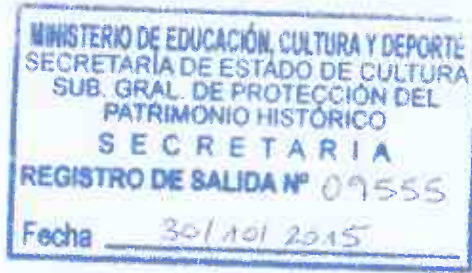




MINISTERIO  
DE EDUCACIÓN, CULTURA  
Y DEPORTE

SECRETARÍA DE ESTADO DE  
CULTURA

DIRECCIÓN GENERAL DE  
BELLAS ARTES Y BIENES  
CULTURALES Y DE  
ARCHIVOS Y BIBLIOTECAS



Ms. Mechtild Rössler  
Director  
World Heritage Centre  
7, Place de Fontenoy  
75352 Paris 07 SP  
Francia

1560

Dir WHC

res d 07/11/2015

Madrid, 27 October 2015

→ ~~PSM~~ (with enclosure)  
PSM

cc: EUR

*Al/duke, quel est le  
sens de PSM sur ce b?*

**Subject: Proposal for a Buffer Zone of the World Heritage Property of "Old Town of Segovia and its Aqueduct" (Spain).**

*J 27/10/15*

Dear Ms Rössler,

In answer to the letter sent by the World Heritage Centre dated 30 July 2015 regarding factual errors to the Buffer Zone of the site "Old town of Segovia and its Aqueduct", and in answer to Decision 39 COM 8B.49, requesting a report about the protection in terms of height controls, I am glad to send you the above mentioned report.

Please, accept, dear Director, the assurances of my highest consideration,

DEPUTY DIRECTOR FOR THE PROTECTION  
OF HISTORIC HERITAGE

*[Handwritten signature]*

Elisa de Cabo de la Vega



SEGOVIA

<http://www.segovia.es>

Concejalía de Patrimonio Histórico y Turismo

[patrimonio@segovia.es](mailto:patrimonio@segovia.es)

**Subject: Additional Report about the proposal for a Minor Modification of the property inscribed on the List of World Heritage "Old Town of Segovia and its Aqueduct" for the creation of a BUFFER ZONE,**

1. In answer to the letter sent by the World Heritage Centre dated 30 July 2015 regarding a clarification of whether an error were detected in the attached technical information about the surface (in Has) or about the coordinates of the Buffer Zone before November 1<sup>st</sup>, 2015 we note that the information is correct, so there's no changes that should be done

**Superficie et coordonnées du bien modifiée par le Comité du patrimoine mondial lors de sa 39e session (Bonn, 2015) conformément aux Orientations**

Etat partie	Bien	ID N	Bien (ha)	Zone tampon (ha)	Coordonnées du point central
Espagne	Vieille ville de Ségovie et son aqueduc	311 bis	134,28	401,44	N40 56 54.5 W4 7 6.3

2. In answer to Decision 39 COM 8B.49:

*The World Heritage Committee,*

1. Having examined Documents WHC-15/39.COM/8B.Add and WHC-15/39.COM/INF.8B1.Add,
2. Approves the proposed buffer zone for the **Old Town of Segovia and its Aqueduct, Spain;**
3. Requests the State Party to submit to the World Heritage Centre, by **1 December 2015**, a report outlining in detail how the buffer zone will be protected in terms of height controls and protection of viewsheds for examination by the World Heritage Centre and ICOMOS.



The report dated April 2014 16th<sup>1</sup>, "Proposal for a Minor Modification", specified the following issues, according to the Operational Guidelines:

- *the surface area of the property and the proposal buffer zone,*
- *the description of the modifications and its justification,*
- *the contribution of minor modification to the maintenance of the outstanding universal value of property and*
- *the implications for its legal protection and mechanisms of management.*

Likewise, the report of April 16th, 2014 (pg 110) stated that the "**Special Plan of Historic Areas of Segovia (PEAHIS)**" is *"the legal protection tool referred to in Paragraphs 97 and 98 of the Operational Guidelines of Implementation of the WH Convention, being an appropriate regulatory mechanism to ensure long-term safeguard (of the property), also according to Spanish legislation"*.

