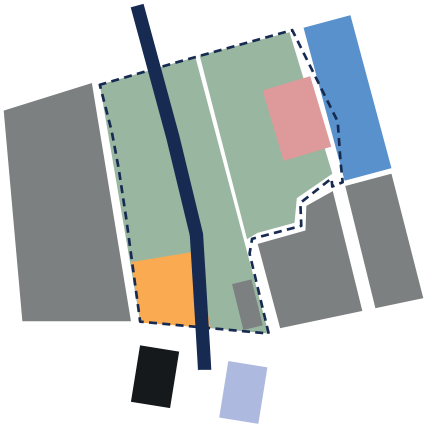
unclear street morphology

pedestrian way

river

studied area

FUNCTIONS



Residential

School

Student housing

Kindergarden

Public swimming pool

Greenery

Parking

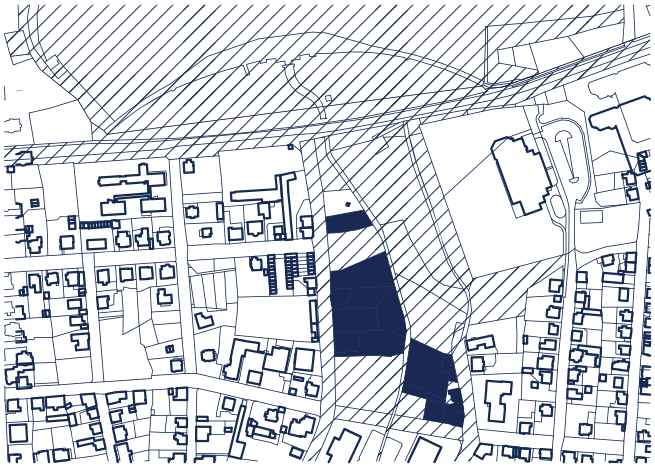
river

studied area

FLOODS

Q5 Q20 Q100

OWNERSHIP



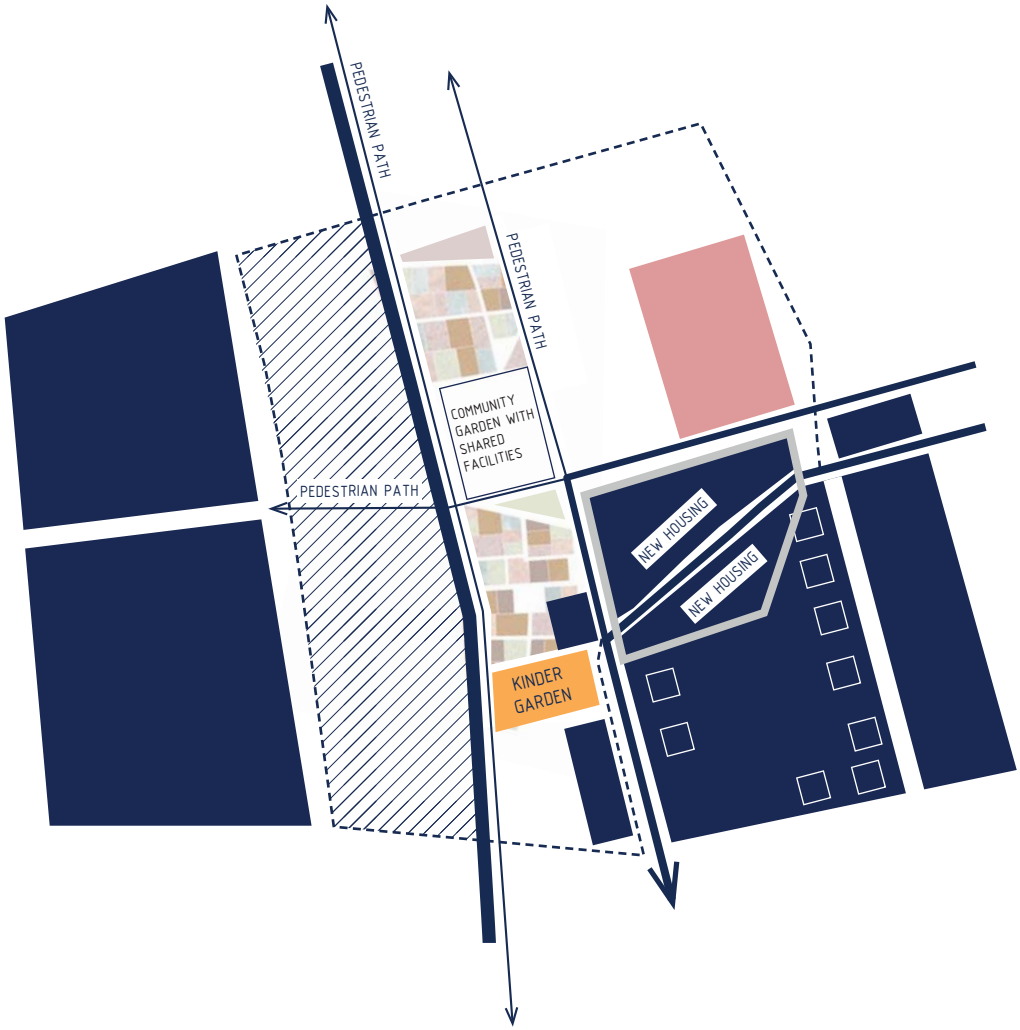
PUBLIC PRIVATE

CITY GARDENS

Jablonec nad Nisou rents gardens along the Msensky potok. This is a very charming place, well kept by renters.

STRECHY

CONCEPT


PEDESTRIAN PATH
PEDESTRIAN PATH
PEDESTRIAN PATH
COMMUNITY GARDEN WITH SHARED FACILITIES
NEW HOUSING
NEW HOUSING
KINDER GARDEN

LIMITATIONS

Public

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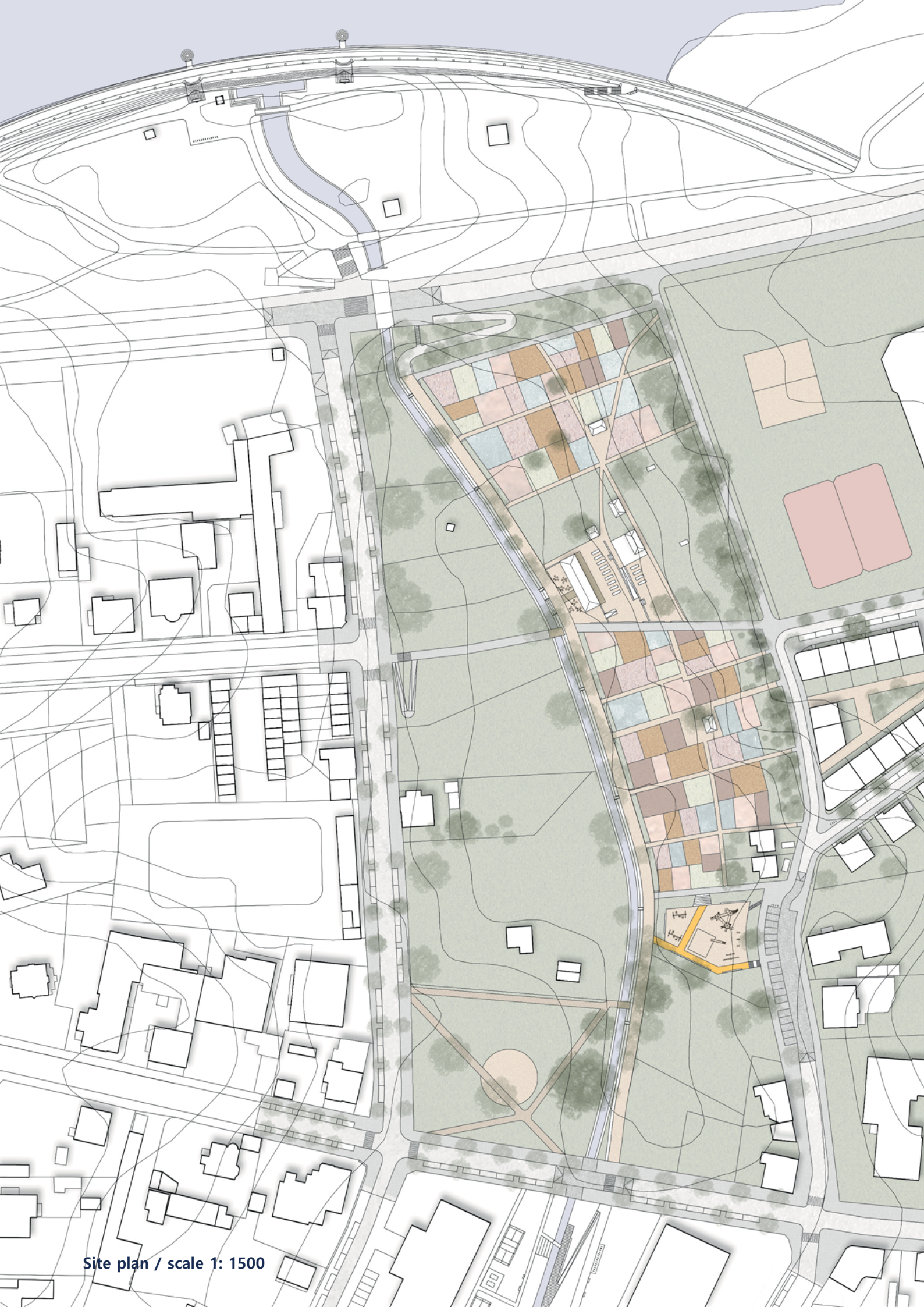
BYTOVÉ DRUŽSTVO / SVJ, LV 7814

Sirovátko Miroslav, Pod Skalkou 1337/46, 46601 Jablonec nad Nisou, LV 7386



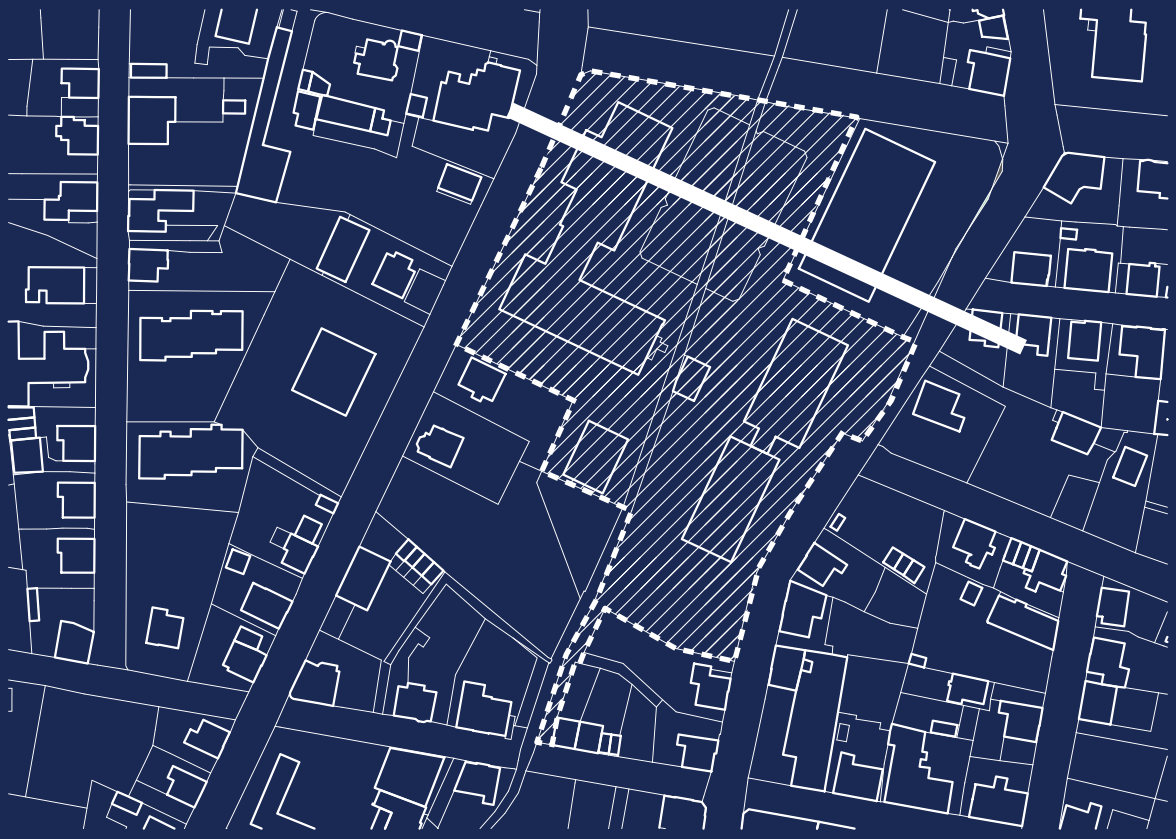
Site plan / scale 1: 1500

ANALYSIS

STUDIED AREA

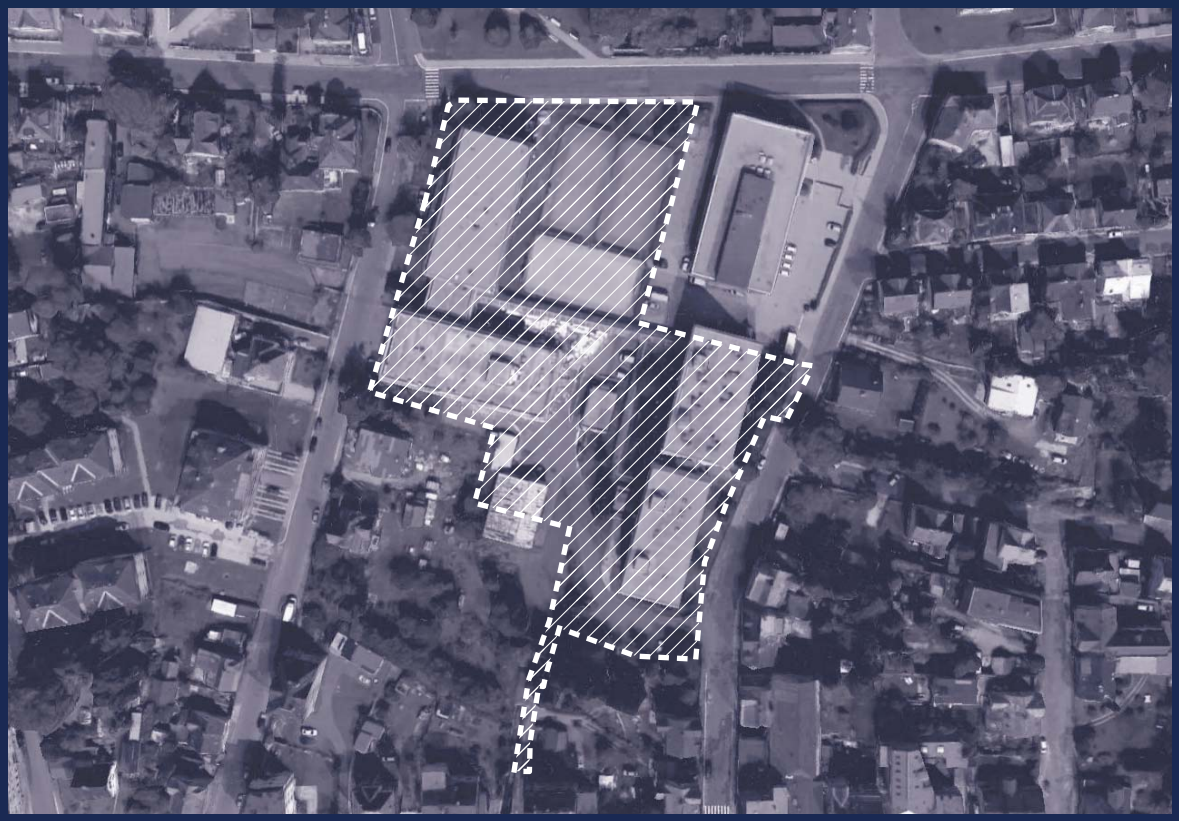
SCHOOL COMPLEX PARC AROUND THE MŠENSKY POTOK

