



**Local Life and Tourism Activities in Public Space,
case study of WH City of Telč, Czech Republic**

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World Heritage City of Telč

Introduction

Telč was inscribed in 1992 at the WH list for its outstanding **urban quality**, great cultural importance, and **intact and well-preserved Renaissance houses** with a variety of **historic facades**.

Criterion i :

Telč is an architectural and artistic ensemble of outstanding quality. Its triangular market place possesses great beauty and harmony as well as great cultural importance. Surrounded as it is by intact and well preserved Renaissance buildings with a dazzling variety of facades.

Criterion iv :

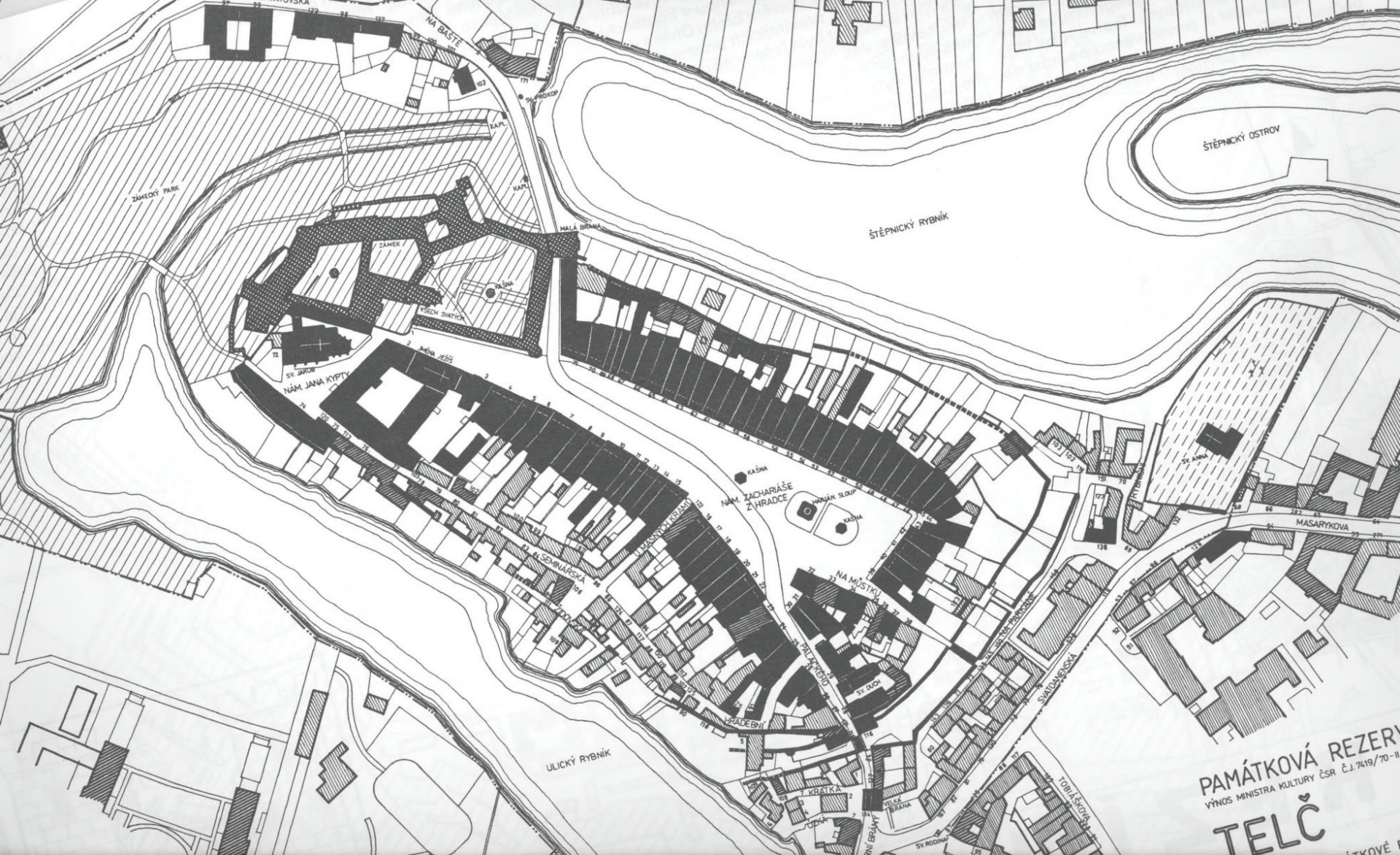
The later Middle Ages in central Europe saw the "plantation" of planned settlements in areas of virgin forest for reasons of political control and economic expansion, and Telč is the best preserved surviving example.