The PEAHIS is a Special Plan for Heritage Protection. The Special Plans for Heritage Protection are the regulatory instruments provided by Spanish legislation to which are entrusted the urban protection and active conservation of historical quarters. So do the PEAHIS, but in addition considering that organizes and protects a property inscribed on the World Heritage List.

In this regard, the above mentioned 2014 report focuses on the tools for the conservation of the property, as well as in mechanisms for managing its conservation, with less space dedicated to urban protection measures. Therefore we will deep in its explanation for a better understanding, as UNESCO requires, about control of buildings height and protection of views.

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<sup>1</sup> Municipal report of 16 April 2014 entitled "Proposal for a Minor Modification of property inscribed on the List of World Heritage 'Old Town of Segovia and its Aqueduct' with the aim of creating a buffer zone around it" was the request base for this minor modification.



### **1. Height control of buildings in Spanish urban planning.**

In Spanish town planning legislation, urban ordination defines the quantitative amount of building in each particular area. And this is done by the plan before its construction. With this, the urban tissue (urban physical form) is regulated by the plan, thereby controlling the townscape and silhouette of skyline.

The PEAHIS establishes building control by two parameters: number of building floors and maximum building height, with regulation for each cadastral parcel in town.

### **2. Study of panoramic views and relevant perspectives.**

First, regarding urban planning, the PEAHIS makes a comprehensive study of the protected views, considering the areas of affection and influence in which an intervention could generate an impact. Previous landscape studies and historical images were used as well. The study considered the views in two ways: outside-in and inside-out of the city and mapped the affections that had the views over the territory (see Figure 1), through viewshed with normative status.

### **3. Detailed study of the building: catalogue cards and elevations**

Second, the PEAHIS contains a study of the buildings and a catalogue of them and other interesting elements. The study was made one by one, through an individualised catalogue file. For buildings of cultural interest there are different protection degrees: *integral* (for buildings of singular value), *structural* and *environmental*. This catalogue of protections is mapped on city cartographies with the notations INT (integral), EST (structural) or AMB (environmental) to identify their position, use of space and their ground occupation.

When buildings are protected by the Plan, it is forbidden to increase the height of the buildings, as the law compels to maintain the current volumes (including the valuable and unique items that have been accredited regarding authenticity and integrity in cultural heritage protection).



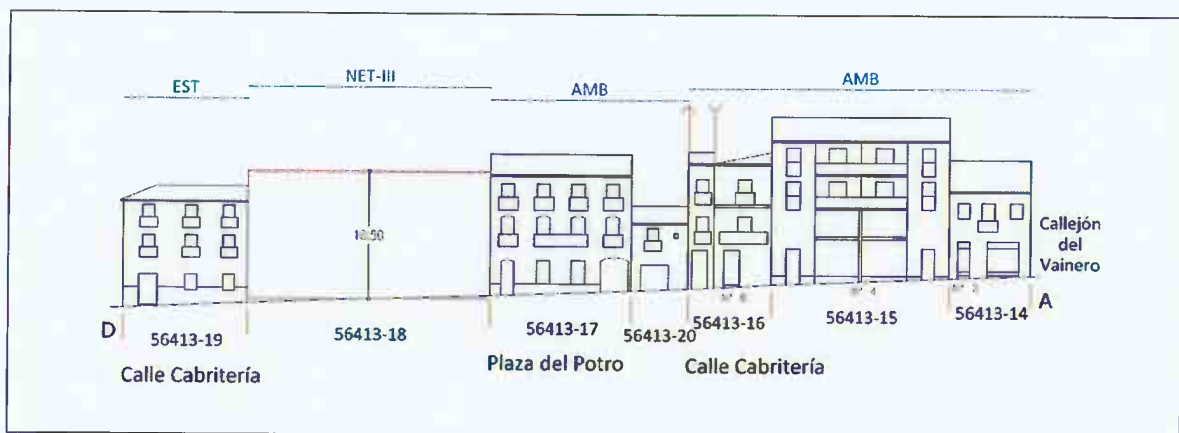
#### 4. Elevation drawings for height control

Third, all the elevations of the buildings included in the PEAHIS (also one by one) are drawn and are represented by street sections and blocks, 170 block elevations (see Figure 2).