SITE CROSS SECTION / SCALE 1:1000



CADASTRAL MAP

Studied area River

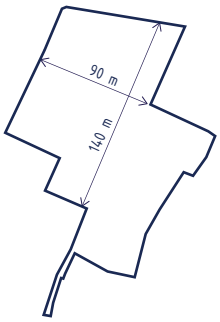


ORTHOPHOTO

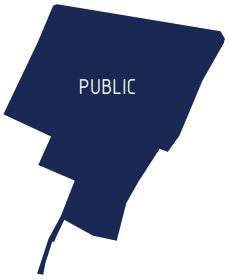
SITE DETAILS

ACTUAL FUNCTION

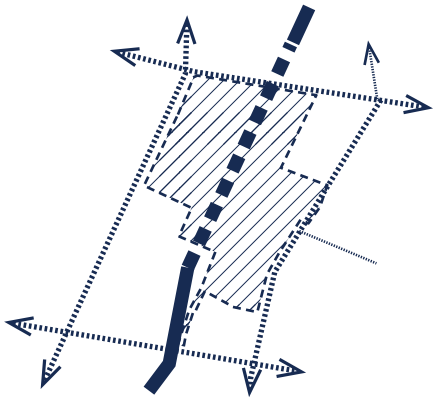
DIMENSIONS



OWNERS

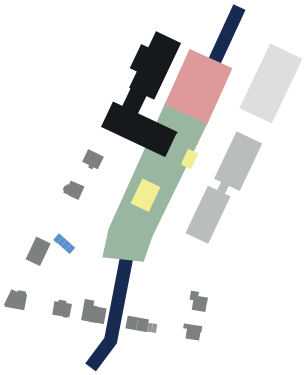


STREETS HIERARCHY



city street
local street
river
studied area

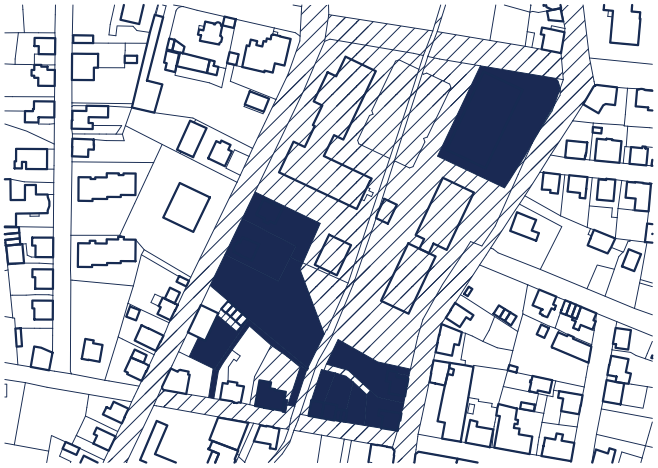
FUNCTIONS



Offices
Student housing
Residential
School
Storage
Greenery
Garages
Tenis courts
river
studied area

FLOODS

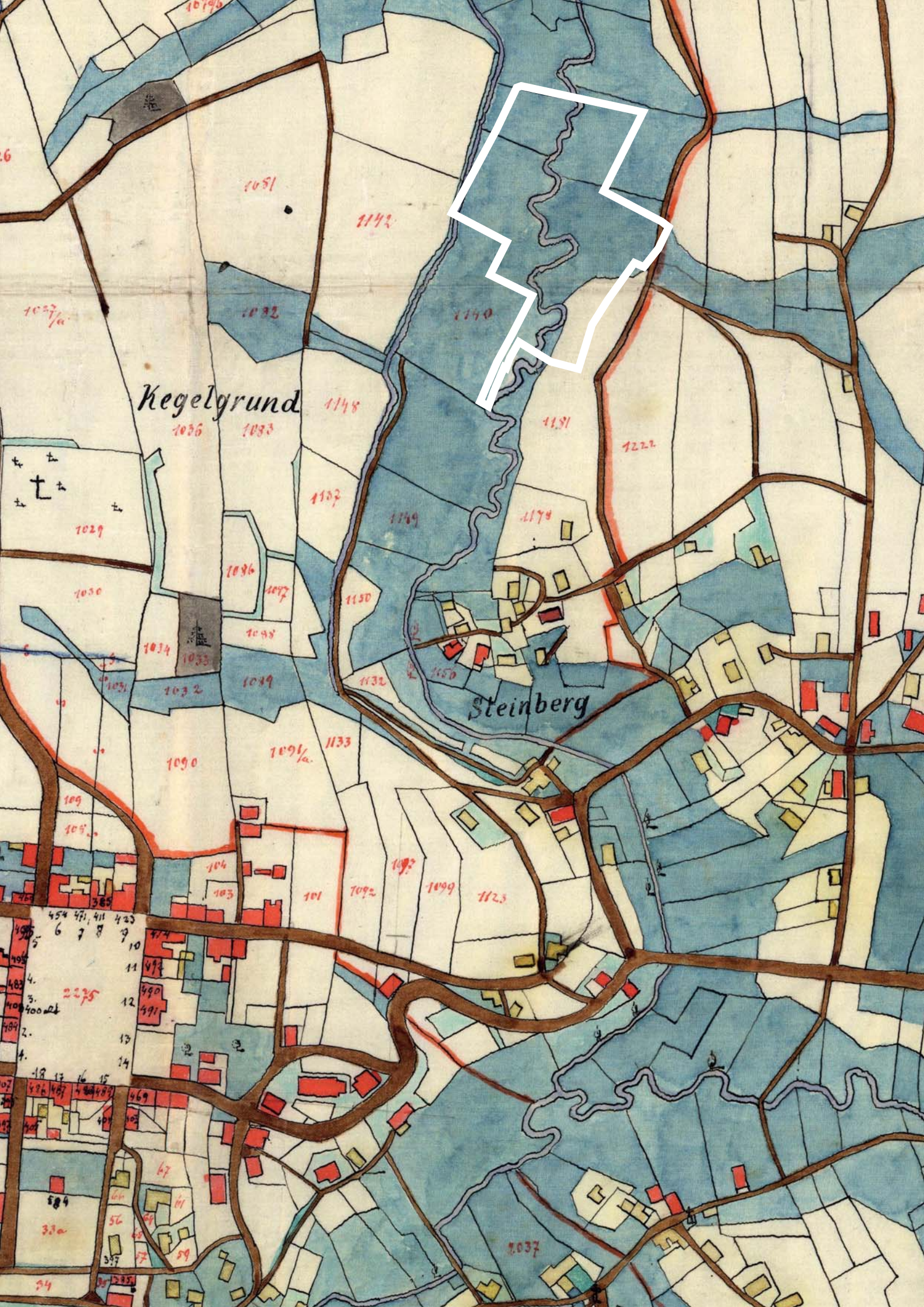
OWNERSHIP



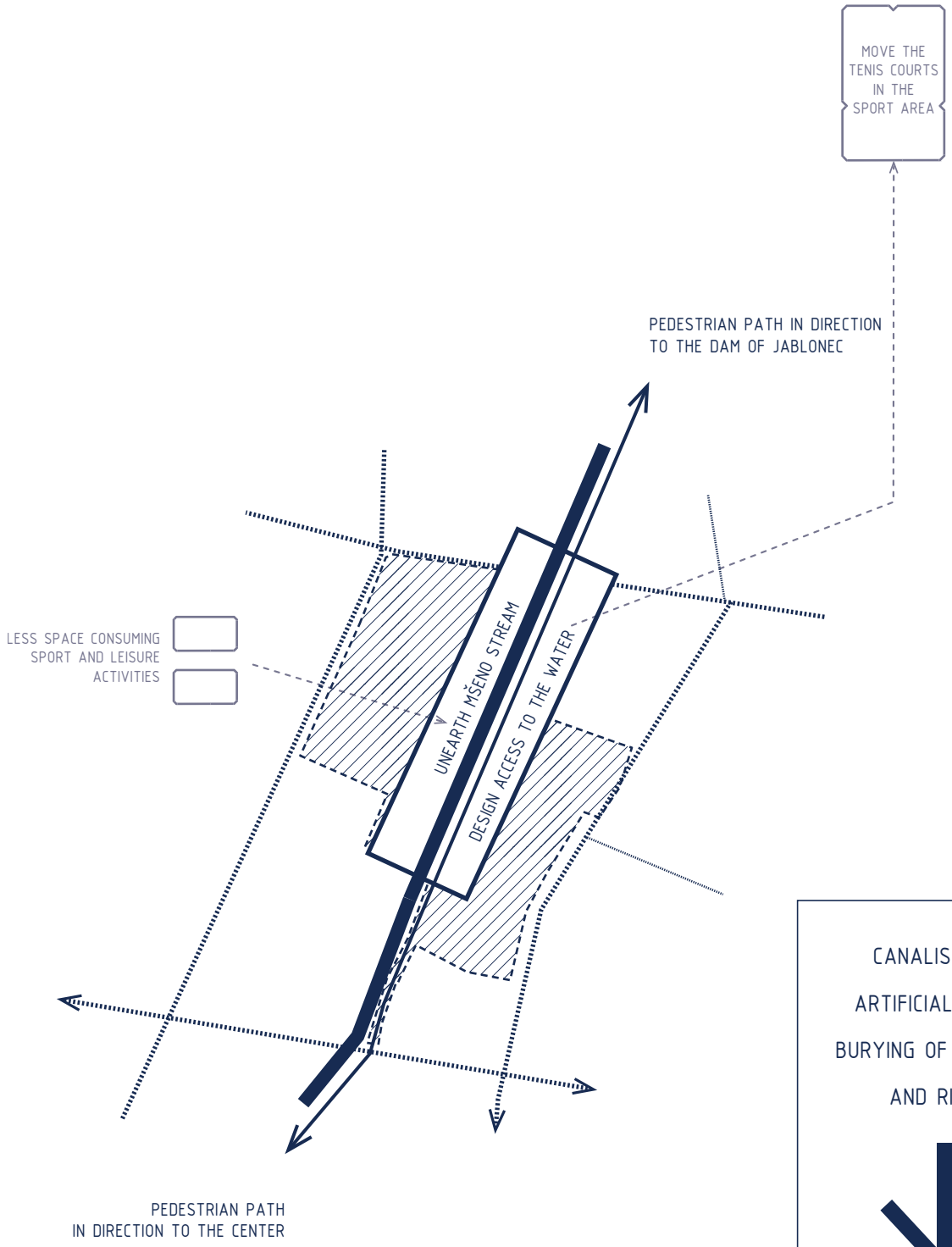
ANALYSIS

GRUNDRISS VON GABLONZ

Map from 1854, State district archives of Jablonec nad Nisou


Kegelgrund
Steinberg

CONCEPT



CANALISATION

ARTIFICIALISATION

BURYING OF STREAMS AND RIVER

↓

UNEARTHING WATER

RENATURALISE

MAKE THE RIVER PART OF THE URBAN LANDSCAPE

LIMITATIONS

Statutární město Jablonec nad Nisou, Mírové náměstí 3100/19, 46601 Jablonec nad Nisou, LV 10001

Vlastnické právo : Česká republika, Příslušnost hospodařit s majetkem státu: Povodí Labe, státní podnik, Víta Nejedlého 951/8, Slezské Předměstí, 50003 Hradec Králové, LV 2105

Liberecký kraj, U Jezu 642/2a, Liberec IV-Perštýn, 46001 Liberec, Hospodaření se svěřeným majetkem kraje, Střední škola řemesel a služeb, Jablonec nad Nisou, Smetanova 66, příspěvková organizace, Smetanova 4265/66, 46601 Jablonec nad Nisou, LV 5730

Vlastnické právoPodíl: Česká republika, Příslušnost hospodařit s majetkem státu : Státní pozemkový úřad, Husinecká 1024/11a, Žižkov, 13000 Praha 3 , LV 10002

JABLOTRON ALARMS a.s., Pod Skalkou 4567/33, 46601 Jablonec nad Nisou, LV 2633

Holas Lubomír, Malá Janovská 4307/3, Rýnovice, 46605 Jablonec nad Nisou, Holas Miloslav, U Balvanu 2160/32, 46601 Jablonec nad Nisou, LV 13013

Fadrhonc Ivan, Pod Skalkou 1344/17, 46601 Jablonec nad Nisou, LV 767

Havlík Karel, Podzimní 2985/15, 46601 Jablonec nad Nisou, Havlík Michal, Podzimní 2985/15, 46601 Jablonec nad Nisou, LV 360

Kurpita Adam, Podzimní 1989/13, 46601 Jablonec nad Nisou, Kurpita Jiří, Podzimní 1989/13, 46601 Jablonec nad Nisou, SJM Kurpita Juraj a Kurpitová Věroslava, Podzimní 1989/13, 46601 Jablonec nad Nisou, LV 4414