ICOMOS. October 1992





Telč is an example of a medieval planned town, preserving its original layout and the castle - settlement relationship very clearly.



Telč has been an official Urban Heritage Reservation since 1970, and a protective (buffer) zone was created in 1985



Market place 60 x 120 sahs
defined the shape of the square (Projekt ARCCHIP and NAKI II)

Public space in Telč

The quality in relation to Perception & use modes

Where is the limit of public space?

Exterior – anticipation and discovering, functional extension of public space, water, landscape..





Public space in Telč

The quality in relation to Perception & use modes

Visual – integral examination – including urban concept and landscape context





Public space in Telč

The quality in relation to Perception & use modes

Interior – the most intensive perception – physical experiences – mental and spiritual (tangible – nontangible), examination per partes – obstacles, use of the space, ...

Stakeholders – citizens, business, visitors

Protection of Cultural Heritage – acceptable modifications ?

Use and functions – temporary and permanent



Public space in Telč



Main and ICONIC space

Telč square is defined and limited by architectural phenomena – porticos and arcades, towers – sculptural monuments – entrances and links to other public spaces within the town and public places within Telč chateau or houses on the square

Historic Model of Telč 1895

Telč square - situation



The Quality of Space

SUIT Research 2003

the main square perceived by users to be of a very high quality. Most value placed upon individual architectural features of the square.

Value was also attached to the intangible features of the square such as atmosphere, image and feeling.





