

## SEVILLA DECLARED HISTORICAL COMPLEX SPECIAL PROTECION PLANS.

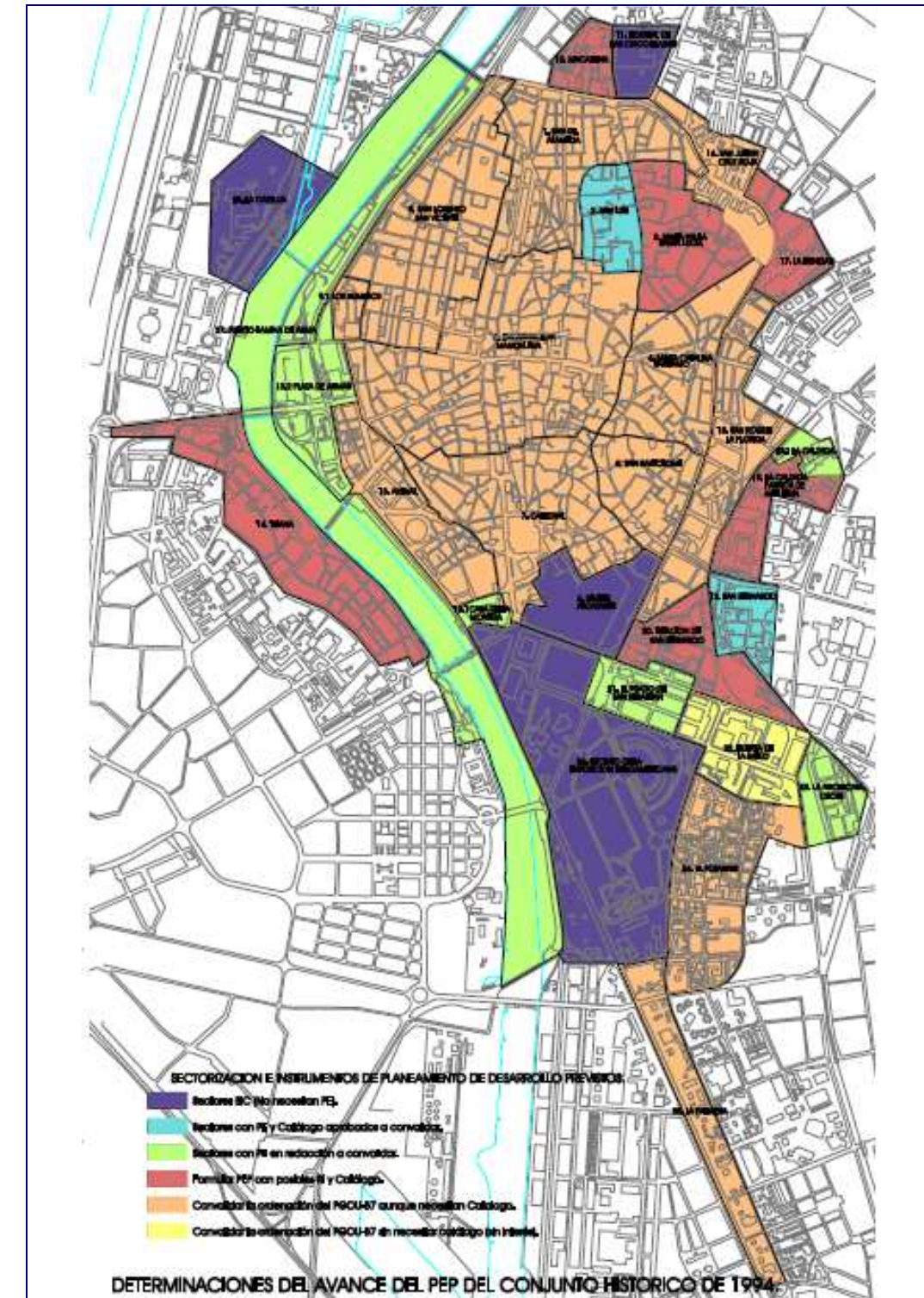
The ambit of the Declared Historical Complex has suffered several changes over the years. The first of the Declared Complexes in Seville is protected by the Law of 1933 and comprises only the most southern party of the walled enclosure; specifically, the area which has historically been known as the most noble, around the Cathedral and Barrio de Santa Cruz, that is the original heart of the city. It was declared a Historical Complex on the 27th of August 1964 and has retained the title since.