Vrabec Petr, Na Výšině 3232/18, 46601 Jablonec nad Nisou, LV 5546

Holas Lubomír, Malá Janovská 4307/3, Rýnovice, 46605 Jablonec nad Nisou, Holas Miloslav, U Balvanu 2160/32, 46601 Jablonec nad Nisou, Holas Petr, Smetanova 2296/60, 46601 Jablonec nad Nisou, LV 5546

Bílek Zdeněk, Podzimní 2986/17, 46601 Jablonec nad Nisou, LV 3618

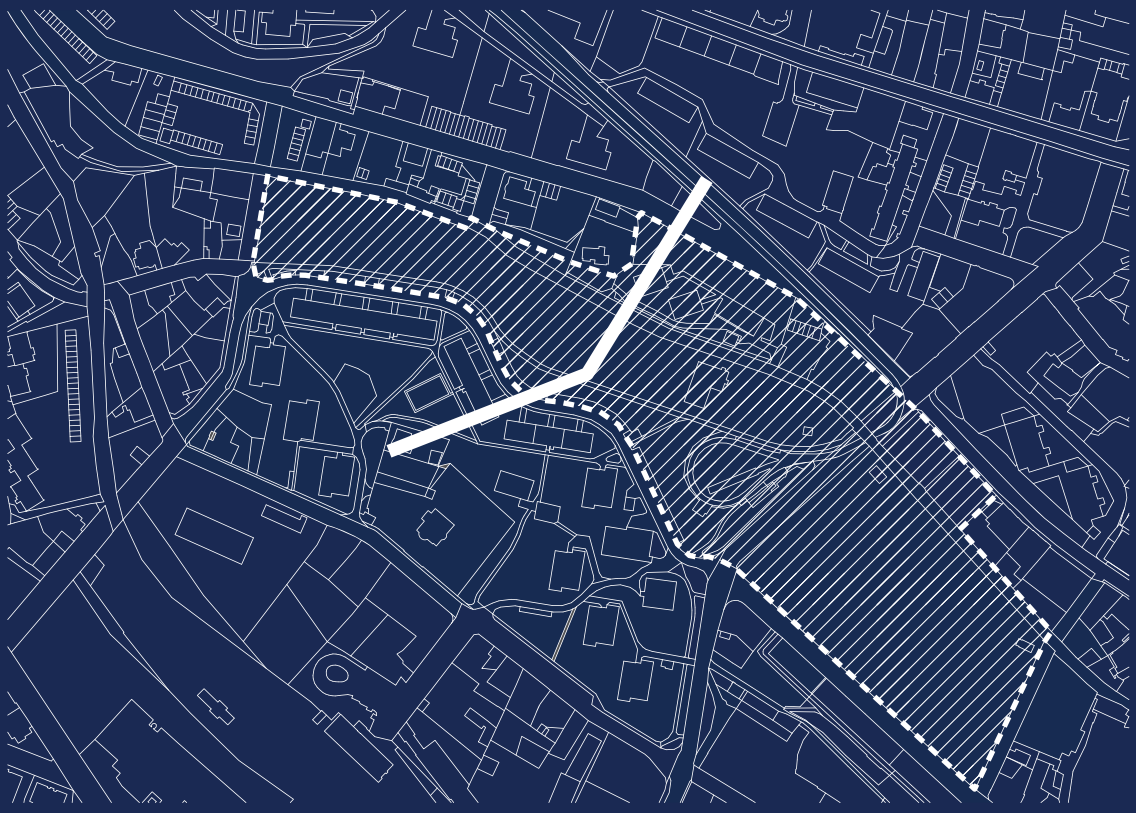
Appelt Vítězslav, Pod Skalkou 1343/15, 46601 Jablonec nad Nisou, SJM Appelt Vítězslav a Appeltová Bohuslava, Pod Skalkou 1343/15, 46601 Jablonec nad Nisou, LV 3292

ANALYSIS

STUDIED AREA

CITY PARK ALONG NISA RIVER

SITE CROSS SECTION / SCALE 1:1000



CADASTRAL MAP

Studied area River

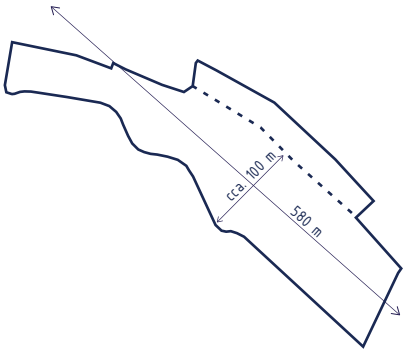
ORTHOPHOTO

www.stavobazar.eu
42
11

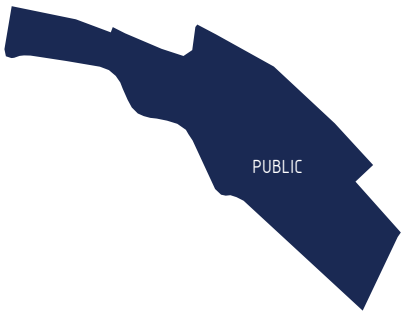
SITE DETAILS

MAIN FUNCTION

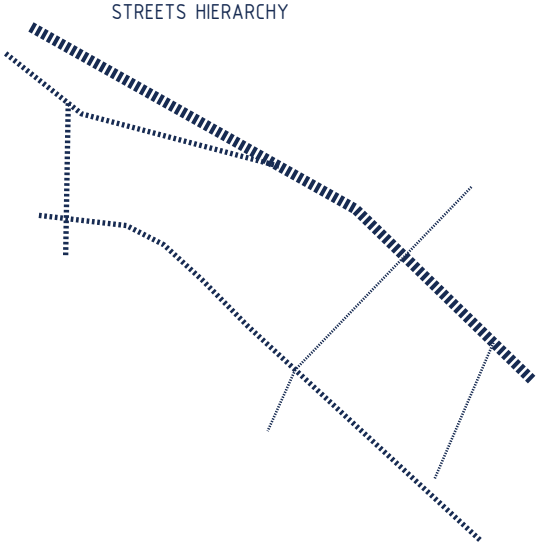
DIMENSIONS



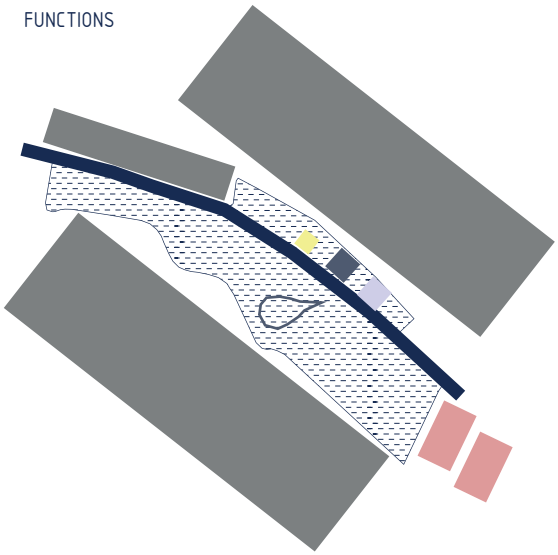
OWNERS



STREETS HIERARCHY



FUNCTIONS



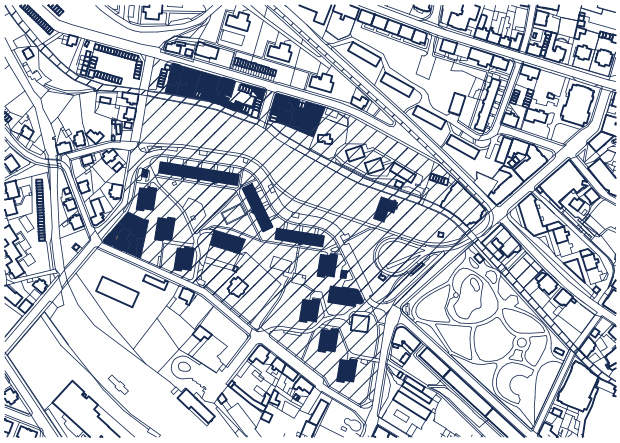
- regional level road
- city street
- local street
- stream
- studied area

- Residential
- Sport facilities
- Pre-school
- City parc
- Unused architectural and cultural piece of JBC
- Closed out school / valuable architectural piece of JBC
- tramway terminal / to be moved to the center
- Stream

FLOODS

Q5 Q20 Q100

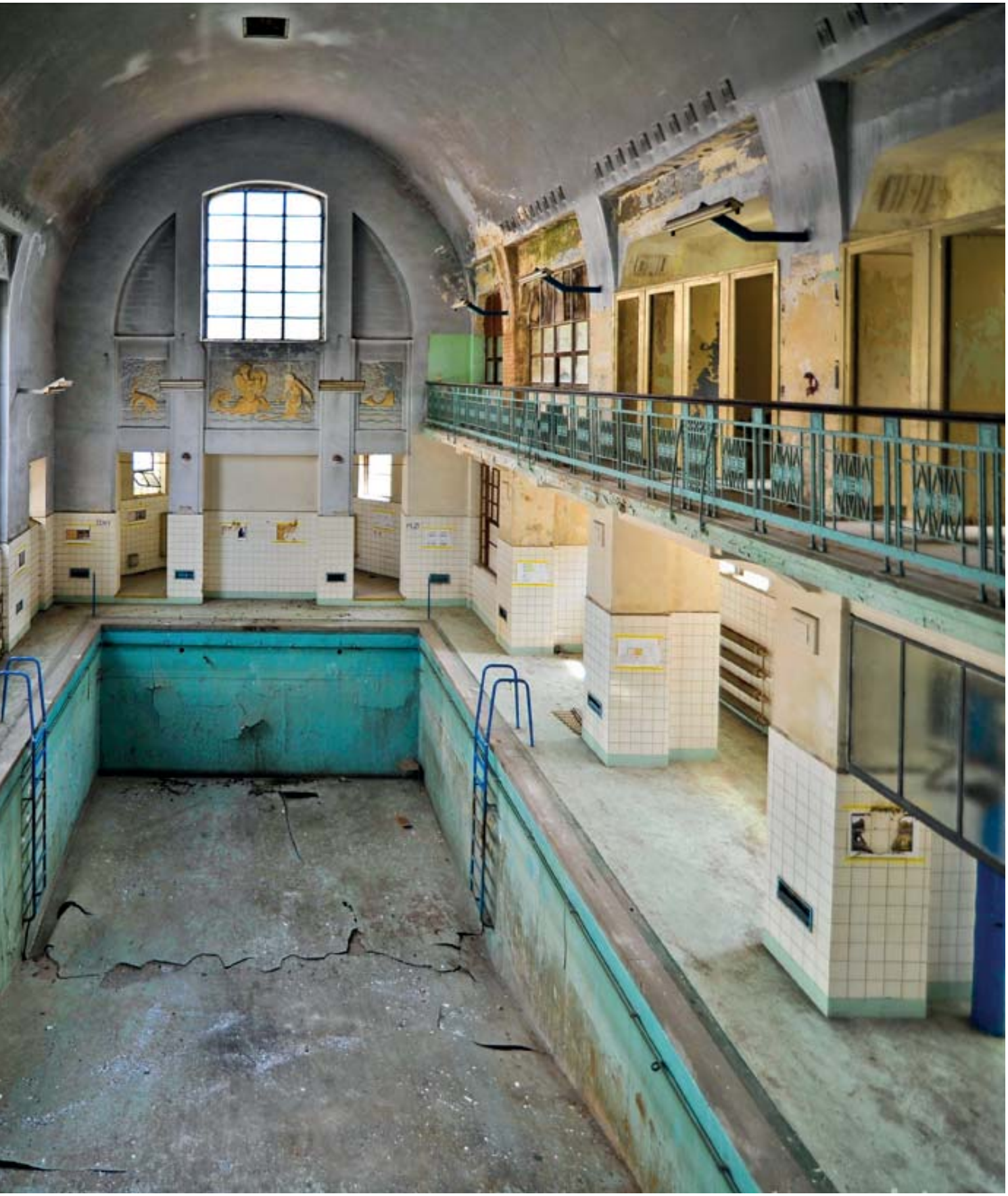
OWNERSHIP



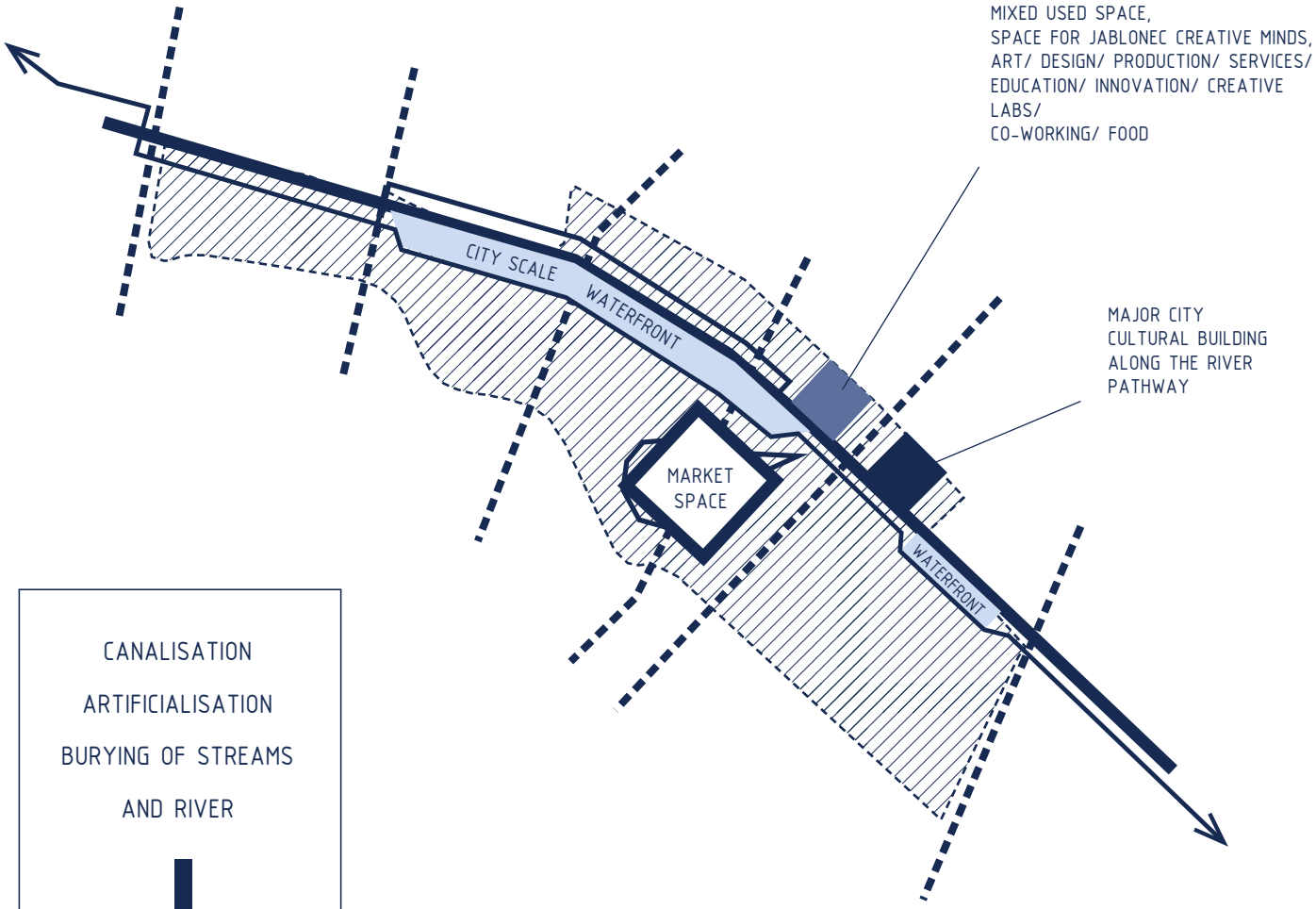
PUBLIC PRIVATE

CITY BATH

Several oraganisations in Jablonec nad Nisou try to revive the old public bath of the city wit hcultural actions to save the building from decay. It sits right in front of the Tyrsovy Sady parc.



