

REPORT IN RELATION OF THE DECLARED HERITAGE "CATHEDRAL, ALCÁZAR AND ARCHIVO DE INDIAS OF SEVILLE". EXECUTIVE SUMMARY.

This report has been written in response to **DECISION 37 COM 7B.84** taken by the UNESCO World Heritage Committee. The report is divided into three chapters as per the requirements of this Decision and a final chapter that gives the Conclusions.

Finally, there is a series of Appendices included that contain the Special Plans that have definitely been approved and those that are being drafted. It also contains the proposal for the Modification of the General Plan and, finally, the Final Report on the International Meeting on Contemporary Architecture in Historical Cities, which was held in Seville from 17 – 19 September 2013, is also attached.

CHAPTER I. PROCESSING STATUS OF THE SEVILLA DECLARED HISTORICAL COMPLEX SPECIAL PROTECCION PLANS.

In this Chapter, we find analysis of the administrative situation of the different Special Protection Plans of the Historical Complex, which are being elaborated in accordance with the current regulations on Heritage protection and in particular the Sections situated in the Buffer Zone. In this respect, this chapter updates the content of the previous reports undertaken as a requirement of the World Heritage Committee, and in particular the report in December 2012 in response to DECISION 36 COM 7B.88.

The Declared Historical Complex in Seville covers an area of 783.5ha, and is of such complexity that drawing up a single Special Protection Plan for its whole area was unfeasible and cause for an agreement signed between the City Council of Seville and the Department for Culture and the Environment of the Regional Government of Andalusia on 23 December 1992, the exception foreseen in article 32.2 of Law 1/91 of Historical Heritage of Andalusia was applied, thus formulating a partial protection plan divided into areas by historical, typomorphological and consistent building features, as well as similar urban development conditions.

On 29 July 1994 the Advance on the Special Plan was approved by the Plenary of the City Council of Seville, in which there is a sector-based division of the Historical Complex of Seville (27 sectors) for its subsequent development through a sector-based protection plan.

The report analyzes the sectors 6 "Reales Alcázares", 7 "Catedral", 8.2 "San Andrés-San Martín" y 8.4 "Magdalena", which were in drafted when the previous report (February 2013) was written.

With regards to the above, the report analyzes the incident of the Ruling of the Second Division of the High Court of Justice of Andalusia, of 17 March 2014, ruled in judgment enforcement of 1 October 2009. This judgment declared the nullity of certain articles of the PGOU, but only with regard to the Sectors that at that date were lacking from the Special Protection Plan.

Currently Town Planning Management is working on the Modification of the Special Plans of the different sectors affected by the court orders. Specifically a modification to the Special

Protection Plan of Sector 8.1 "Encarnación" has been drawn up according to that established in the court orders, which has been initially approved by the Governing Body of the City Council of Seville dated 14 November. This modification will be referred to the Department for Culture before formally initiating proceedings to modify the remaining planning documents and will serve as a model and reference for these documents.

CHAPTER II. ANALYSIS OF THE BUFFER ZONE.

In the Second Chapter of the Report, we find analysis of the planning assessment of the Declared Heritage Buffer Zone, with the aim of determining the suitability of said zones for protecting and upholding the value of the Heritage site.

The buffer zone is an area around the property whose use and development is restricted with the aim of protecting it and, in the case of Seville, is approximately the shape of a square, with an area of 187 Has., which is found within the area of the Declared Historical Complex. Specifically, the following sectors are found in the buffer zone: 6 "Royal Alcázar", 7 "Cathedral", 5 "San Bartolomé", and 13.1 "Casa de la Moneda". The following sectors are only partially inside the buffer zone: 13 "Arenal", 14 "Triana", 4 "Santa Catalina-Santiago" 8.1 "Encarnación", 8.3 "El Duque-El Salvador", 26 "Ibero-American Exhibition enclosure", 27.2 "Historical", and 27.3 "Port".

That is, although the drafting process for the Special Protection Plans in the Buffer Zone has not yet been finalised, the level of action allowed on the buildings within the area is limited to renovation interventions in their interior, which have little possibility of affecting the Heritage Site. In any event, all of the actions are managed by the Administration department, which is responsible for heritage protection, this being the Regional Government of Andalusia's culture delegation in this case, which, via the Historical Heritage Provincial Board, has to report on all of the projects that affect the areas that do not have approved special protection plans and all buildings declared H.C.I.s and their surroundings.

CHAPTER III. CONTROL MEASURES FOR THE HIGH-RISE BUILDINGS.