The elevations represent schematically the protected buildings, identified INT, EST or AMB. These buildings have to maintain its current height.

In these elevations, the height of new buildings is controlled: the checking is made in each cadastral parcel and the maximum height of new constructions is bounded through a red line with measuring dimension. The maximum height of the building (marked at the drawn elevations) takes into account not only the conditions of the urban landscape of their immediate environment, but also the impact of the intervention in protected views.

Therefore, it is objectively specified height in meters of the coronation of the buildings, constituting the limit regulation for each building.



#### 5. The control of the height of the building by number of floors.

In the control elevations, the height is also limited by number of floors, plot by plot (see figures 3 and 4).

When the building is catalogued (with the notation "INT, EST or AMB") modification of the height is not allowed. Otherwise, when the building may be renewed (because it doesn't have historical, artistic or other values) or when the ground can be built (notation "NET or NEG") we will find the following codes:





**NET - number of floors - typology of building.** For example: "NET-III-5" means that is allowed a new construction or a renewal building in Historical Quarter, with maximum 3 floors (ground floor+ other two) and in the fifth typology (open block).

**NEG - number of floors - typology of building.** For example: "NEG-III-4" means that is allowed a new construction or renewal, out of the Historical Quarter, with maximum 3 floors (ground floor + 2 floors) and in the fourth typology (closed block typology).

Exceptionally, in the new quarters of historical areas, in the south boundaries of PEAHIS, the maximum number of floors is seven (ground floor + six).

#### **6. Control of modifications on the urban tissue that proposes the Plan and impact assessment of all interventions.**

Through the control elevations and the visual basins, the PEAHIS identifies, one by one, the buildability changes that may occur as a result of the regulation that it establishes. 165 units have been marked where modifications are allowed. A control procedure for these cases is established through the so-called **Intervention Units**.

When it is thought a new building is planned, either through Intervention Units or ordinary interventions, to ensure their integration, the assessment of the impact on cultural heritage is done with a document called **Memory of Technical Suitability (MTS)** which has the aim of evaluate the projects before any work. Potential impacts must be minimized, evaluating and considering possible risks and alternatives.

The impacts that are to be evaluated are of different kinds: archaeological risks, integration of the building in its environment, consideration of the contemplation of monuments, townscape, views from the protected viewpoints... In any case the visual simulations to perform impact assessment are a prescribed obligation by PEAHIS in all cases.

#### **7. Finally, changes made in the regulations PEAHIS**

The administrative control of any change in the Plan belongs to the regional government (Junta de Castilla y León). The law regulate a procedure for public information for the approval of any modifications of the Special Plan. Public information and safeguarding of cultural heritage by the Junta de Castilla y León are administrative protection guarantees.



The PEAHIS is available for consultation on the website of the City of Segovia at the following address:

<http://www.segovia.es/index.php/mod.paqs/mem.detalle/id.12565/relcategoria.5515/area.23/seccion.44>

In conclusion: A series of measures has been displayed, set out by the PEAHIS, which ensure a sufficient control for the protected panoramic views and to the height and volume of buildings. Control based on knowledge of the heritage and assessment of interventions. The PEAHIS also considers that any relevant changes should be reviewed by UNESCO, in compliance with the World Heritage Convention and the Operational Guidelines.

The measures that have been taken along the last years ensure a proper conservation of the property declared. To have a management entity and a legal protection tool as the PEAHIS, and the actions taken for drafting a Site's Management Plan, are a qualitative improvement in this respect.

The delimitation of a new buffer zone has been a step more in the roadmap towards sustainable management of the World Heritage site.

Segovia, October 21, 2015.