CONCEPT



CANALISATION

ARTIFICIALISATION

BURYING OF STREAMS

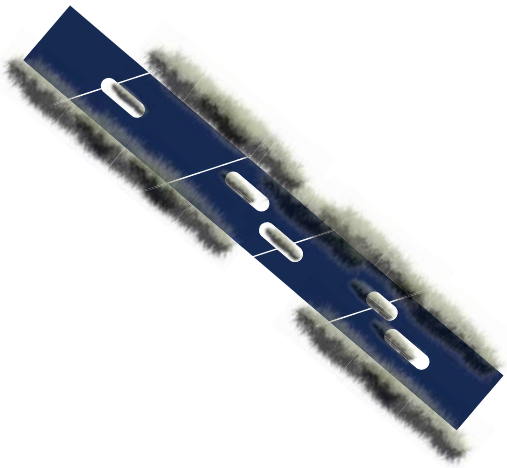
AND RIVER

'RENATURALISING'

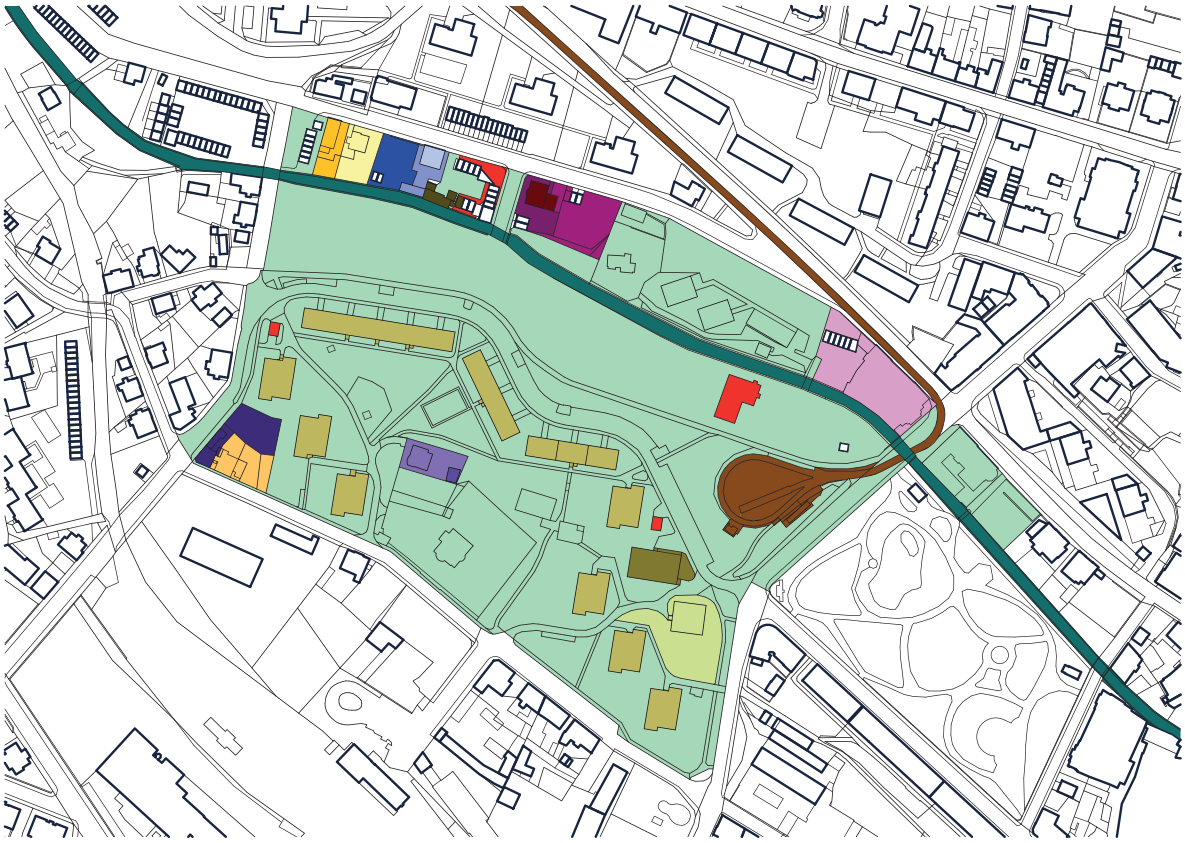
CREATE ACCESS

'Re-naturalisation'
of Nisa river

Water plants
Humid zones
sediments
small dams



LIMITATIONS



Public

Statutární město Jablonec nad Nisou, Mírové náměstí 3100/19, 46601 Jablonec nad Nisou, LV 10001

Vlastnické právo : Česká republika, Příslušnost hospodařit s majetkem státu: Povodí Labe, státní podnik, Víta Nejedlého 951/8, Slezské Předměstí, 50003 Hradec Králové, LV 2105

Liberecký kraj, U Jezu 642/2a, Liberec IV-Perštýn, 46001 Liberec Hospodaření se svěřeným majetkem kraje :Severočeské muzeum v Liberci, příspěvková organizace, Masarykova 437/11, Liberec I-Staré Město, 46001 Liberec, LV 4985

Klus Miroslav Ing., U Nisy 2871/3, 46601 Jablonec nad Nisou LV 13366

BYTOVÉ DRUŽSTVO / SVJ, LV 14044

BYTOVÉ DRUŽSTVO / SVJ, LV 13956

Vlastnické právo, Česká republika, Příslušnost hospodařit s majetkem státu Úřad pro zastupování státu ve věcech majetkových, Rašínovo nábřeží 390/42, Nové Město, 12800 Praha 2, LV 60000

Breslerová Iva, U Nisy 2066/11a, 46601 Jablonec nad Nisou LV 127

Kroupa Jaromír, U Nisy 1983/11, 46601 Jablonec nad Nisou, SJM Kroupa Jaromír a Kroupová Věra, U Nisy 1983/11, 46601 Jablonec nad Nisou, LV 128

Doležalová Miloslava Mgr., U Nisy 3063/9, 46601 Jablonec nad Nisou , Pechancová Jana, U Nisy 3063/9, 46601 Jablonec nad Nisou LV 12270

Doležalová Miloslava Mgr., U Nisy 3063/9, 46601 Jablonec nad Nisou, Pechancová Jana, U Nisy 3063/9, 46601 Jablonec nad Nisou, Vobořilová Lenka, U Nisy 3063/9, 46601 Jablonec nad Nisou, LV 12681

Doležalová Miloslava Mgr., U Nisy 3063/9, 46601 Jablonec nad Nisou, Ferklová Olga, č. p. 360, 46844 Josefův Důl 4304/13681, Vobořilová Lenka, U Nisy 3063/9, 46601 Jablonec nad Nisou LV 5988

Sasínek Jiří Ing., Polní 3447/33, 46601 Jablonec nad Nisou LV 715

Nguyen Thanh Huan, K Remízku 437, 25250 Vestec, Pham Van Thuc, Husovo náměstí 41, 58813 Polná, LV 7128

BYTOVÉ DRUŽSTVO / SVJ

Liberecký kraj, U Jezu 642/2a, Liberec IV-Perštýn, 46001 Liberec, Správa nemovitostí ve vlastnictví kraje Domov a Centrum denních služeb Jablonec nad Nisou, příspěvková organizace, U Balvanu 4117/2, 46601 Jablonec nad Nisou LV 12608

Jodas Dušan, Zámecký vrch 2999/5, 46601 Jablonec nad Nisou, Rajšl Jiří, Zámecký vrch 2999/5, 46601 Jablonec nad Nisou, LV 828

Rajšl Jiří, Zámecký vrch 2999/5, 46601 Jablonec nad Nisou LV 5354

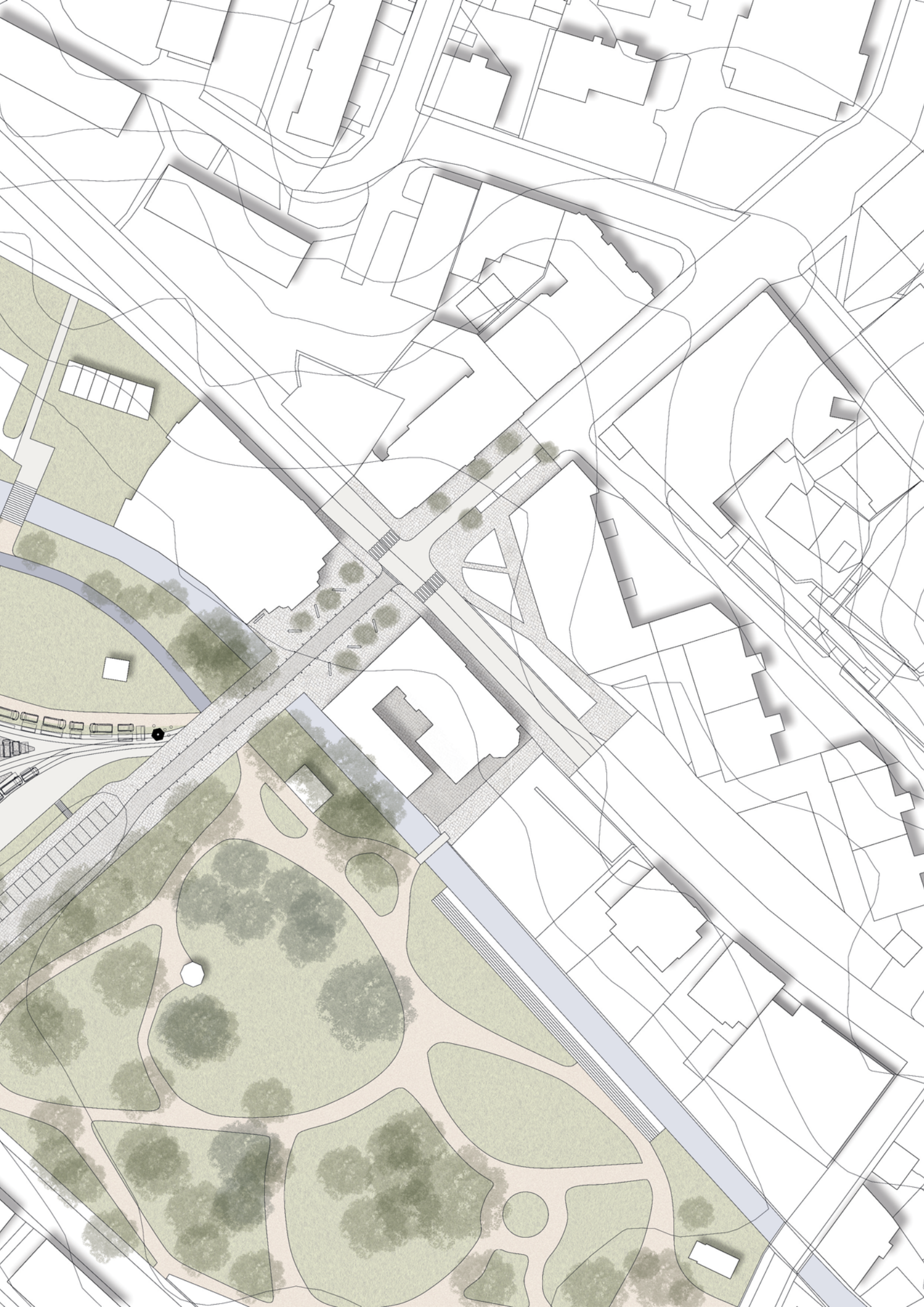
Knytlová Svatoslava, Havlíčkova 1939/18, 46601 Jablonec nad Nisou, LV 3366

SJM Košek Radim a Košková Alena, Generála Svobody 88/10, Liberec XIII-Nové Pavlovice, 46001 Liberec, LV 2167

Dopravní podnik měst Liberce a Jablonce nad Nisou, a.s., Mrštíkova 407/3, Liberec III-Jeřáb, 46171 Liberec, LV 2150