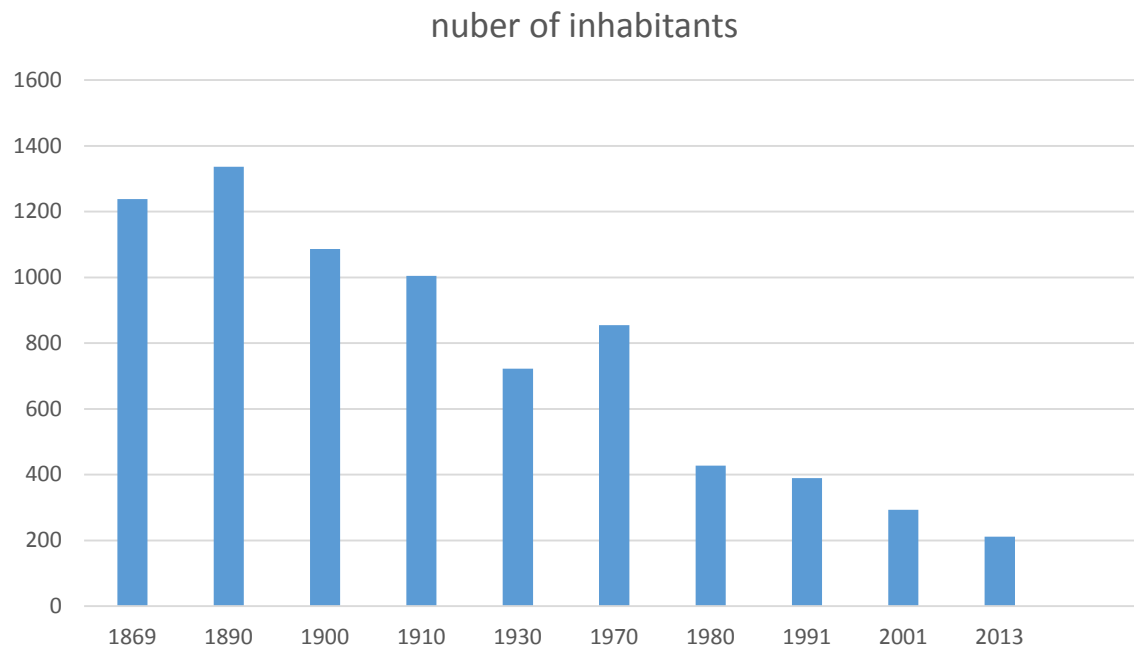






Citizens - situation

Number of inhabitants in the protected Telč centre



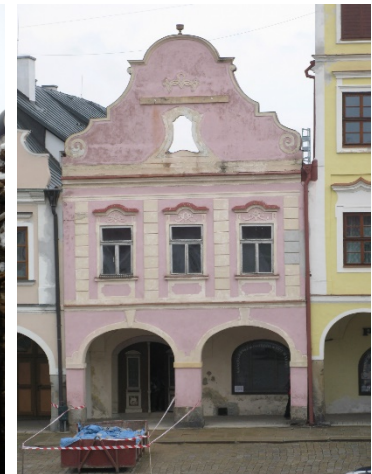
Citizens - situation

Relation of the citizenship and ownership

Ratio of the permanent inhabitants in the City to the house owners not living in the town or the Czech Republic is gradually decreasing.

The external owners follow mostly only their private interests and generate pressure to changes and remodeling of the historic substance of the town.

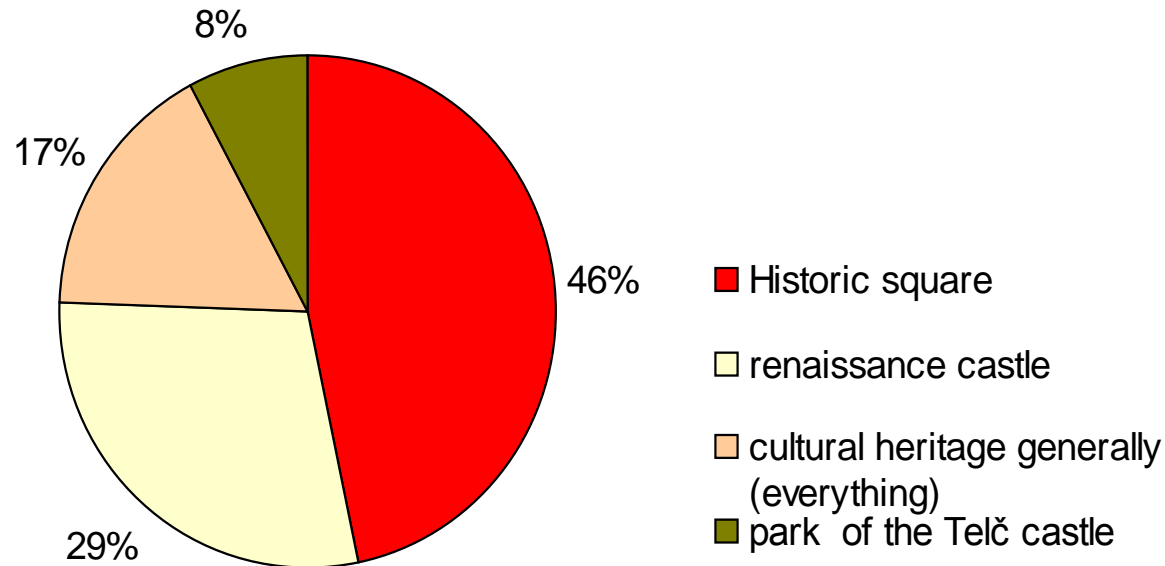
This is a general feature in small historic towns.



Visitors - situation

Perception of the public space

Visitors appreciate the **historic square** and the cultural heritage generally as the **main appreciated attraction**.





Telč square - situation

Transportation

Historical access to the square through two gates was changed in nineties in favour of creation of only pedestrian access from the main visitors parking place, in contradiction historic square has been transformed into a parking place, too.

This disturbs significantly the most appreciated public space and is negatively perceived by the visitors as well as citizens living on the square.





