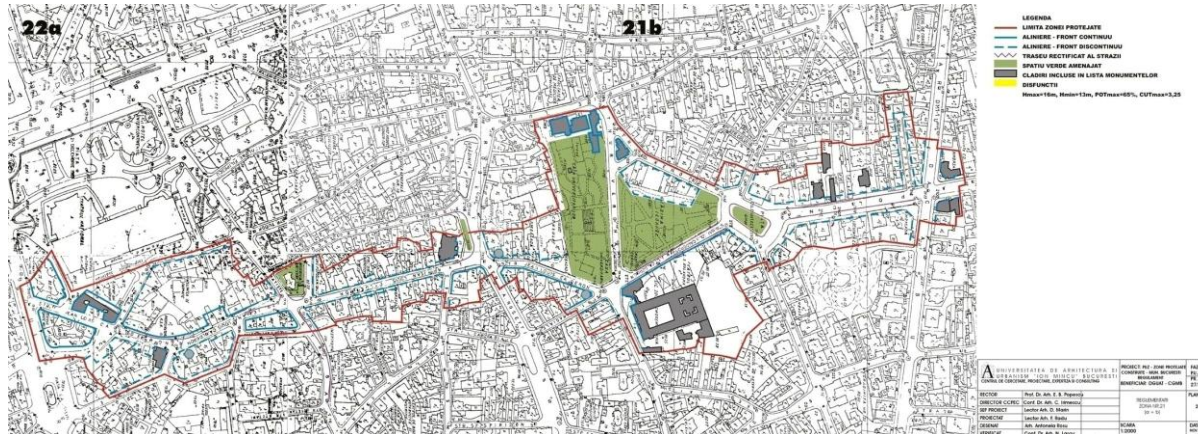



- LEGENDA**
- LIMITA ZONEI PROTEJATE
 - ALINIERE - FRONT CONTINUU
 - ALINIERE - FRONT DISCONTINUU
 - TRASEU RECTIFICAT AL STRAZII
 - SPATIU VERDE AMENAJAT
 - CLADIRI INCLUSE IN LISTA MONUMENTELOR
 - DISFUNCTII
- Hmax=16m, Hmin=13m, POTmax=65%, CUTmax=3,25

A UNIVERSITATEA DE ARHITECTURA SI URBANISM "ION MINCU" BUCURESTI CENTRUL DE CERCETARE, PROIECTARE, EXPERTIZA SI CONSULTING		PROIECT: PUZ - ZONE PROTEJATE CONSTRUITE - MUN. BUCURESTI REGULAMENT BENEFICIAR: DGUAT - CGMB	FAZA P.U.Z. PR. NR. 27/99
RECTOR	Prof. Dr. Arh. E. B. Popescu	REGLEMENTARI ZONA NR.21 (a + b)	PLANSA 22
DIRECTOR CCPEC	Conf. Dr. Arh. C. Irimescu		
SEF PROIECT	Lector Arh. D. Marin		
PROIECTAT	Lector Arh. F. Radu		
DESENAT	Arh. Antonela Rosu		
VERIFICAT	Conf. Dr. Arh. N. Lasu	SCARA 1/2000	DATA NOV. '99

Translation from Romanian



 <p>"ION MINCU" UNIVERSITY OF ARCHITECTURE AND URBAN PLANNING, BUCHAREST</p> <p>RESEARCH, DESIGN, EXPERTISE AND CONSULTING CENTER</p>			<p>PROJECT: PUZ BUILT PROTECTED AREAS - BUCHAREST MUNICIPALITY REGULATION BENEFICIARY: DGUAT - CGMB</p>	<p>PHASE P.U.Z.</p>
RECTOR	Prof. Or. Arch. E. B. Popescu		<p>REGULATIONS MR.21 AREA (a + b)</p>	<p>PR. NO. 27/'99</p>
CCPEC MANAGER	Conf. Dr. Arch. C. Irimescu			<p>SHEET 22</p>
PROJECT MANAGER	Lecturer Arch. D. Marin			
DESIGNED	Lecturer Arch. F. Radu			
DRAWN	Arch. Antonela Rosu		<p>SCALE 1/2000</p>	<p>Date NOV. '99</p>
VERIFIED	Lect. Dr. Arch. N. Lasca			

Protected area no. 21

major traditional network street

**„Jean-Louis Calderon –
Polona”.**

sub-area

Cp 1b / Cp 1c

I. DESCRIPTION

a. delimitation:

- the portion of the street that connects Carol blvd. and Dacia blvd. and which includes the University House, Icoanei Garden, Gh. Cantacuzino Square, Polona Int. and portions of Tudor Arghezi, Dianeii, Dr. E. Bacaloglu, Pictor Arthur Verona, A.D. Xenopol streets.

b. characteristics:

- street that is bordered by buildings and spaces characteristic of the diffuse historical structure; it differs from other structure streets by its central location, the sinuousness of the route and the fact that it connects a series of buildings with a monumental character.