ČEZ Distribuce, a. s., Teplická 874/8, Děčín IV-Podmokly, 40502 Děčín, LV 12493

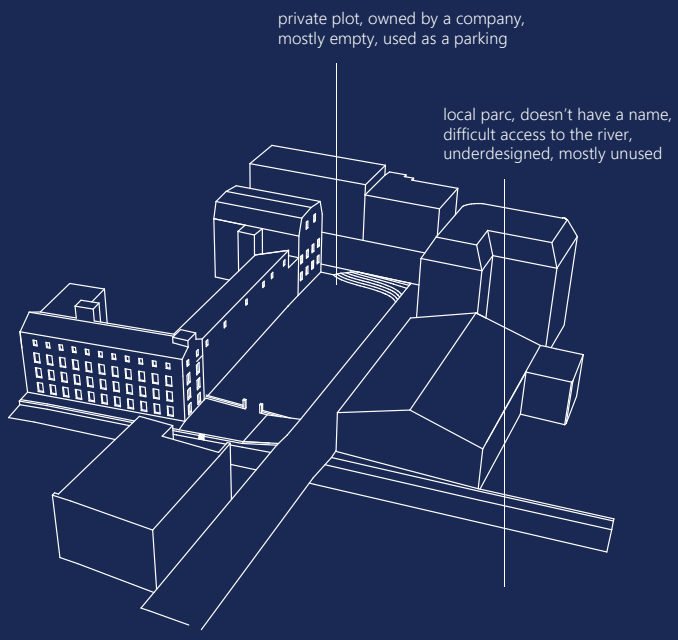
SCALE 1:1000

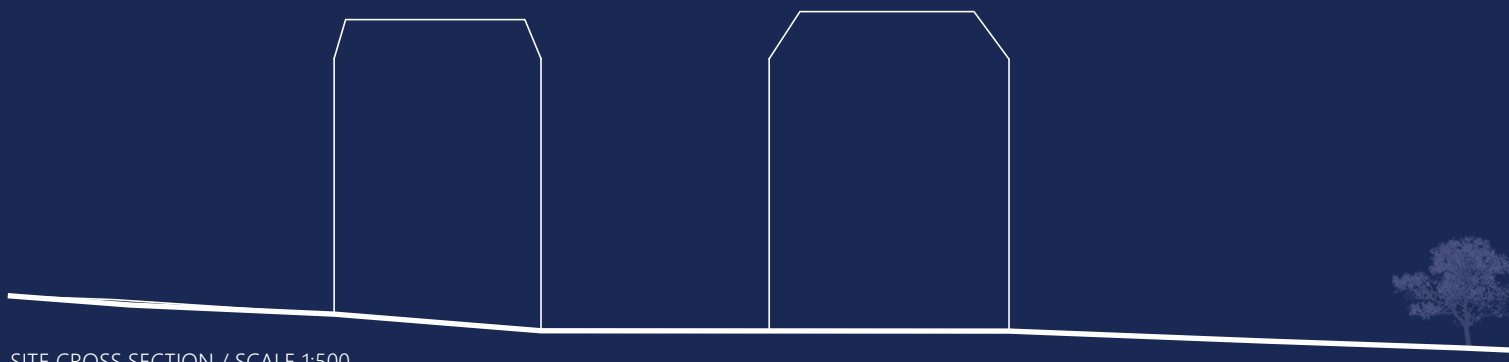


ANALYSIS

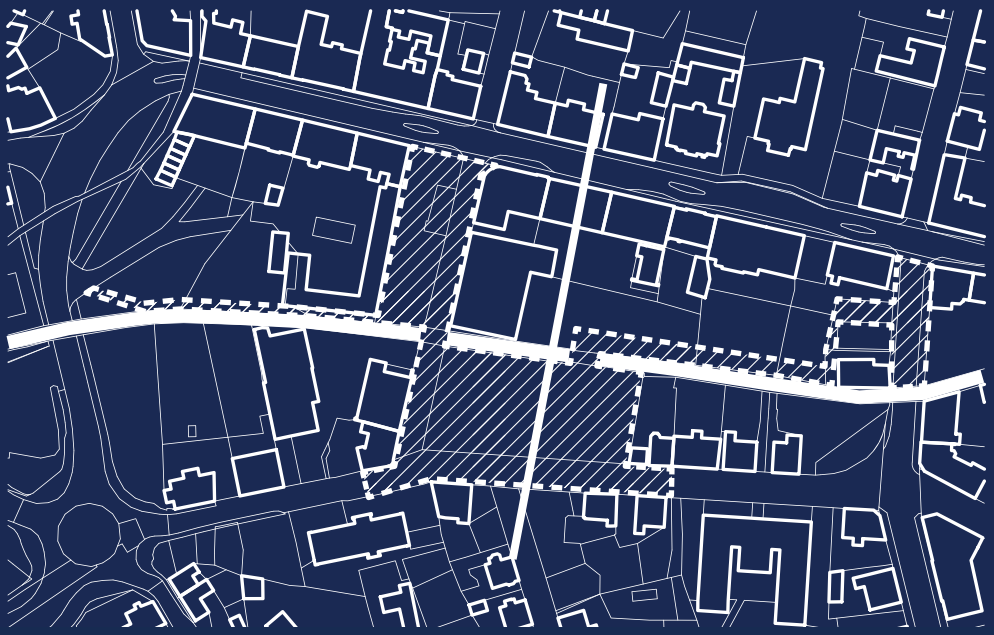
STUDIED AREA

LOCAL PARC ALONG NISA RIVER



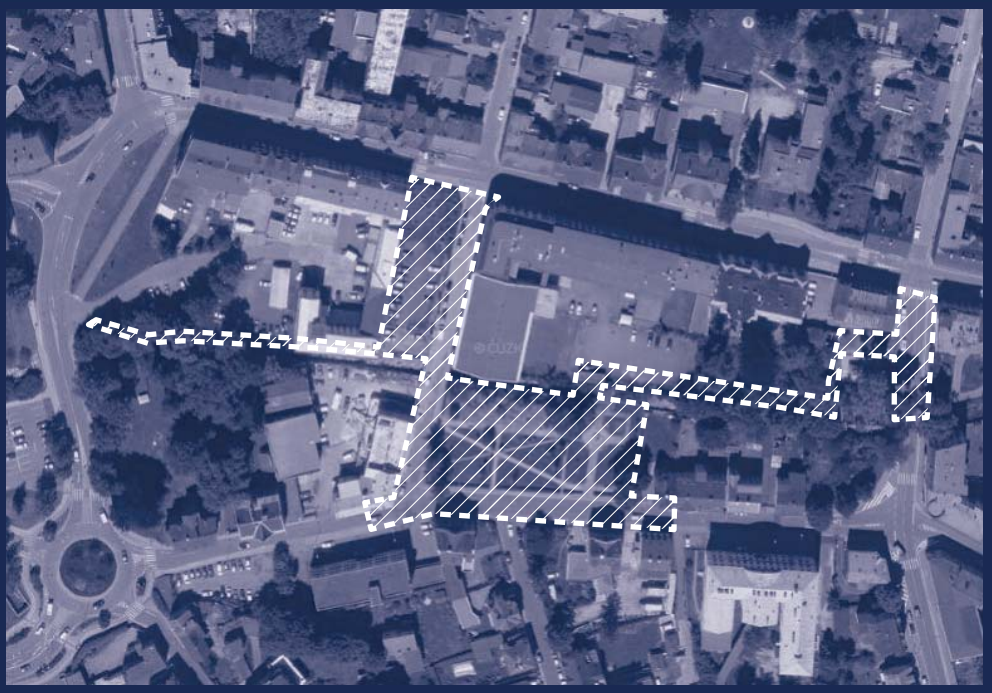


SITE CROSS SECTION / SCALE 1:500
LOCAL PARC



CADASTRAL MAP

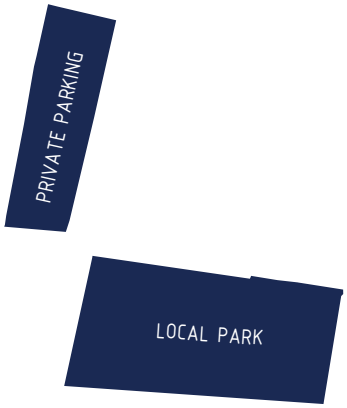
Studied area River



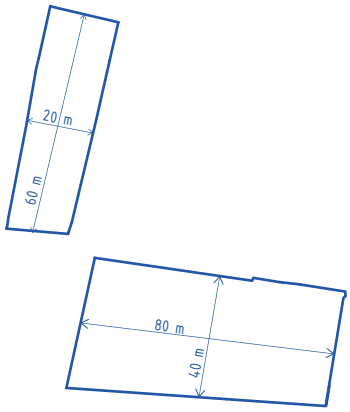
ORTHOPHOTO

SITE DETAILS

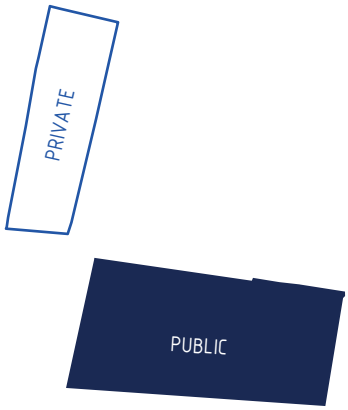
ACTUAL FUNCTION



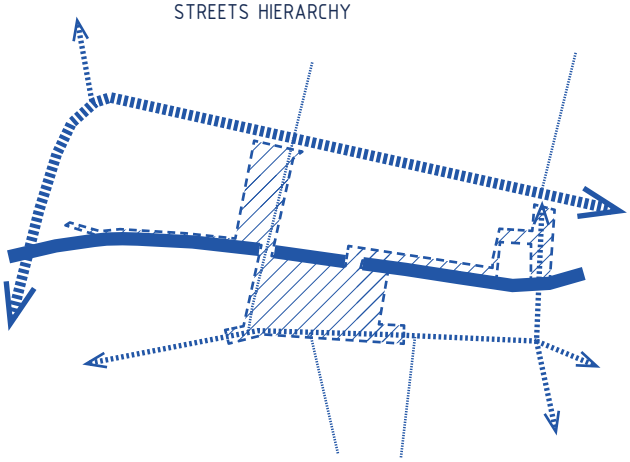
DIMENSIONS



OWNERS

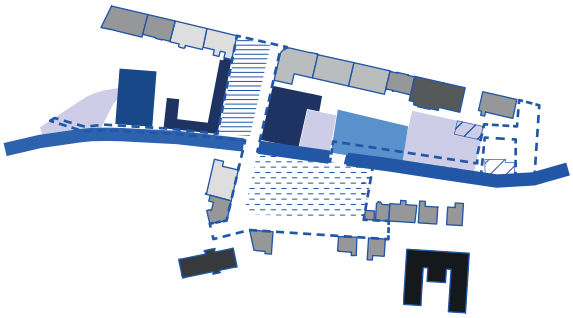


STREETS HIERARCHY



regional level road
city street
local street
river
studied area

FUNCTIONS



Offices
Unoccupied
Residential
Public administration
Police
School
Greenery
Parking
Outdoor storage space
Factory
Buildings in decay
Local park
Private parking/ mostly unoccupied space
river
studied area

FLOODS

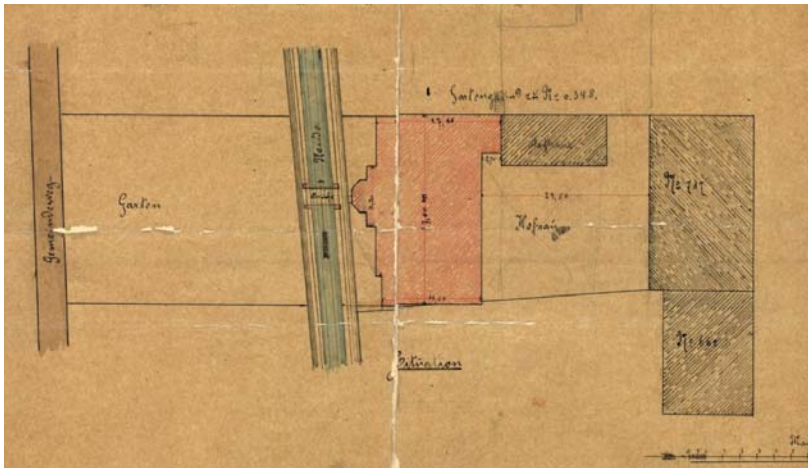
Q5 Q20 Q100

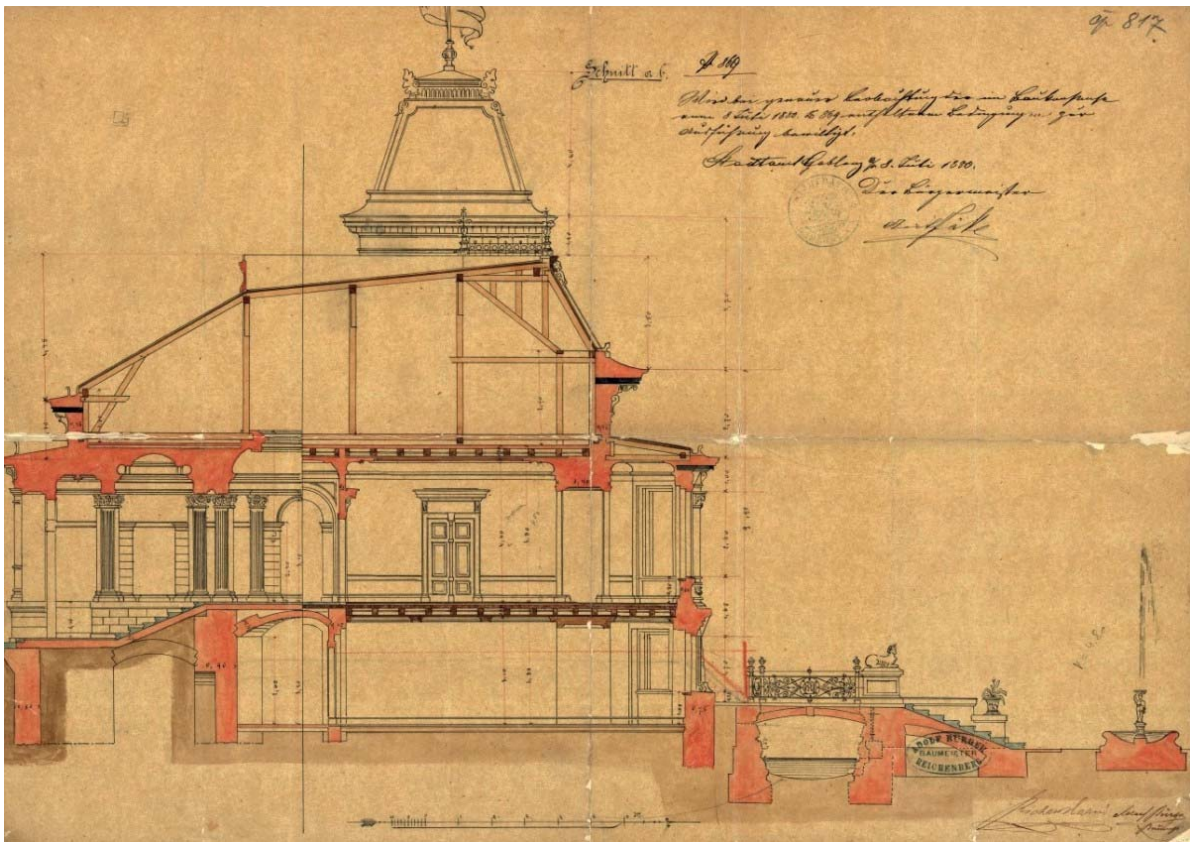
OWNERSHIP

PUBLIC PRIVATE

BRIDGE OF THE VILA HAASIS

There once stood a villa built in the 19th century by a entrepreneur from Jablonec nad Nisou, Richard Hassis. The vila was destroyed in 1959. The bridge remains.