In June of 1982 the proposal was given to expand the Historical Complex, which would involve a substantially larger perimeter, given that it would include not only the area within the walls and historical town, but also the urban expansions from the 19th century and beginning of the 20th century. Said proposal was approved by Royal Decree 1339/1990 of November 2nd, resulting in the Perimeter currently in force today.

Law 16/85 on Spanish Historical Heritage required that a Special Protection Plan be prepared for every Historical Complex Declared Heritage of Cultural Interest, as is the case of Seville. Until said Special Plan is not approved, all urban developments are subject to the provisions of the Law (good alignment, no adding of plots, and no increase building volumes) and to the control of the relevant Authorities, who in this case are the General Directorate for Cultural Heritage of the Culture Board of Andalusia's Regional Government.

Given the complexity and size of Seville's Historical Complex, covering an area of 783.5 hectares and comprising a large number of protected buildings, it was unfeasible to prepare a single Special Plan for the whole area. Therefore, on the 23rd of December 1992 an Agreement was signed between the Council of Seville and the Culture and Environment Board of Andalusia's Regional Government, by which the exceptionality foreseen in article 32.2 of Law 1/92 on the "Historical Heritage of Andalusia" would be applicable. Thus, a protection plan could be developed for different subdivisions as per their historical, morphological and building characteristics, whilst also accounting for urban similarities.

On the 29th of June 1994 the Preliminary Special Plan is approved by the Council of Seville and is forwarded to the General Directorate for Cultural Heritage of Andalusia's Regional Government on the 5th of August 1994, so that the reports pertaining to art. 32 of Law 1/91 on Andalusia's Cultural Heritage may be issued. The Progress report defines the subdivisions in the Seville Historical Complex which will be further developed through a protection plan by sectors.. Said subdivision is carried out as follows:



When dividing the Historical Complex into Sections, the first distinction which needs to be made is between the Historical City and the Modern City. The Historical City is made up by the walled enclosure and the historical buildings in the surrounding areas. The Modern City is similarly comprised of two main parts: the extensions from the 19th century, both of residential and industrial areas around the Historic Centre, and the extension of the city from the beginning of the 20th century which was the result of important infrastructural projects motivated by the Ibero-American Exhibition of 1929, and which have since been consolidated. Therefore the Historical Complex of Seville is divided in the following manner:

## **HISTORICAL CITY**

### **WALLED ENCLOSURE**

1. San Gil-Alameda
2. San Luis
3. Santa Paula-Santa Lucía
4. Santa Catalina-Santiago
5. San Bartolomé
6. Royal Alcázar
7. Cathedral
8. Encarnación-Magdalena
9. San Lorenzo-San Vicente
  - 9.1. Los Humeros

### **OUTSKIRTS**

10. Macarena
11. Hospital de las Cinco Llagas
12. San Bernardo
13. El Arenal
  - 13.1. Casa de la Moneda
  - 13.2. Plaza de Armas
14. Triana
15. La Cartuja

## **MODERN CITY**

### **19TH CENTURY EXPANSION**

16. San Julián-Cruz Roja
17. La Trinidad
18. San Roque-La Florida
19. La Calzada-Fábrica de Artillería
  - 19.1. La Calzada
20. San Bernardo Railway Station
21. El Prado de San Sebastián

### **20TH CENTURY EXPANSION**

22. Huerta de la Salud
23. La Pirotecnica-Cross
24. El Porvenir
25. La Palmera
26. Ibero-American Exhibition enclosure
27. Port-Water Surface

From the approval of the Preliminary outline for the Special Protection Plan, the different Sectors which make up the Historical Complex have been undergoing constant development. In this respect,

Firstly, once the Preliminary outline was approved, the Culture Board's priority was to validate the sector plans found in the Protocol signed for developing the Agreement on the Development of the Historical Complex Plan. These plans were the ones developed for the "San Luis" and "San Bernardo" areas, and were considered indispensable for the development of both sectors.

In addition, there were other sectors with planning in place, mostly with provisional approval, which were to be fully processed once the Preliminary report was approved. The "El Prado de San Sebastián", "San Bernardo Railway Station", and "Huerta de la Salud" sectors were in said situation.

Next, the sectors corresponding to 19th expansions were developed. They required more specialized studies on future urban development either because the railway line which went through those areas had been dismantled, resulting in large open spaces, or because they were zones where industrial construction had taken place and the buildings were no longer being used. These were: "San Roque-La Florida", "San Julián-Cruz Roja", "La Pirotecnica-Cross", etc.