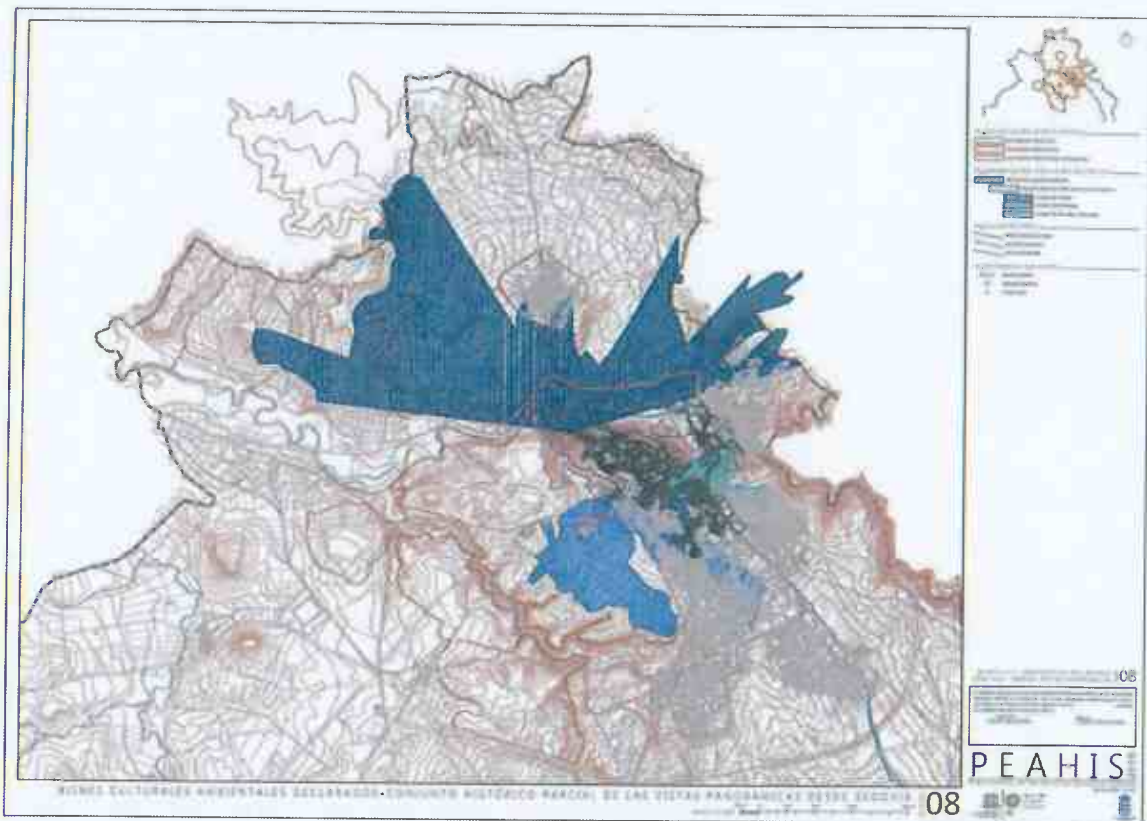
Manuel Marcos Ramón,  
Municipal Architect