JABLONEX

PODNIK ZAHRANIČNÍHO OBCHODU PRO VÝVOZ JABLONECKÉHO ZBOŽÍ — JABLONEC NAD NISOU

Místní národní výbor
odbor pro výstavbu
Stalingradské nám.
J a b l o n e c n. N.

Telegramy: JABLONEX JABLONECNADNISOU
Dálnopis: Liberec čís. 33
Telefon: obchodní odbor 2851-4, 2043
ústředí - 3453-8
Banka: Státní banka československá, pobočka v Jablonci nad Nisou, č. ú. 125-14, sm. č. 0605-1

Vaše značka	Váš dopis	Naše značka	Jablonec n. Nisou
		099/Ve-511.1	24.9.1959

Věc: žádost o vydání demoličního výměru - budova Gottwaldova 58 a

Vzhledem k desolátnímu stavu budovy Gottwaldova 58a/817 žádáme o zavedení komisionelního řízení za účelem vydání demoličního výměru. Pro informaci sdělujeme, že materiálu bude použito při družstevní výstavbě.

Očekáváme kladné vyřízení a jsme s pozdravem Míru zdar!

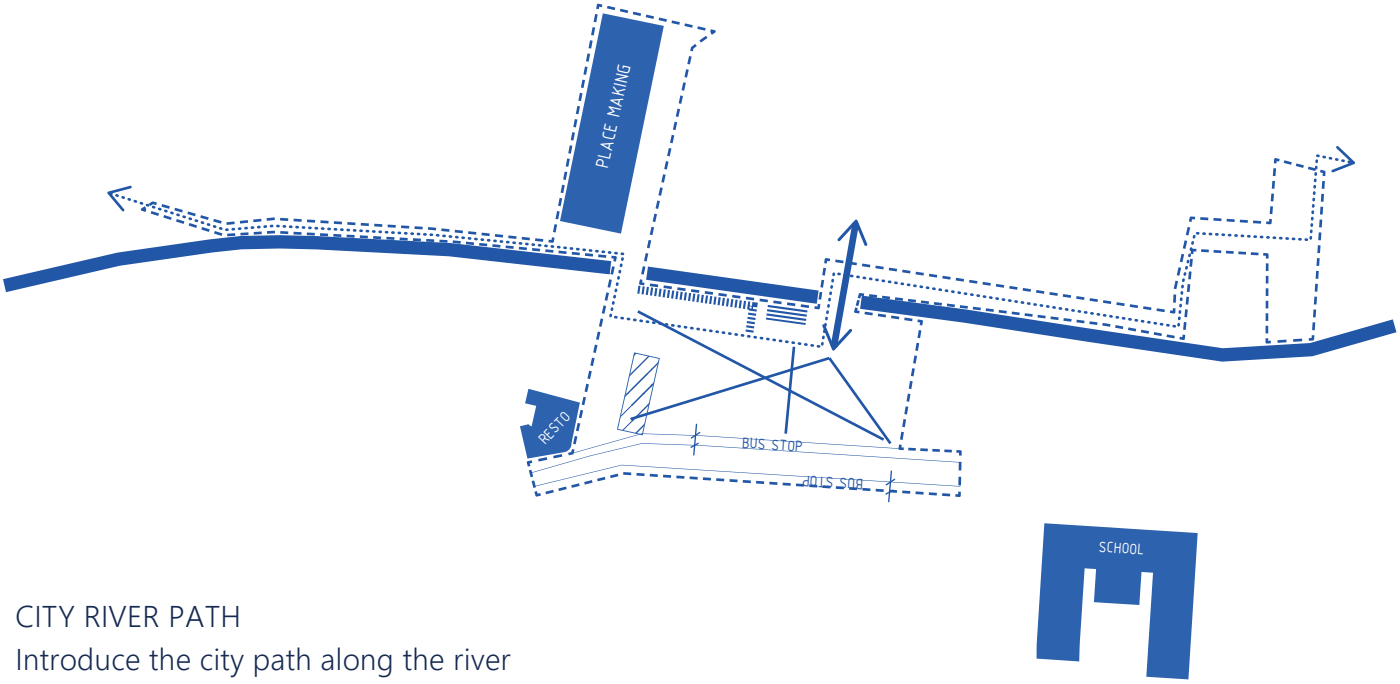
Rada místního národního výboru v Jablonci nad Nisou
Došlo dne 25. IX. 1959
Čís. jed. 5432 příl.
Vyřízeno dne
Čís. dopis.
Zpracovatel
Úřed. znak. 328.2

JABLONEX
podnik zahraničního obchodu pro vývoz jablonského zboží
Jablonec n. Nisou

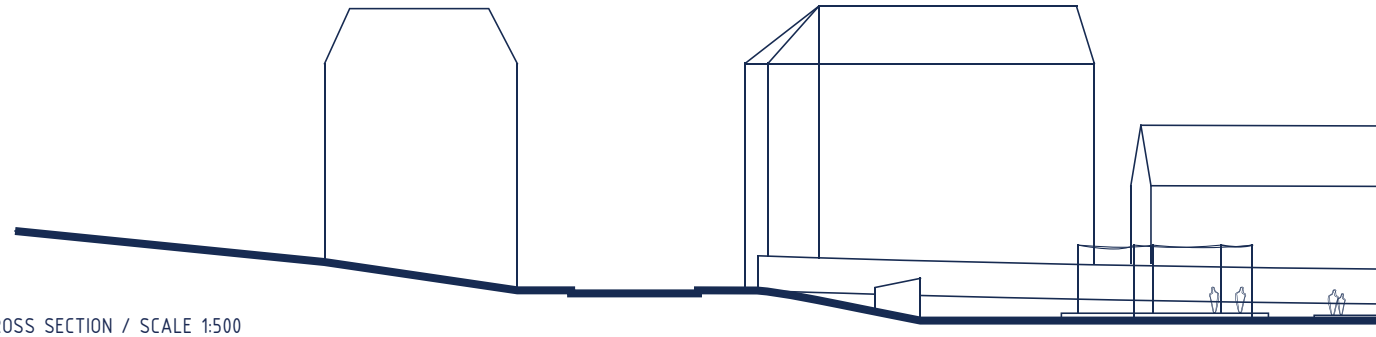
053024

SG 1 - 2327-59

CONCEPT



CITY RIVER PATH
Introduce the city path along the river
Create access to the river
Re-use the X bridge from the Haas Vila
PARK
Redraw the local parc connections
Give a name to the local park
Enlarge walkways and introduce a bus stop



SITE CROSS SECTION / SCALE 1:500
BROWNFIELD CREATIVE SPACE

LIMITATIONS

Statutární město Jablonec nad Nisou, Mírové náměstí 3100/19, 46601 Jablonec nad Nisou, LV 10001

Vlastnické právo : Česká republika, Příslušnost hospodařit s majetkem státu: Povodí Labe, státní podnik, Víta Nejedlého 951/8, Slezské Předměstí, 50003 Hradec Králové, LV 2105

Liberecký kraj, U Jezu 642/2a, Liberec IV-Perštýn, 46001 Liberec, Hospodaření se svěřeným majetkem kraje, Střední škola řemesel a služeb, Jablonec nad Nisou, Smetanova 66, příspěvková organizace, Smetanova 4265/66, 46601 Jablonec nad Nisou, LV 5730

BYTOVÉ DRUŽSTVO / SVJ, LV 5944

BYTOVÉ DRUŽSTVO / SVJ, LV 12643

Vlastnické právo, Česká republika, Příslušnost hospodařit s majetkem státu Úřad pro zastupování státu ve věcech majetkových, Rašínovo nábřeží 390/42, Nové Město, 12800 Praha 2, LV 60000

Vlastnické právoPodíl: Česká republika, Příslušnost hospodařit s majetkem státu : Státní pozemkový úřad, Husinecká 1024/11a, Žižkov, 13000 Praha 3 , LV 10002

Koňák Jakub, Malířská 235/8, Bubeneč, 17000 Praha 7, LV 7793

SJM Koňák Jiří akad.soch. a Koňáková Alenka akad.soch., Malířská 235/8, Bubeneč, 17000 Praha 7, LV 7121

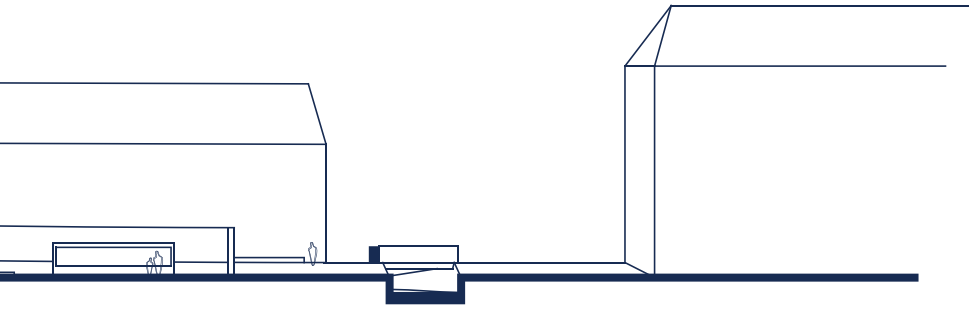
GasNet, s.r.o., Klíšská 940/96, Klíše, 40001 Ústí nad Labem, LV 12947

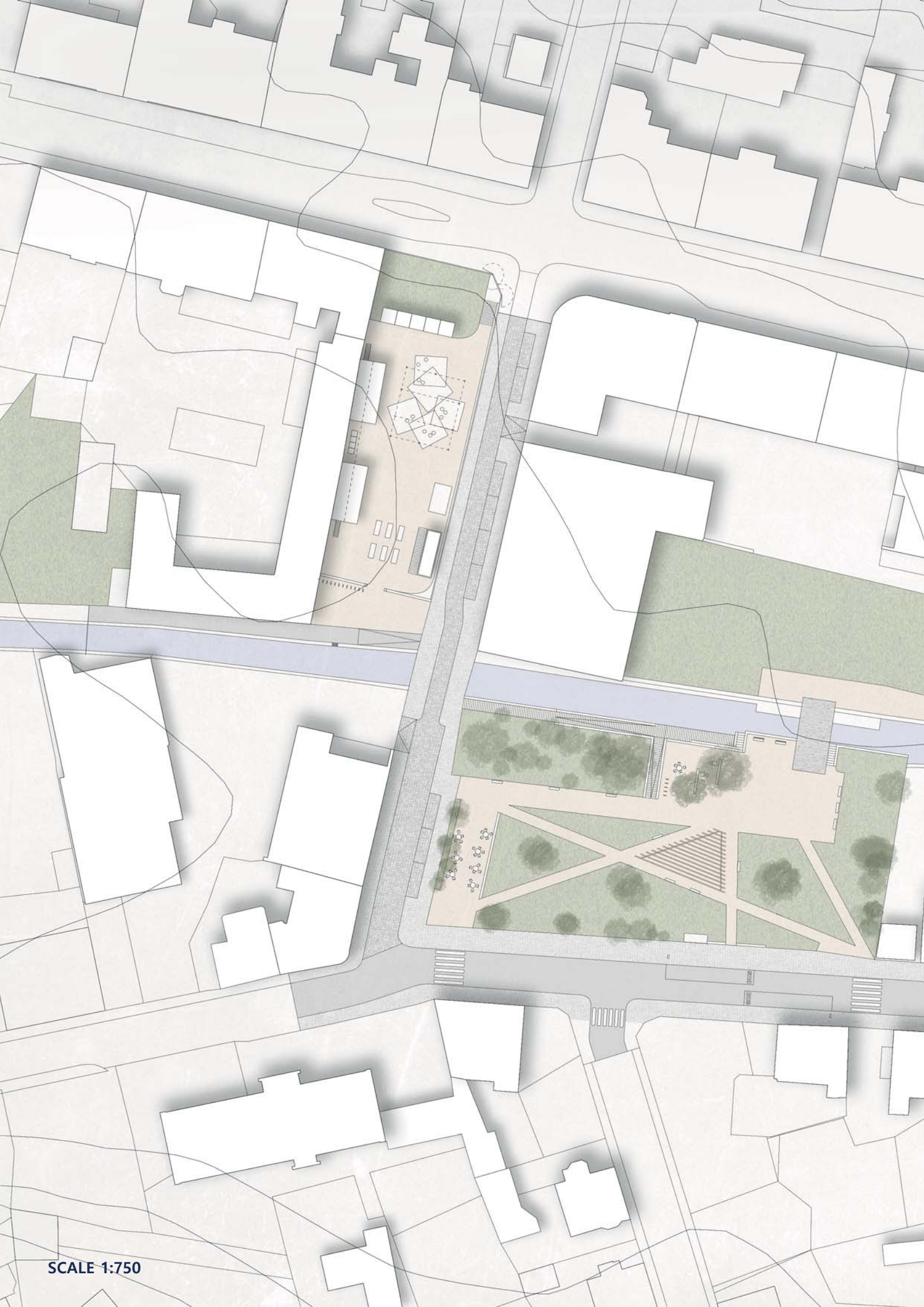
1. SJM Jirásko Josef Ing. a Jirásková Drahoslava, 5. května 2516/73, 46601 Jablonec nad Nisou, 2. Jirásková Drahoslava, 5. května 2516/73, 46601 Jablonec nad Nisou, LV 670