Telč square - situation



Telč square - situation

Infrastructure

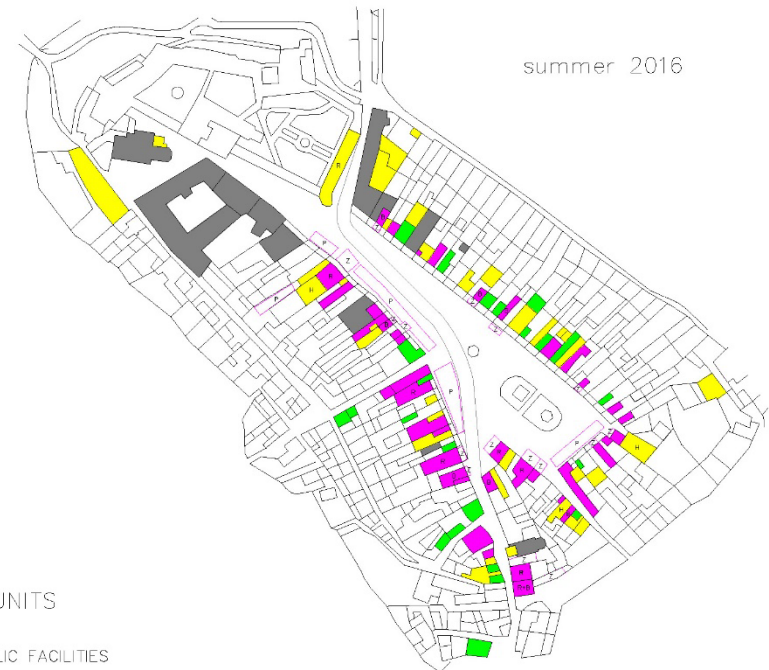
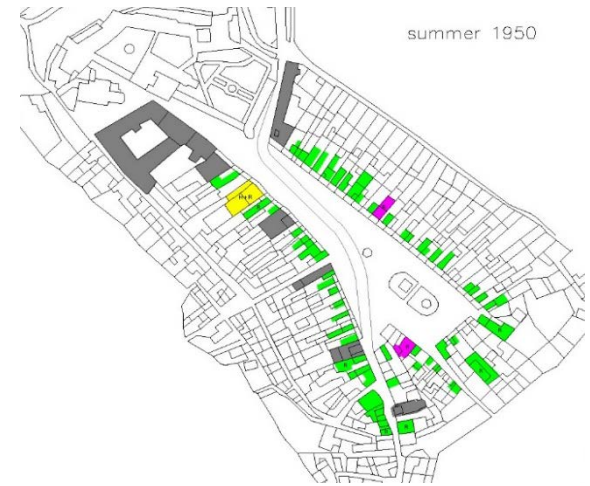
Tourism impacted significantly also composition of shops and services on the square even though without a clear cost-benefit analysis.



Telč square - situation

Infrastructure

The tendency has been continuing and does not promote housing.



USE OF UNITS

- PUBLIC FACILITIES
- SHOPS & SERVICES FOR CITIZENS
- FACILITIES FOR TOURISTS (ACCOMMODATION)
- MIXED FUNCTIONS
- H R B HOTEL, RESTAURANCE, BAR
- P Z PARKING, (RESTAURANT) GARDEN

Telč square - situation

Exploitation

In the season many entertainment, market, festival events, competitions, sport activities, car or similar presentations are organized.