This Chapter of the Report will analyze the measures that are proposed for monitoring high-rise buildings in order to prevent negative impacts on World Heritage Sites. These measures will be detailed in a Specific Amendment to the current General Plan, which constitutes the regulative framework that is currently in force in the city of Seville.

Firstly, the Modification to the General Plan will introduce all of the necessary recommendations in relation to the World Heritage Site into the Memory and Information Maps, in order to strengthen its protection.

Secondly, a series of protection measures related to the Heritage Site are proposed, with these fundamentally centred upon the high-rise buildings, although they will also affect smaller scale interventions in areas close to the Property.

In this respect, modifying the current General Plan has been considered, with the introduction of a new figure: the "**Heritage Site Impact Study**", defined as the document which, given that it contains the sufficient graphic and photographic documentation, allows the Municipal

Administration to evaluate the impact that high-rise buildings could have on the World Heritage Site.

Although this idea was already advanced in the Report issued in December 2012, it has now been looked at in more depth and there is also the inclusion of experiences gained from the International Meeting on Contemporary Architecture in Historical Cities that was held here in September of last year.

Therefore, when evaluating the possible visual impact on the Heritage Site, we believe that one must take into account the different environments and areas of influence on which the planning should establish some specific demands. These areas are the following:

- **Zone I.** Firstly, we have looked at **the area made up of the proposed surroundings of the three buildings that make up the World Heritage Site.**

It should be noted that said area is sufficiently protected by the Special Protection Plans and by the current legislation on heritage. However, reforms could be carried out that in some cases may affect the urban image of the buildings, such that the formalisation of the façades, materials and installations must be taken care of, given that the definition of these elements could be relevant when assessing the impact on the declared buildings.

- **Zone II.** Secondly, we must consider the **Buffer Zone**, defined as the *“area around the property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property”*.

This zone is integrated within the Historical Complex, such that it is likewise considered sufficiently protected. However, those interventions that add a new storey or enlarge the existing buildings within the Buffer Zone, involving a substantial change to their urban image, should include an Impact Study on the Heritage Site that confirms that this intervention has no visual effect on it.

- **Zone III.** Finally, the third zone to be considered is the **area outside the Buffer Zone.**

We consider that any intervention, whether it be via a form of planning or via the construction of a building that is taller than 60m, must be accompanied by an Impact Study on the Declared Site in relation to the buildings included on the World Heritage List. If the analysis of this Study shows a negative visual effect on the Heritage Site, the construction conditions of the plot or specific area in question can be changed via the drafting of a Detailed Study or Special plan that modifies the urban assessments of the plot in order to avoid the possible visual impact on the protected elements.

Within the area outside of the Buffer Zone, there are some **particular sensitive areas**. On the one hand, there is the area bordering the Buffer Zone that is outside the Declared Historical Complex and therefore subject to Urban Planning Laws

that are different to those of the Historical Complex. We here refer to the edge of the Buffer Zone that is in contact with the Los Remedios neighbourhood and that, in its southern area, directly protrudes into the inner harbour of the Guadalquivir.

On the other hand, there are the areas from which the view of the Declared Site, and in particular La Giralda, acquires a special relevance, in particular the following streets: Avenida de Eduardo Dato, Luis Montoto, Ramón y Cajal, Torneo, Pagés del Corro and República Argentina.

For any intervention in the two previous areas, it is considered necessary to provide an Impact Study on the Declared Site when the proposed building is more than 1.5 times greater than the existing height.

Finally, we believe that the Regulations must consider the possibility of demanding an Impact Study on the Heritage Site when the Regional Authorities determine, justifiably, that there could be a negative visual impact on the Heritage Site.

CHAPTER IV. CONCLUSIONS

Based on the analysis of all the information presented in the report, it is clear that the process followed in Seville for carrying out the corresponding Special Protection Plans of the different sectors that make up the Declared Historical Complex has been a long and complex process, with it now almost completely finished. However, it must be noted that, in any case, until said process is finished and the ability to authorise activities in favour of the Council has been delegated, all interventions in undeveloped sectors will be very limited, with only interior renovation works being allowed. Amongst others, works that involve increasing the size of a building will not be allowed. Additionally, all of the activities are in any case managed by the Heritage Protection Authorities, which in this case is the Andalusian Regional Ministry of Culture.

Within this context, we believe that the development level of the protection plan and the precautions put in place for all cases by current legislation regarding heritage protection (management of interventions on H.C.I. buildings) sufficiently guarantee the protection of Properties declared as World Heritage Sites and their Buffer Zone.

In terms of proposed measures for monitoring high-rise buildings in order to prevent negative impacts on World Heritage Sites, it is believed that with the proposed regulations the Heritage Sites will be sufficiently protected.

Seville, 26 December 2014