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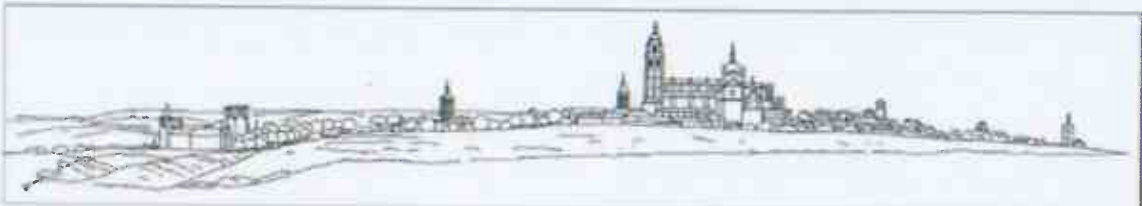
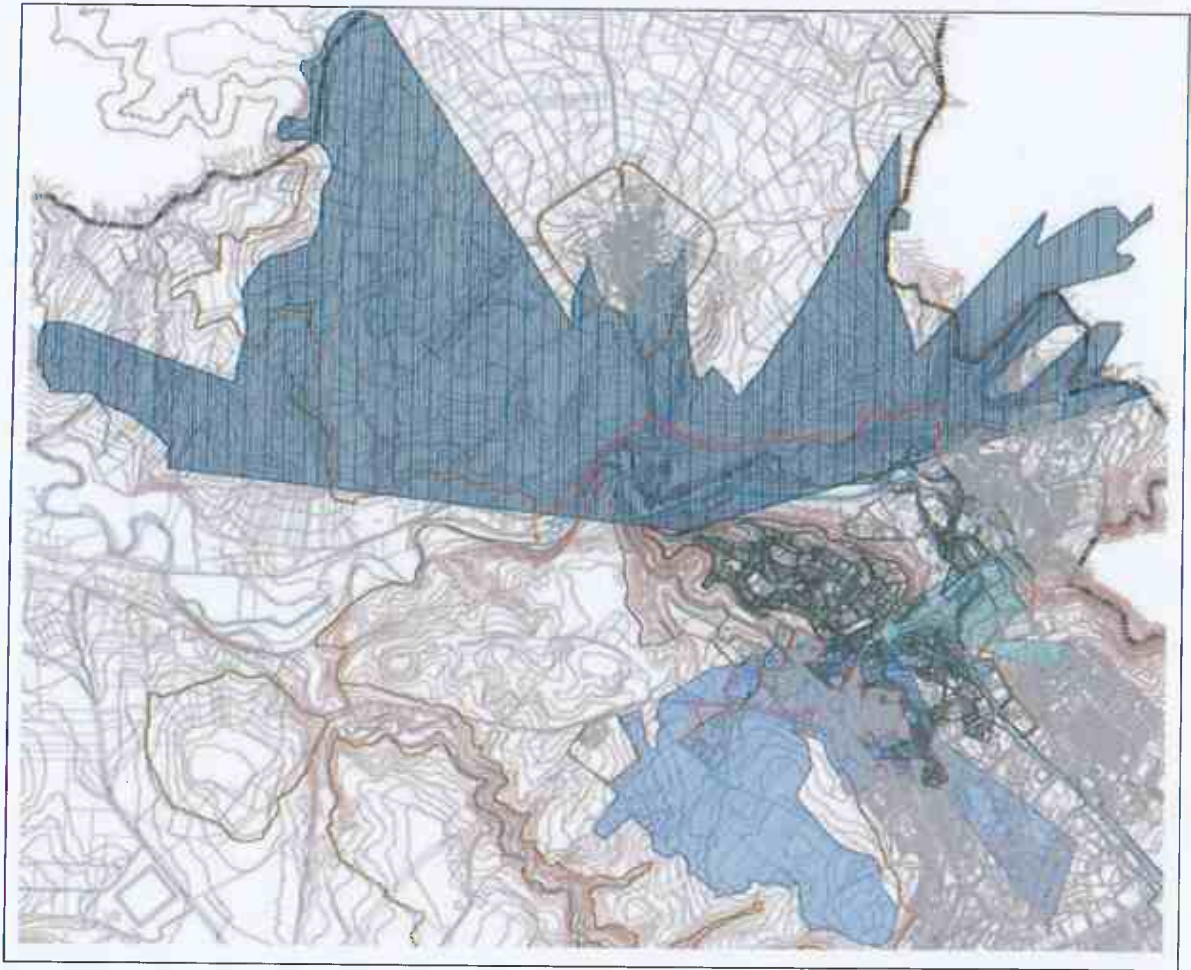
Concejalía de Patrimonio Histórico y Turismo  
C/ Judería Vieja, 12. 1º.  
40001 Segovia



IMAGE 1: PROTECTED VIEWS BY THE "PEAHIS"