Telč square - management

Elevated Beer gardens

In Prague forbidden on important public spaces
In Telč not regulated



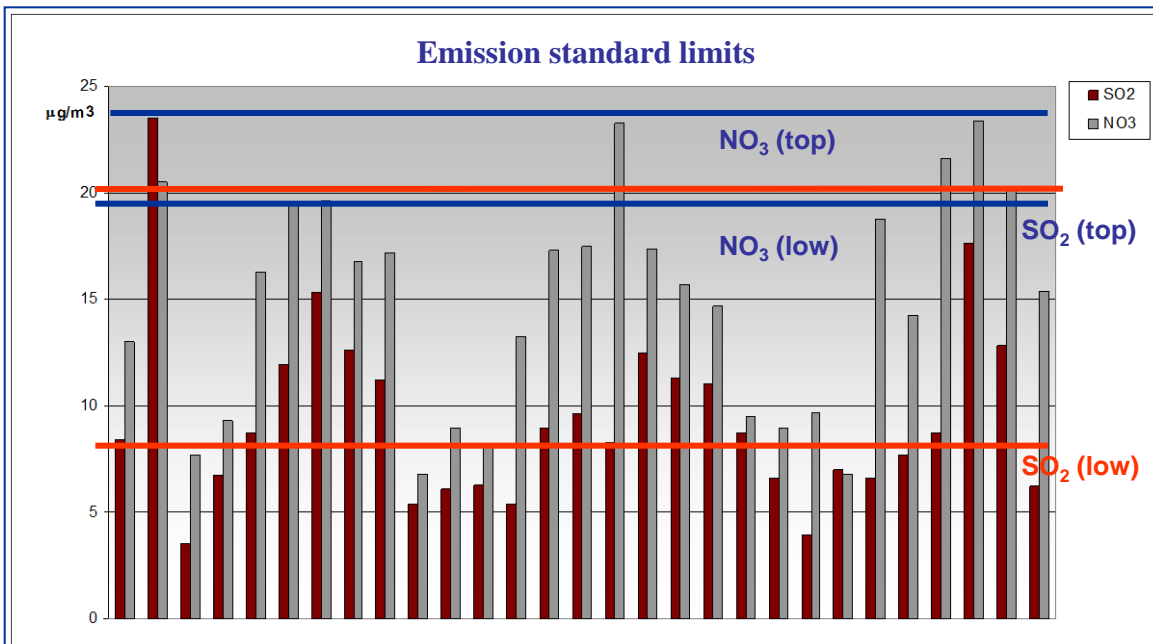
WHC Guimaraes, Portugal

Telč square - management

Public space abuse: living place x chaotic congestion



Telč square - management



New environmental and health problems

Famous Town Square is used as a parking place



Telč square - management



Begrüßung

Analyse

Potenziale

Fazit

Wege in die Stadt

Übersicht

Martin Hackl



Begrüßung

Analyse

Potenziale

Fazit

Wege in die Stadt Norden

Martin Hackl

- Fußläufiger Zugang Brücke



- Fußläufiger Zugang Park



Begrüßung

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Fazit

Wege in die Stadt Süden / Westen

Martin Hackl

- Fußläufiger und Straßenzugang Stadtplatz



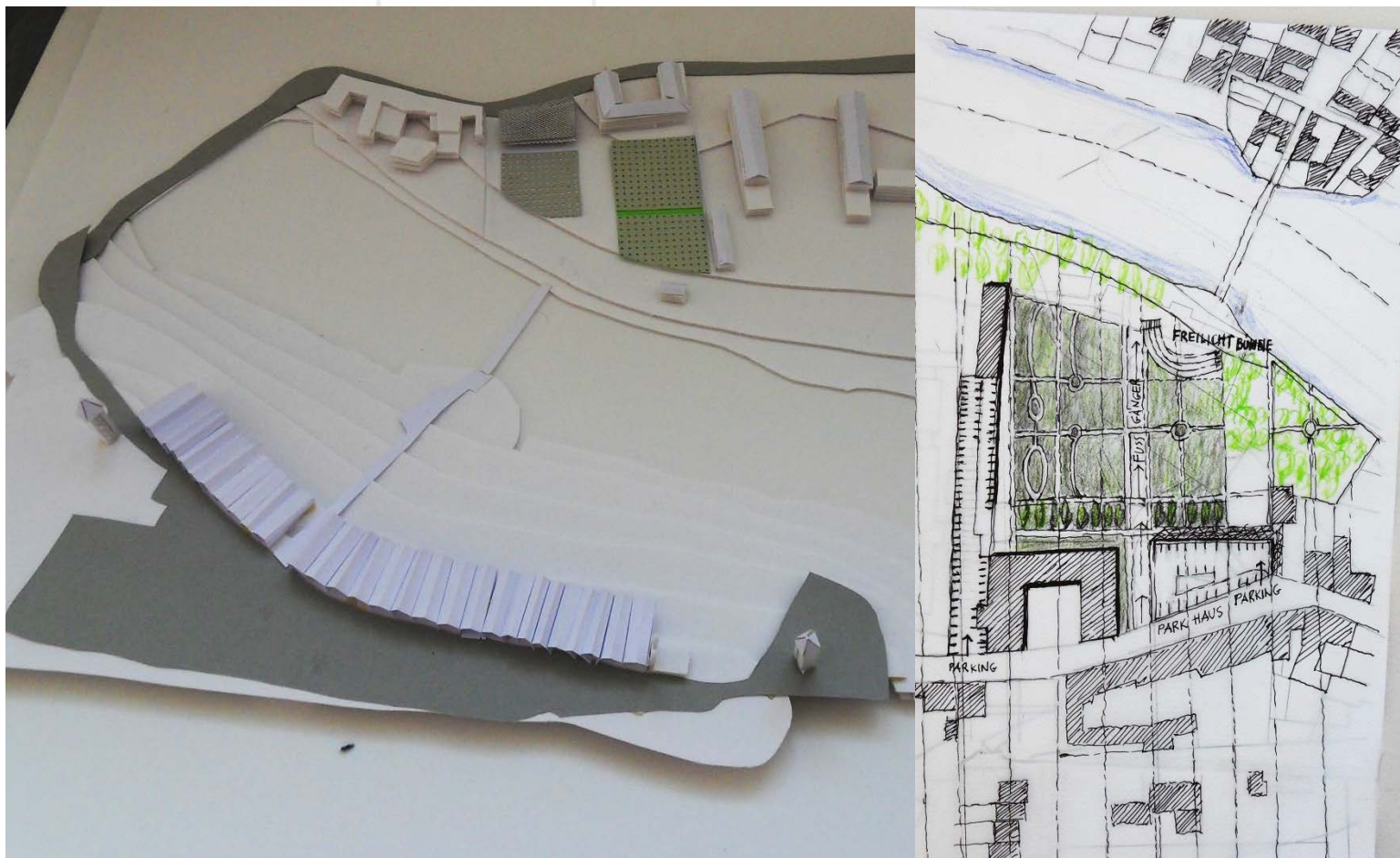
Begrüßung

Analyse

Potenziale

Fazit

Vision



Begrüßung

Analyse

Potenziale

Fazit

Tafel der Methodik

Kultúrny a historický kontext