PRECIOSA, a.s., Opletalova 3197/17, 46601 Jablonec nad Nisou, LV 5636

JAKOB, s.r.o., Podhorská 1236/48, 46601 Jablonec nad Nisou LV 6943

BYTOVÉ DRUŽSTVO / SVJ, LV 7567

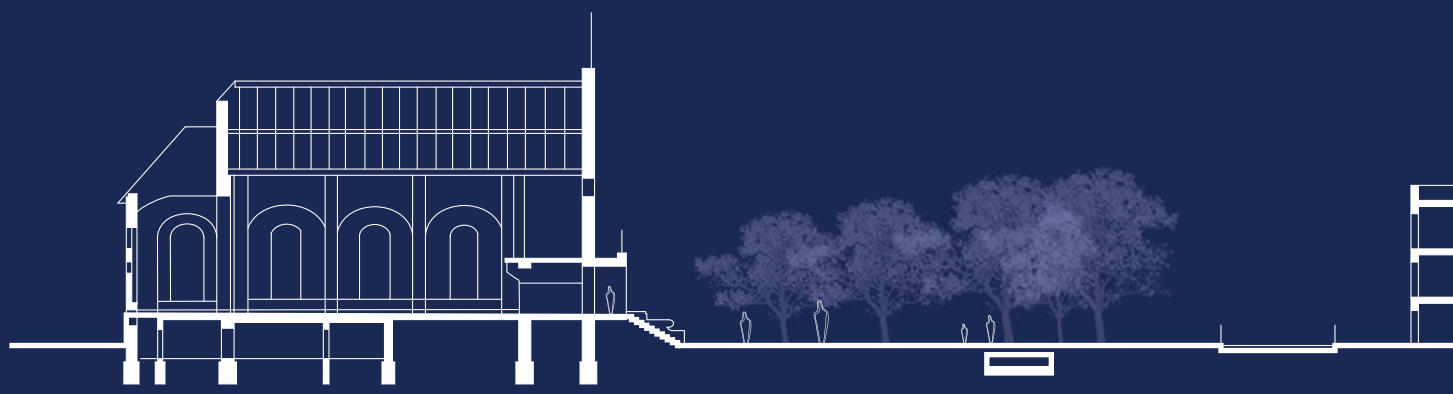




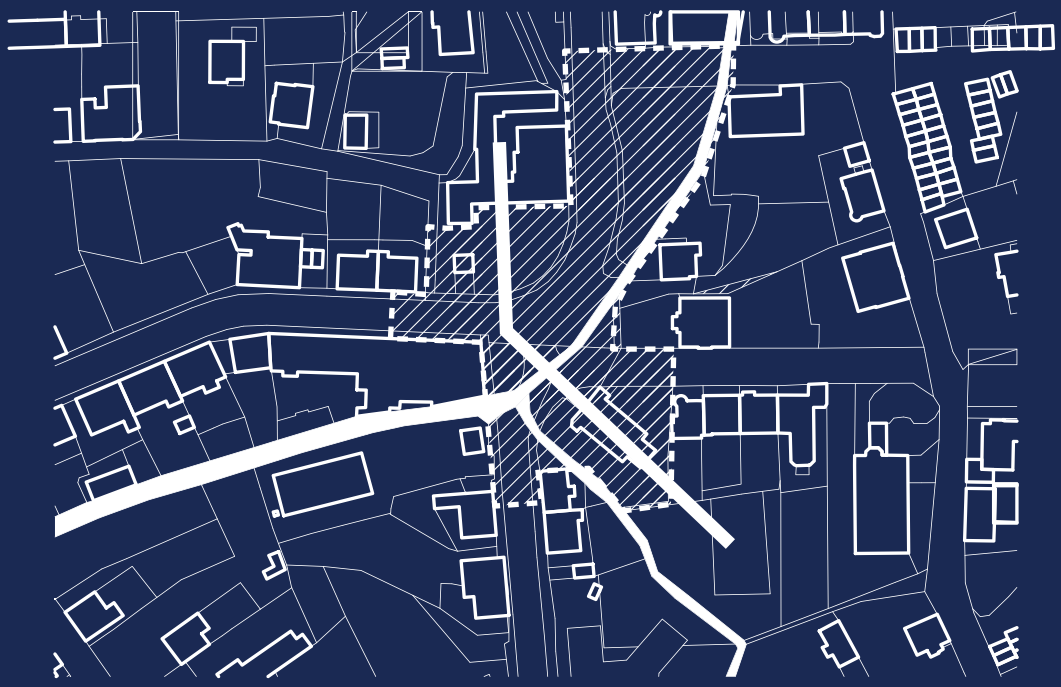
SCALE 1:750

ANALYSIS

STUDIED AREA
CHURCH SQUARE IN NISA VALLEY

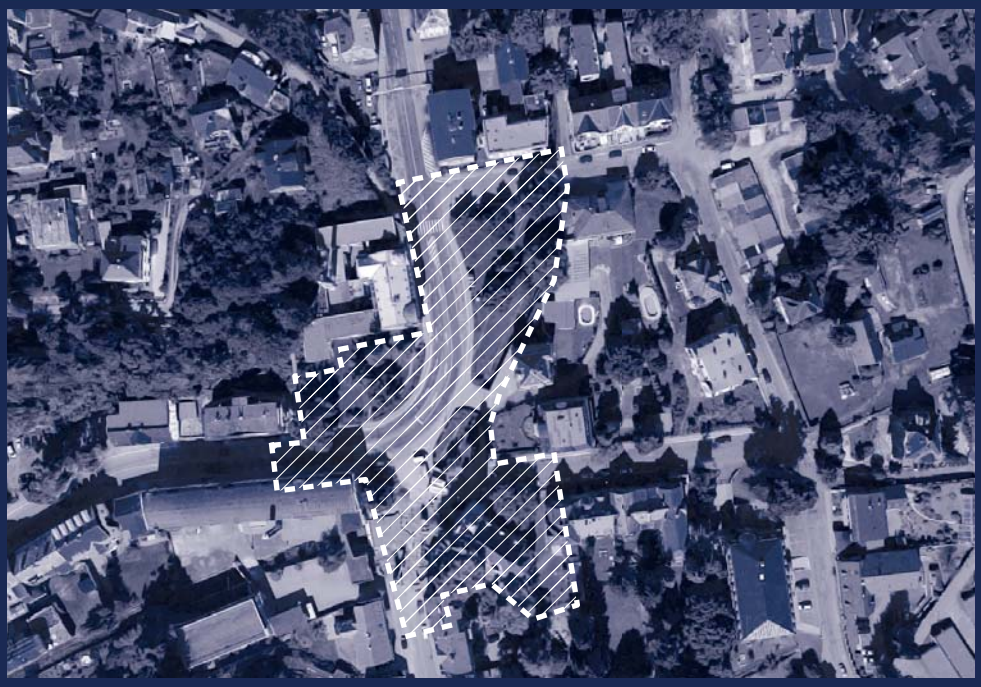


CROSS SITE SECTION / SCALE 1:500

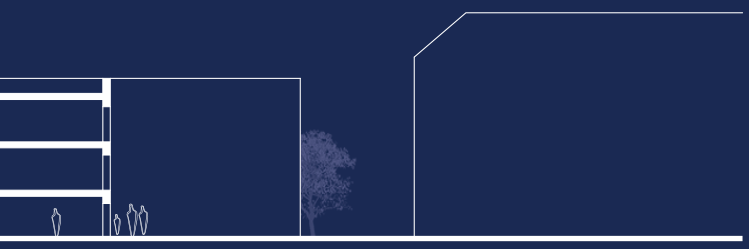


CADASTRAL MAP

Studied area River



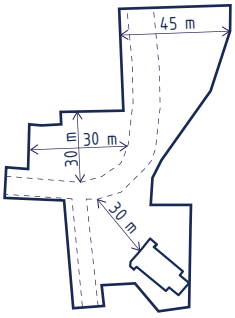
ORTHOPHOTO



SITE DETAILS

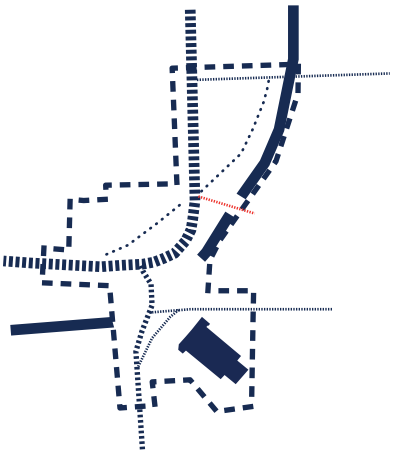
ACTUAL FUNCTION

DIMENSIONS

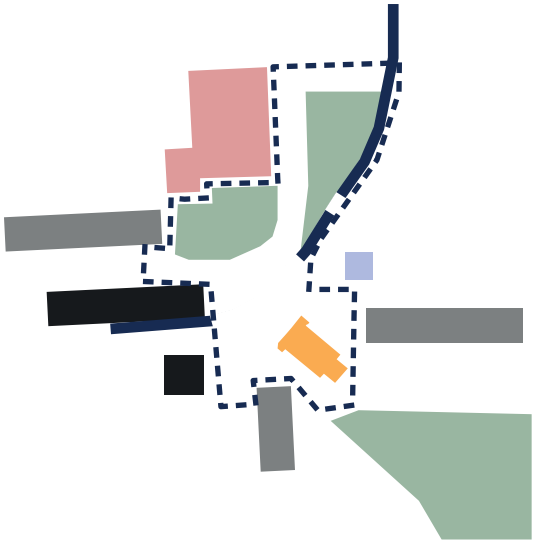


OWNERS

STREETS HIERARCHY



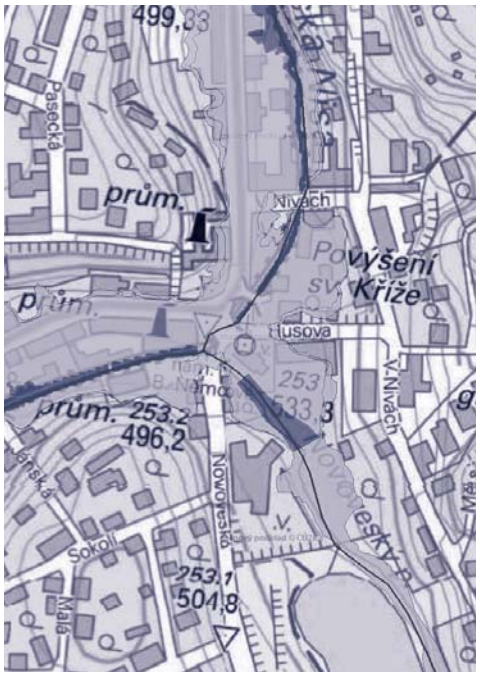
FUNCTIONS



- regional level road
- city street
- local street
- entrance to a private plot
- pedestrian way
- river
- studied area

- Residential
- Manufacture
- Pre-school
- Church
- Old manufacture
- Greenery
- Parking
- river
- studied area