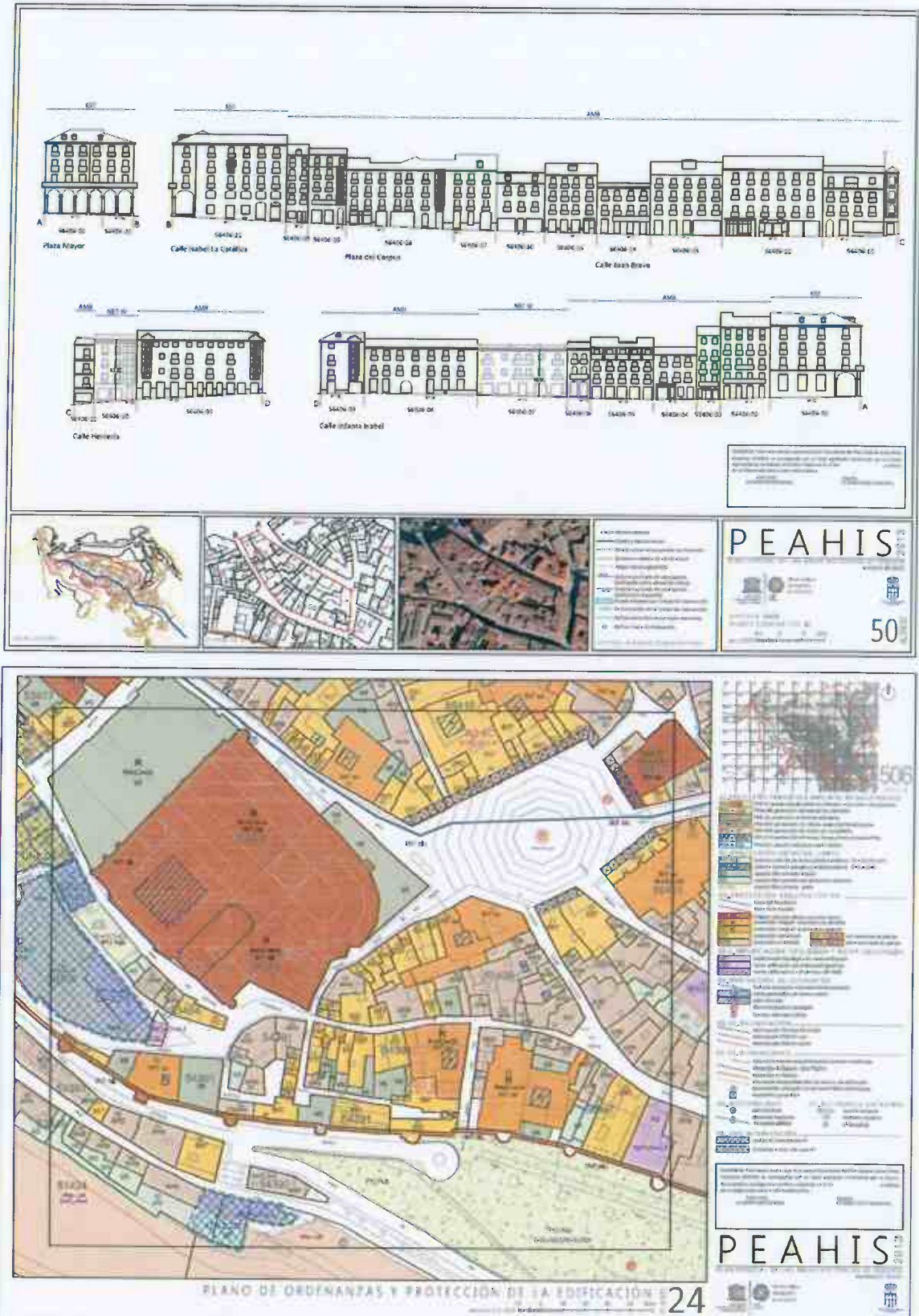




Escuela de Arquitectura - 2014 - "Españoles al por mayor" - Andrés Lucio Becerra Hernández



IMAGE 2: BUILDING ELEVATIONS IN THE "PEAHIS"