Kultureller und historischer Kontext



Kontektivitat/Konektivita



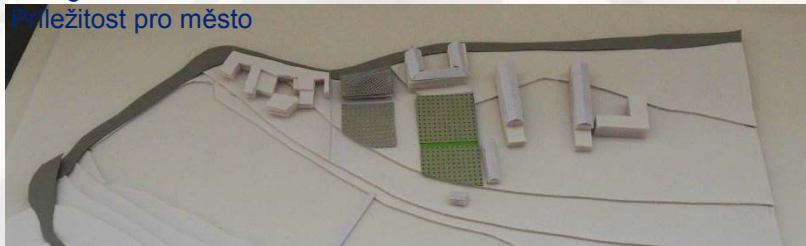
Topografie a hydrologie
Topografie und Hydrologie



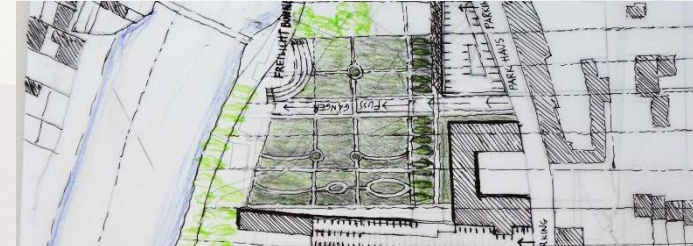
Kompozice – Hodnota mista
Komposition – Wert der Stelle



Gelegenheit fur die Stadt
Priležitost pro mesto



Vize



Telč square - management

Questions for discussion:

Safeguarding OUV

- True interpretation of local (specific) values
- Regular monitoring and urban data collection
- Complex and shared CH conservation policy
- **Practical and effective Management plan**
- More sound local, regional and state policies including tourism

Enhancement of OUV

- **Keeping contemporary life in unique places-**
- Attractive place to live in and to visit
- Citizens in local governance
- Collaborative and participatory decision making
- Ongoing targeted scientific cooperation
- Towards sustainable liveability of CH cities and its public spaces



Thank you for your attention