c. evolution:

- street that is part of the pre-modern street pattern
- major operations: route rectification (taking over the existing one with as few changes as possible) at the end of the 19th century, densification and gradual and inhomogeneous replacement of the built fund

d. aggressions:

- lack of maintenance and equipment of public spaces
- discontinuities in the surrounding fabric and the architectural quality of the fronts

e. value:

- traditional structuring axis at the local level for the diffuse historical structure

f. degree of protection:

- maximum - architectural - urban, historical and natural environmental values are protected in their entirety: street layout, built stock, urban character and value; interventions that preserve and enhance existing values are permitted

g. interventions:

- preservation of valuable buildings and existing established spaces
- restructuring of some sections to enhance continuity along the entire route
- taking into account height differences through connection formulas and prohibiting scale/gauge breaks

II. FUNCTIONAL USE

a. permitted uses:

- at ground floor level: commerce, public catering, hotels, culture or any other functions intended for the public
- at levels above ground floor: housing
- those initial uses of the buildings that correspond to current requirements are maintained unchanged or a return to them is allowed

b. uses admitted with conditions:

- the functional conversion of monument buildings must comply with the following conditions

(1) the function must not disturb the neighborhood

(2) the function must not involve any modification of the exterior architecture or the character/valuable elements of the interior

(3) it must not affect the existing vegetation (front yards and trees)

(4) it must not involve the arrangement of additional parking spaces inside the plot or on the public domain

- for new constructions and in the case of the conversion of functions in current buildings that are not proposed to be declared architectural monuments, public functions and functions of general interest that allow public access to the ground floor of buildings having predominantly commercial and service-oriented (shops, restaurants, agencies, banks and bank offices, hotels, various offices, collective and personal services, entertainment, manufacturing workshops) provided that a minimum of 30% of the upper levels are occupied by residential units.

c. prohibited uses:

- activities that may cause degradation of protected buildings or are incompatible with the status of a protected area;

- polluting productive activities, with technological risk or inconvenience due to the traffic generated;

- temporary constructions of any nature - including kiosks and advertising boards, of any size and regardless of their method of installation;

- wholesale storage;

- storing large quantities of flammable or toxic substances for sale;

- activities that use land visible from public circulations or public institutions for storage and production;

- storage of reusable materials;

- urban waste pre-collection platforms;

- parking and garage of vehicles in multi-storey buildings;

- earthworks likely to affect the layout of public spaces and the constructions on adjacent plots;

- any earthworks that may cause water to leak onto neighboring plots or that prevent the evacuation and collection of rainwater.

III. LOCATION OF BUILDINGS

a. characteristics of the plots:

- the current dimensions and shapes of the plots are maintained unchanged

b. location with respect to the alignment:

- In the case of architectural monuments, the current situation is maintained unchanged;

- the buildings will be aligned with the street with the exceptions presented in the attached plan;

- at intersections between streets, the alignment will be connected by a line perpendicular to the bisector of the angle between the streets, having a length of at least 12.0 meters on category I and II streets and 6.0 meters on category III streets;

- the buildings will be arranged in a closed, grouped or isolated manner according to the specifications in the attached plan.

c. lateral and rear alignment:

- if on one of the lateral boundaries of the plot there is the receding of a neighboring construction, the new building will adjoin this receding for a maximum length of 15.0 meters from the alignment and from the opposite boundary of the plot it will be receded at a distance equal to half the height at the cornice, but not less than 3.0 meters;

- if the plot borders buildings receded from the lateral limits of the plot, the new building will be receded from both lateral limits of the plot at a distance equal to half the height, but not less than 3.0 meters;
- the buildings will retreat from the rear limit at a distance of at least half the height of the building measured at the cornice but not less than 5.0 meters; if there is a eave of a neighboring building on the rear limit of the plot, the new building will adjoin this blind wall.

d. location of buildings on the same plot

- the buildings will respect distances between them equal to half the height at the cornice of the tallest of them;
- the distance can be reduced to 1/4 of the height only if the facades have eave or windows that do not provide lighting for rooms either for living or for other activities that require natural light;

IV. BUILDINGS EQUIPMENT

a. circulation and access:

- the plot is buildable only if it has a road access of at least 3.0 meters from a public circulation directly or through a legal right of way obtained through one of the neighboring properties;
- in all cases, it is mandatory to ensure access to public spaces for disabled people or people with mobility difficulties.

b. parking of vehicles:

- parking of vehicles is allowed only inside the plot, therefore outside public traffic;
- if there is not enough space to provide the required parking spaces, the arrangement of a private or cooperative parking lot or the concession of the necessary spaces will be demonstrated by presenting the legal forms; these parking lots will be located at a maximum distance of 150 meters.

c. municipal equipment conditions:

- all constructions will be connected to public municipal networks;
- it is recommended for buildings located on the alignment that the connection of downpipes to the storm sewer be made under the sidewalks to avoid ice formation;
- the rapid evacuation and capture of rainwater in the sewer network will be specially ensured;
- all new electricity and telecommunications connections will be made underground;
- it is prohibited to place satellite TV antennas in places visible from public circulation and it is recommended to avoid the visible placement of TV cables;
- it is prohibited to place connection niches for electricity, telecommunications and gas on the main facades of buildings;
- it is prohibited to install air conditioners on the facades facing the street, or on the side ones if they open onto courtyards.

d. open and planted spaces:

- open spaces visible from public circulation will be treated as facade gardens;
- unbuilt spaces not occupied by accesses and guard sidewalks will be grassed and planted with a tree every 100 sq m;
- it is recommended that, in order to improve the microclimate and protect the construction, the waterproofing of the land beyond the minimum necessary for accesses should be avoided;
- consideration will be given to subordinating any elements of urban furniture to the character of the buildings and conditioning their construction with the same specialized approvals as the constructions.

e. fences:

- the existing character of the fences will be maintained as follows:
 - priority will be given to the preservation of existing fences; in case their restoration is absolutely necessary, they will follow the same approval regime as interventions on buildings.
 - fences facing the street will be transparent, will have a maximum height of 2.00 meters if they are in accordance with the old regulations; the fences will have an opaque base of approximately 0.60 m., the upper part being transparent made of wrought iron or metal mesh and will be doubled by a hedge; on the side and rear boundaries the fences will be opaque and will have a minimum height of 2.00 meters.

V. BUILDINGS CONFORMATION

a. permitted heights:

- maximum 16 m, minimum 13 m.
- above the permitted height, the construction of a single level (3 m) receded 1.5 m from the vertical plane of the facade is accepted. The height of new constructions will not exceed, at the same time, the height of the existing neighboring buildings by more than 3 m. The construction of an architectural element that can exceed the maximum vertical height (16 m) by 3 m is allowed, spread over no more than one third of the length of the facade.
- in the case of corner buildings, the permitted height for the boulevard can be continued on the secondary street for a maximum length of 15 m, after which it is connected to the height corresponding to the respective street.
- when a new building is attached to an existing construction with a roof, it is recommended to take over the roof slope, without exceeding the ridge of the existing roof.

b. external appearance:

- any intervention on architectural monuments declared or proposed to be declared, will be possible only under the conditions of the law. By restoring existing buildings (including through structural consolidation measures), the original architecture of the facades will be preserved or returned to (if applicable).
- the architecture of new buildings will respect the general architectural character of the boulevard, fitting, above all, into the scale defined by the existing buildings.
- large glazed surfaces (curtain wall), imitations of materials or improper use of materials (ceramic veneers or shiny metal surfaces), the use of strident colors are prohibited.

VI. LAND OCCUPANCY AND USE

a. maximum land occupation percentage (POT):

- maximum allowed: 65%. The remaining free area must be at least 30 sq m.

b. land use coefficient (CUT):

- maximum allowed: 3.25

c. *non-aedificandi* areas

- non-buildable areas for public spaces, according to the attached plan.

d. other easements

- height easements (*non altius tollendi*) will be introduced in the vicinity of historical vertical accents (church spires, domes of public buildings). Criteria for the use of materials, fencing, colors, types of paving, plant essences, etc., must also be introduced.

VII. PUBLIC SPACES

a. route

- the current route is maintained.

b. transverse profile

- the current profile is rectified (carriageway width = 7m, sidewalk width = 3m) according to the attached plan.

c. equipment and layout

- there are no stylistic conditions, but consideration will be given to subordinating any elements of urban furniture to the character of the buildings and conditioning their implementation to the same specialized approvals as the constructions.

d. plantation

- interventions on the existing squares (University House, Icoanei Garden) will be subordinated to the character of the area and will be subject to the same specialized approvals as the constructions.
- the interventions will preserve the current character of the vegetation (species, density, height, etc.)
- the inner courtyards accessible to the public will be treated with decorative plantings including on the facades;

VIII. CONDITIONS FOR APPROVAL

- in order to authorize new buildings and interventions on existing buildings, insertion studies, photomontages or models are required.
- under the conditions of compliance with this regulation:
 - the Urban Planning Certificate is issued without the prior approval of the Ministry of Culture;
 - for the phase of the Construction Authorization Project, the approval of the Ministry of Culture is required;
- in the case of a proposal different from this regulation:
 - the Urban Planning Certificate is issued only based on the approval of a PUZ having the approvals of the Ministry of Public Works and Territorial Development and the Ministry of Culture;
 - for the phase of the Construction Authorization Project, the approval of the Ministry of Culture is required;
- for interventions in public space (urban furniture, pavements, vegetation, etc.), not included in this regulation, projects will be drawn up that will be approved according to the law, including through the approval of the Ministry of Public Works and Territorial Development and the Ministry of Culture at the Urbanism Certificate phase and of the Ministry of Culture at the Construction Authorization Project phase.