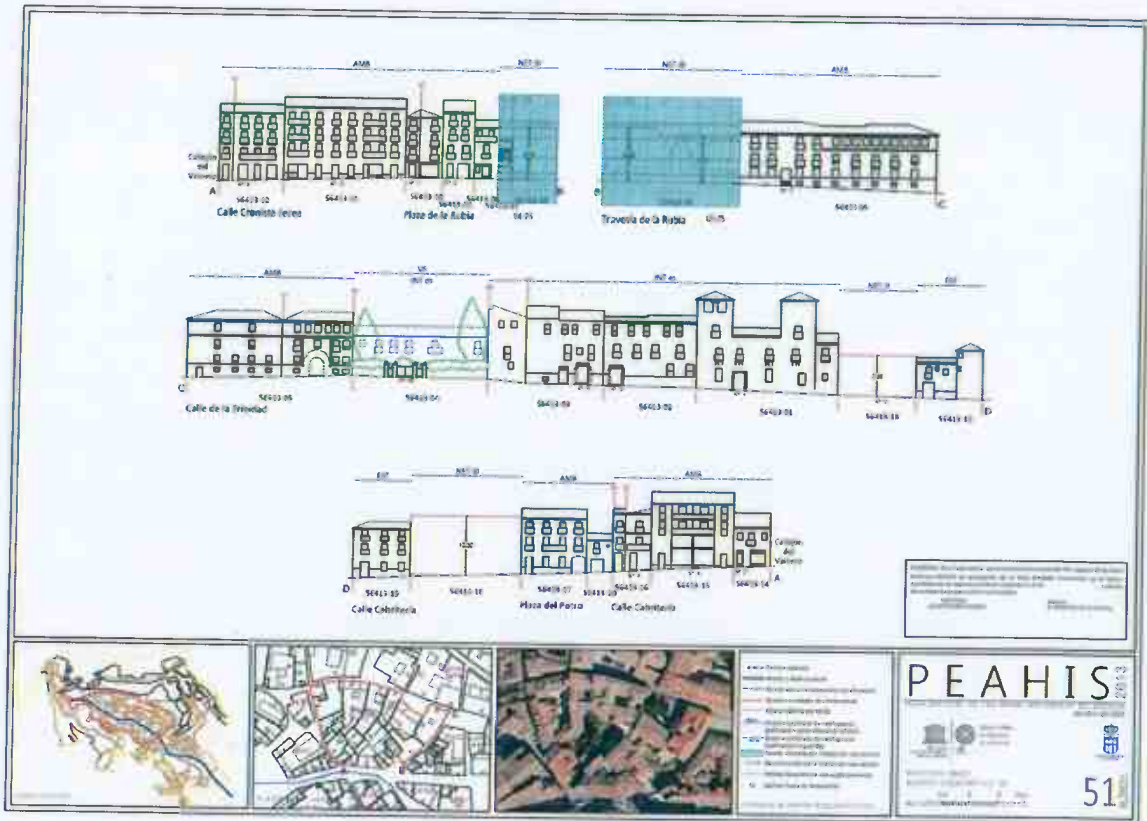




IMAGE 3: HEIGHTS CONTROL IN THE "PEAHIS"