FLOODS



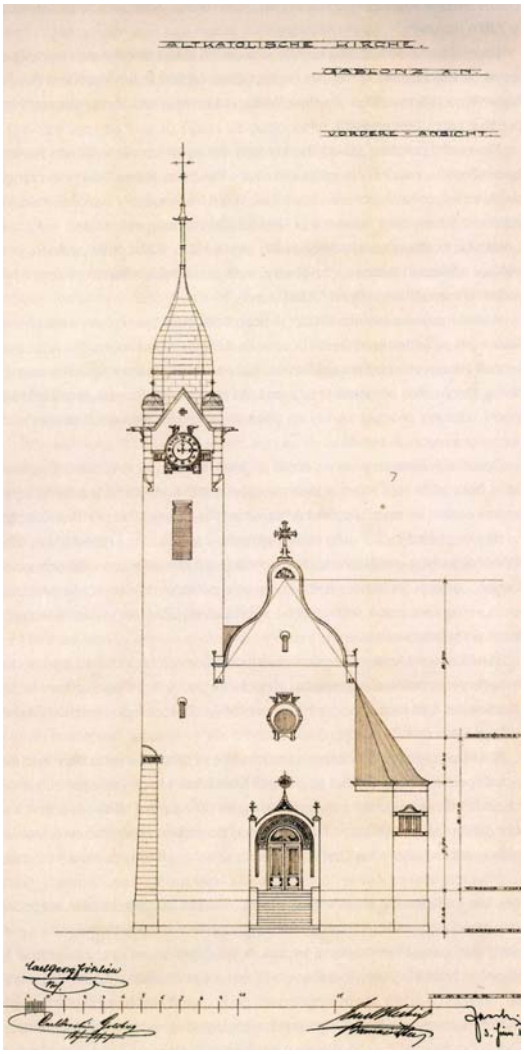
OWNERSHIP

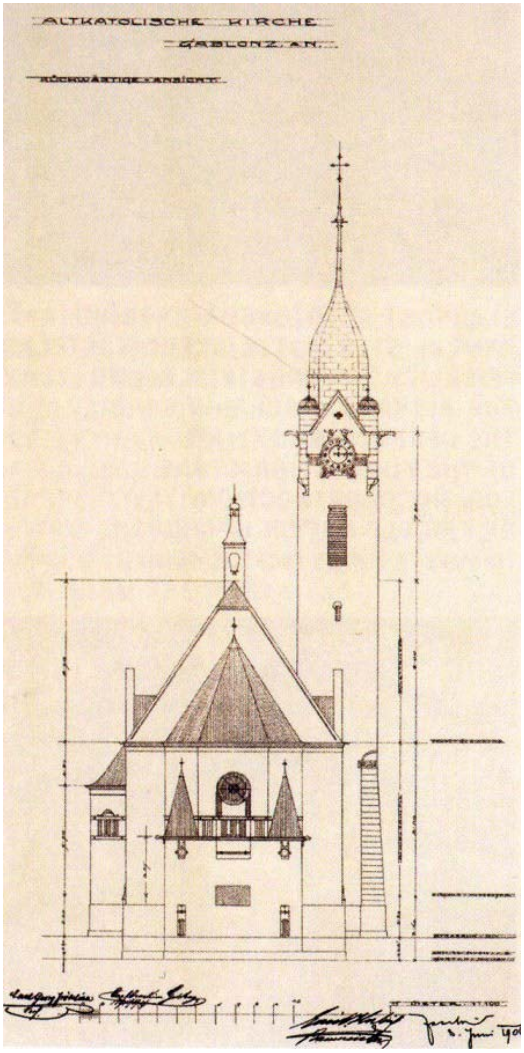
- Q5
- Q20
- Q100

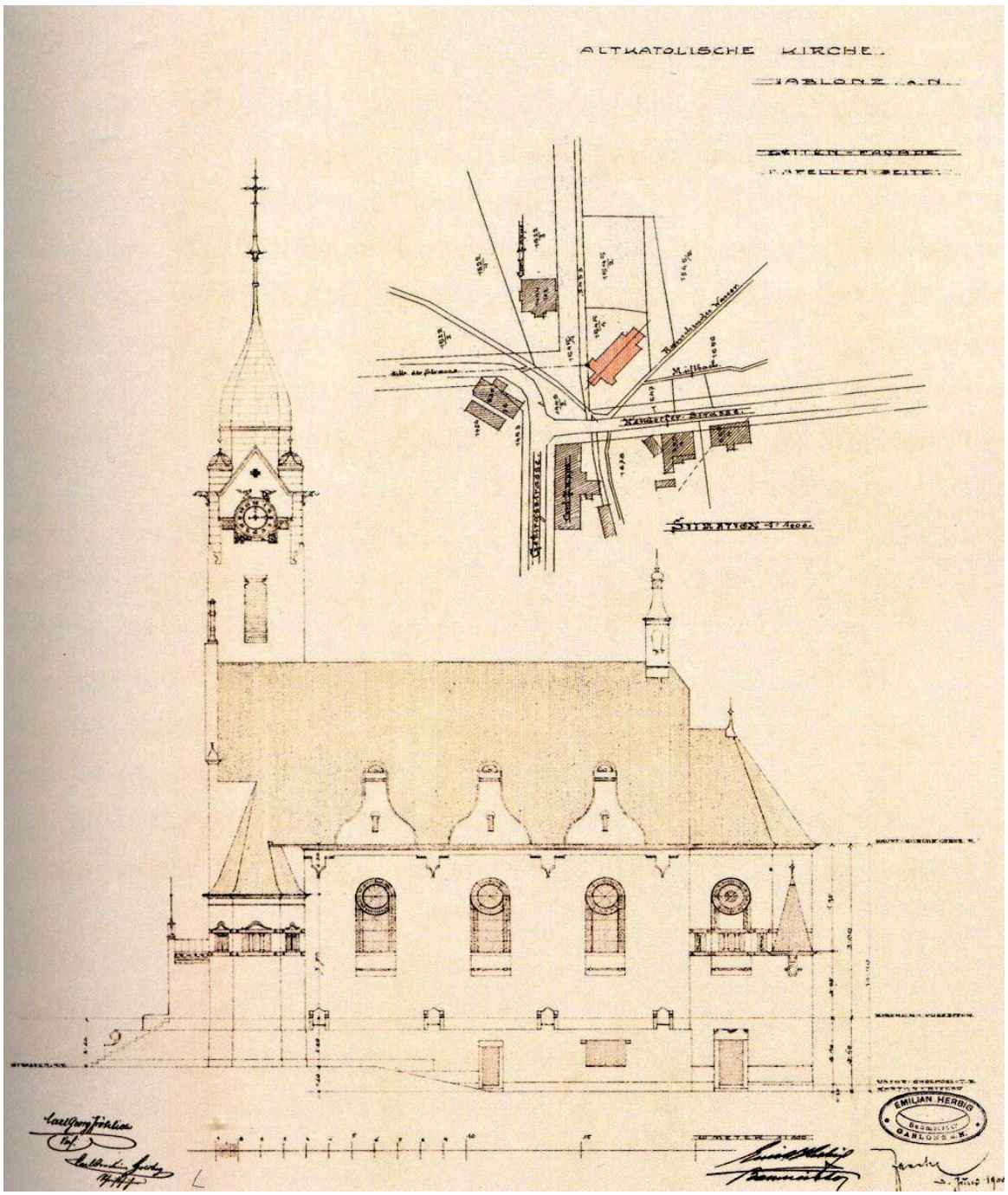
- PUBLIC
- PRIVATE

ANALYSIS

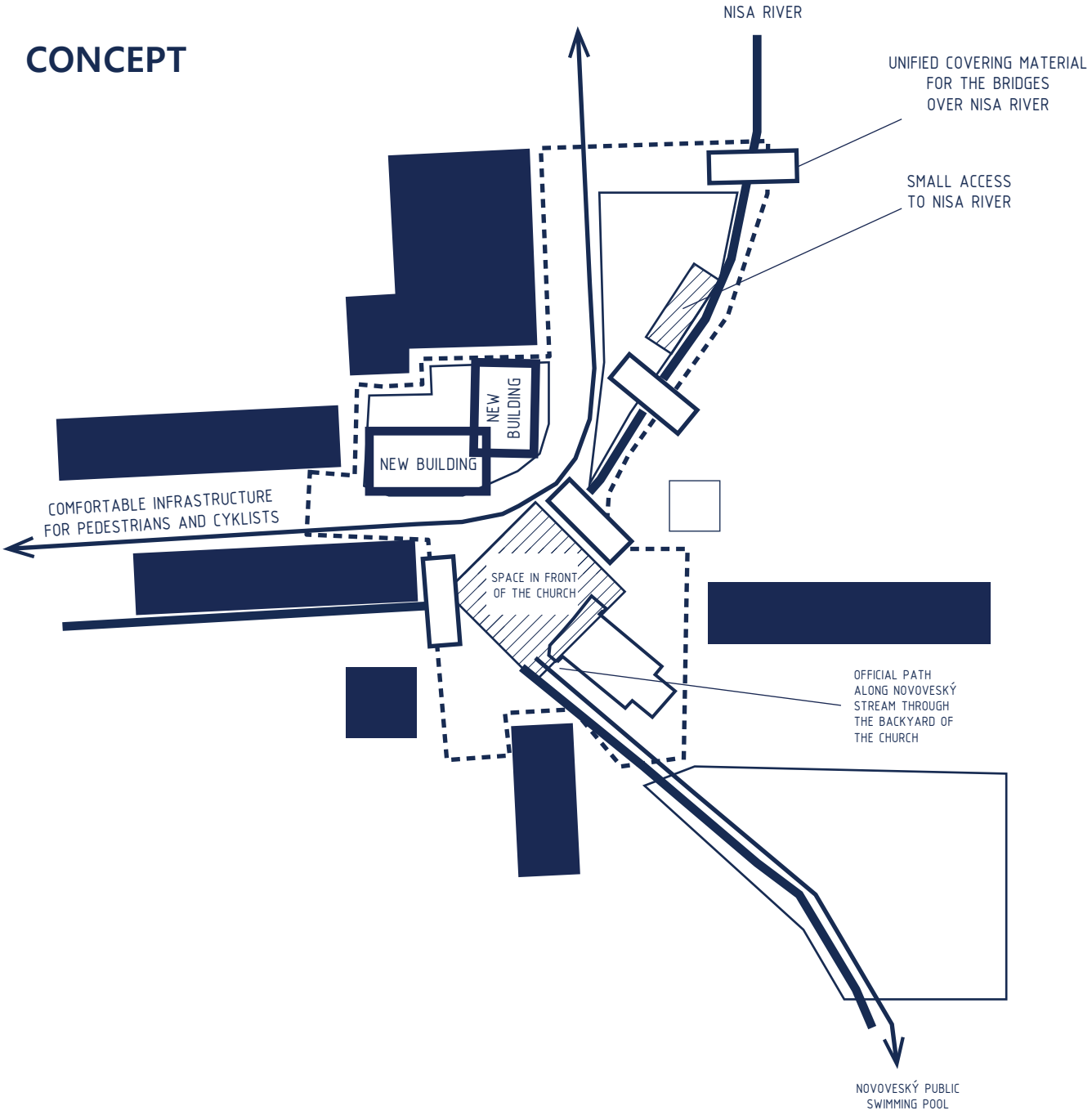
CHURCH OF THE HANGING HOLY CROSS

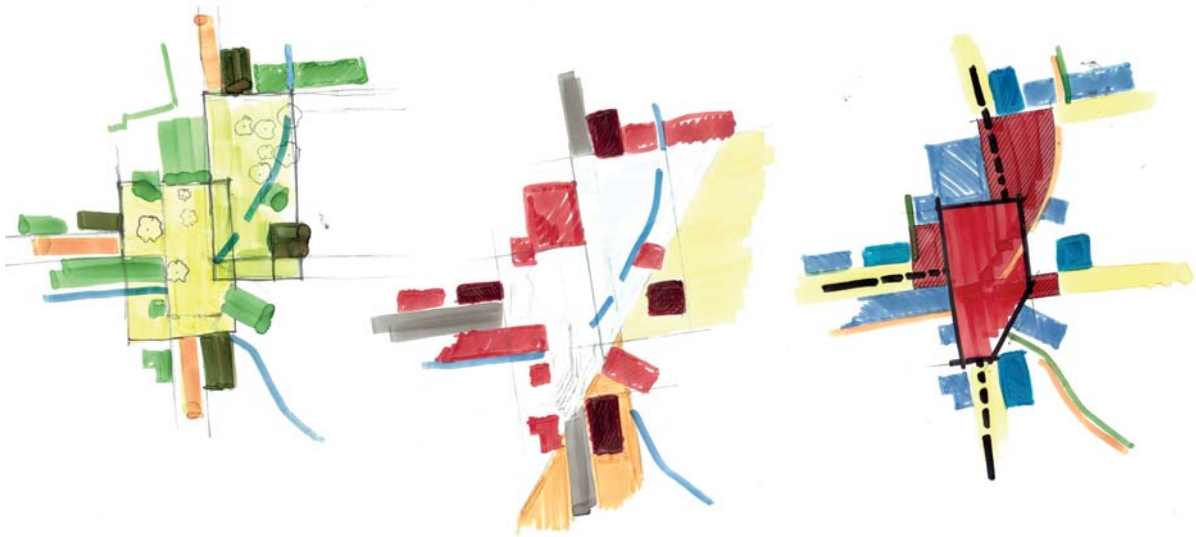




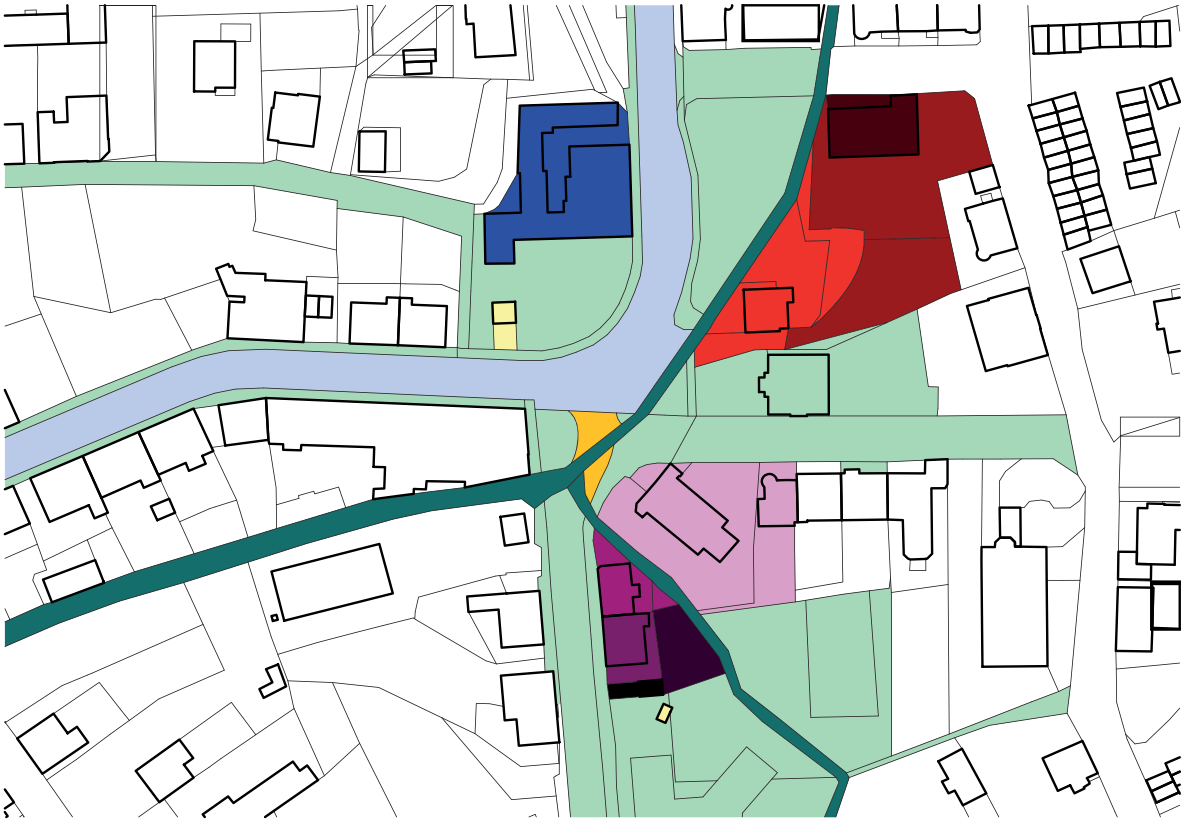

ALTKATOLISCHE KIRCHE.
GABLONZ a. N.
SEITEN-FAÇADE
CAPELLEN-SEITE.
Mühlbad
Hangerfer Strasse
Gebirgsstrasse
SITUATION 1:1000
EMILIAN HERBIG
GABLONZ a. N.

CONCEPT


NISA RIVER
UNIFIED COVERING MATERIAL FOR THE BRIDGES OVER NISA RIVER
SMALL ACCESS TO NISA RIVER
NEW BUILDING
NEW BUILDING
COMFORTABLE INFRASTRUCTURE FOR PEDESTRIANS AND CYKLISTS
SPACE IN FRONT OF THE CHURCH
OFFICIAL PATH ALONG NOVOVESKÝ STREAM THROUGH THE BACKYARD OF THE CHURCH
NOVOVESKÝ PUBLIC SWIMMING POOL



LIMITATIONS



Vlastnické právo : Česká republika, Příslušnost hospodařit s majetkem státu: Ředitelství silnic a dálnic ČR, Na Pankráci 546/56, Nusle, 14000 Praha 4, LV 637

Statutární město Jablonec nad Nisou, Mírové náměstí 3100/19, 46601 Jablonec nad Nisou,
LV 10001

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SITE PLAN / SCALE 1: 1000