PARTIAL PLAN IN THE PEAHIS

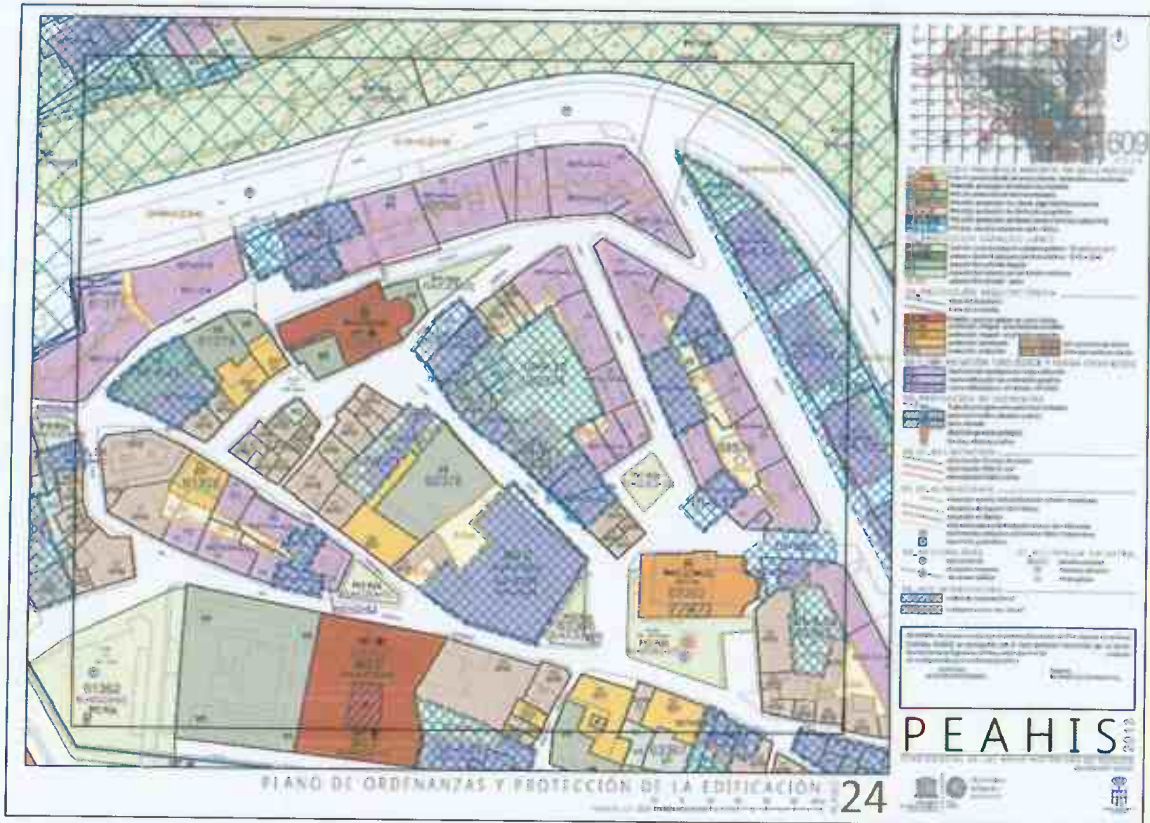


IMAGE 4: HEIGHTS CONTROL IN THE "PEAHIS"

SCHEMATIC ELEVATION (height limitation of the buildings) AND INTERVENTION UNITS (when there is an building increase)

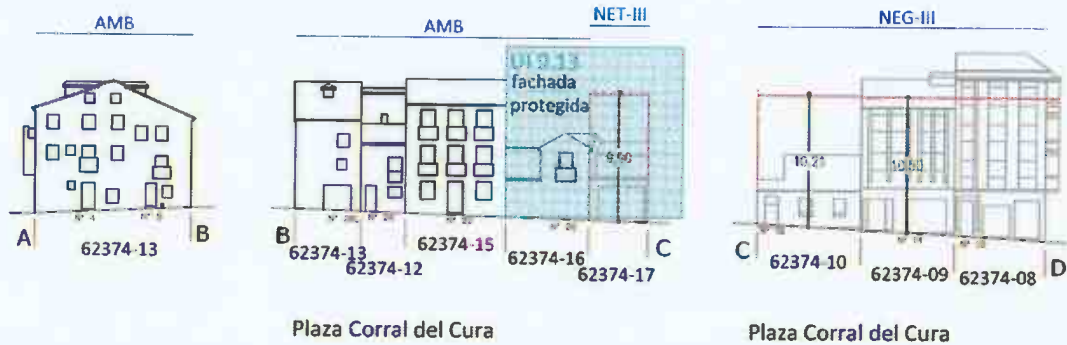






IMAGE 5: HEIGHTS CONTROL IN THE "PEAHIS"

HEIGHT CONTROL CODE BY NUMBER OF FLOORS IN THE MAPS

**03\_ PROTECCIÓN ARQUITECTÓNICA**

- traza del Acueducto
- traza de la muralla

INT bic	PPA SUR: servicio urbano en suelo rústico		
INT es	protección integral - arquitecturas de estilo		
INT ap	protección integral - arquitectura popular		
EST	protección estructural	EST x	est-operación de adición
AMB	protección ambiental	AMB x	amb-operación de adición

**03.1\_ IMPLANTACIÓN TIPOLOGICA Y NUEVA EDIFICACIÓN**

NET	implantación tipológica de nueva edificación
NEG	nueva edificación con ordenación genérica
NEx-I/II-6.1	nueva edificación x - nº plantas - Oº PG08