At the same time, sectors within the city such as "San Lorenzo-San Vicente" or "Los Humeros" were developed using the same criteria described above, that is sectors which required more detailed planning due to urban voids and disorganised spaces were prioritised.

The sectors considered last were those which were regulated and organised in such a way which ensured their development and protection and were in zones consolidated by buildings where the intervention is aimed primarily at rehabilitating the building heritage. These were: "Royal Alcázar", "Cathedral", "San Andrés-San Martín" and "Magdalena" which make up the most built up and protected area within the Historical Complex.

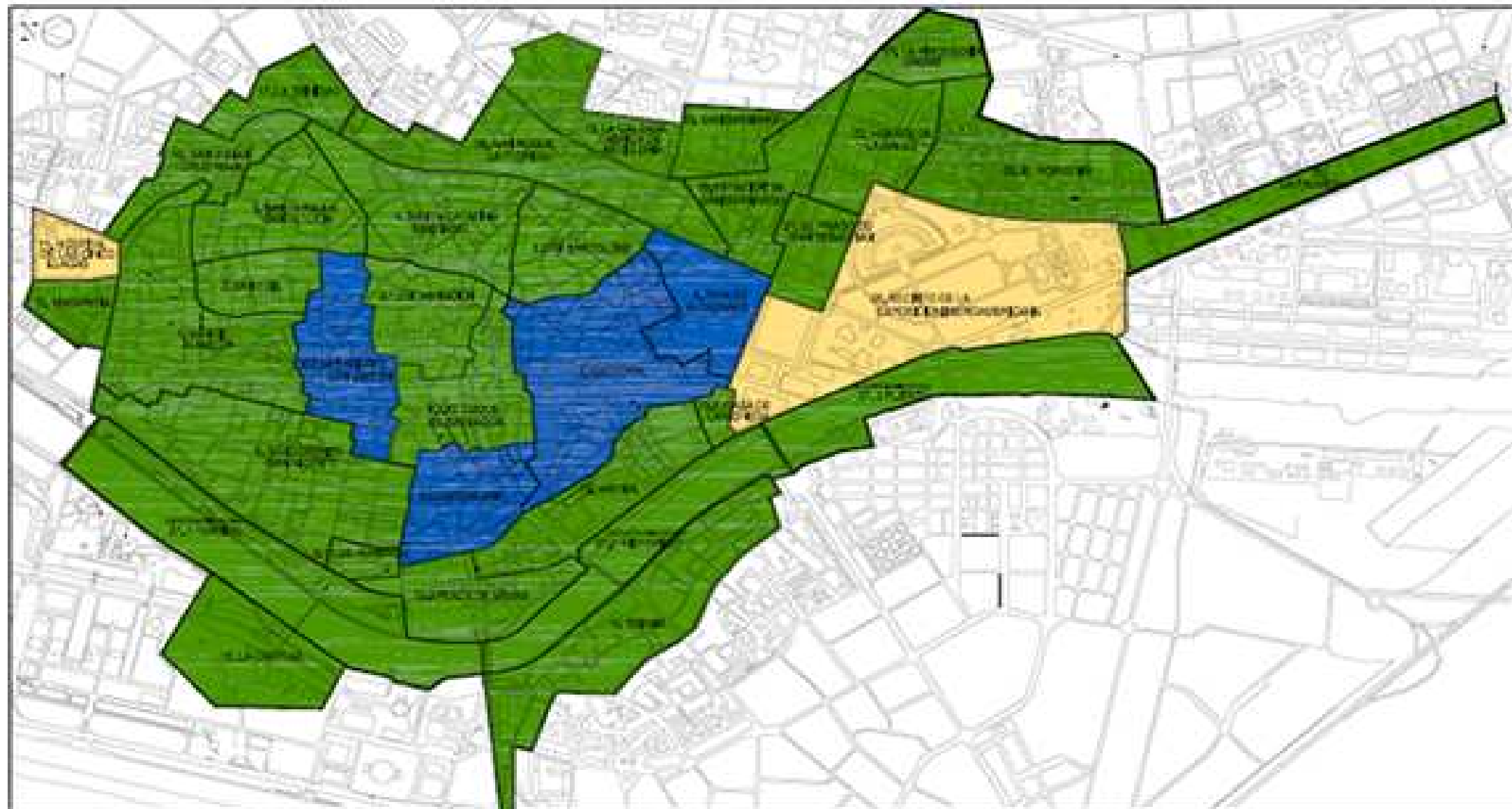
The complexity of the Historical Complex planning process has meant that, even when the subdivisions proposed in the Preliminary outline are used, once the detailed analysis of each sector begins, it has been proposed that in some cases further subsectors be used. Specifically, this has been so in the following cases:

- **Sector 8 "Encarnación"**, the following subsectors have been identified:
  - 8.1. "Encarnación"
  - 8.2. "San Andrés-San Martín"
  - 8.3. " El Duque-El Salvador"
  - 8.4. "Magdalena"
- **Sector 9 "San Lorenzo-San Vicente"**, has been developed independently from subsector 9.1. "Los Humeros"
- **Sector 13 "Arenal"**, has been developed independently from subsectors:
  - 13.1 "Casa de la Moneda"
  - 13.2 "Plaza de Armas"
- **Sector 27 "The Port – Water Surface"**. Has been divided into the following subsectors:
  - 27.1 "Torneo"
  - 27.2 "Historical"
  - 27.3 "Port"

Finally are the sectors yet to be developed, occupied mostly or completely by buildings declared of Cultural Interest and therefore not being subject to any structural changes except for those aimed at conservation. These Sectors are "Hospital de las Cinco Llagas" and "Ibero-American Exhibition enclosure".

The processing status of the Sevilla declared historical complex special protection is carried out as follows:





DEVELOPMENT OF THE SPECIAL PROTECTION PLAN FOR THE HISTORICAL COMPLEX IN SEVILLE

- |  |                                     |
|--|-------------------------------------|
| ■ H.C.I. SECTORS                             | ■ SECTORS WITH PROVISIONAL APPROVAL |
| ■ VALIDATED SECTORS                          | ■ SECTORS WITH INITIAL APPROVAL     |
| ★ SECTORS AWAITING DELEGATION OF COMPETENCES | ■ SECTORS UNDER DRAFT               |

## PROGRESS STATUS OF THE SECTORS

NOVEMBER 2012

URBAN DIRECTORATE OF THE SEVILLE CITY COUNCIL

SECTOR	NAME	ZONE	PLANNING FIGURE	INITIAL APP.	PROVISIONAL APP.	FINAL APP.	DELEGATION OF COMPETENCES
1	SAN GIL -ALAMEDA	H.C.	CATALOGUE	27/07/03 and 17/04/01	28/06/02	30/01/03	EXCEPT H.C.I. AND SURROUNDINGS
2	SAN LLUIS	H.C.	SPECIAL PLAN	29/11/89	29/08/90	30/09/94	EXCEPT H.C.I. AND SURROUNDINGS
			MODIFIED	16/02/98	14/05/98	29/10/98	
3	SANTA PAULA-SANTA LUCÍA	H.C.	SPECIAL PLAN	17/07/98	23/12/98	25/05/00	EXCEPT H.C.I. AND SURROUNDINGS
			E.D. MACASTA-CETINA	04/07/00	-	28/09/00	
4	SANTA CATALINA -SANTIAGO	H.C.	SPECIAL PLAN	31/07/09	26/02/10	16/07/10	EXCEPT H.C.I.
5	SAN BARTOLOME	H.C.	CATALOGUE	03/06/03	01/07/04	16/12/04	EXCEPT H.C.I. AND SURROUNDINGS
6	ROYAL ALCÁZAR	H.C.	H.C.I. AREA	28/10/12	01/06/12		
7	CATHEDRAL	H.C.	SPECIAL PLAN	13/02/12	31/10/12		
8.1	ENCARNACIÓN	H.C.	SPECIAL PLAN	25/02/10	08/07/10 and 07/10/10	26/01/11	EXCEPT H.C.I.
8.2	SAN ANDRÉS-SAN MARTÍN	H.C.	SPECIAL PLAN	16/07/11	13/07/12		
8.3	EL DUQUE-EL SALVADOR	H.C.	SPECIAL PLAN	30/12/10	12/05/11 and 22/07/11	26/10/11	EXCEPT H.C.I.
8.4	MAGDALENA	H.C.	SPECIAL PLAN	30/12/10	12/06/11		
9	SAN LORENZO-SAN VICENTE	H.C.	CATALOGUE	27/07/99 and 11/04/00	25/07/00	28/12/00	EXCEPT H.C.I. AND SURROUNDINGS
			OCCASIONAL MODIFICATION	24/04/03	-	19/02/04	
9.1	LOS HUMEROS	H.C.	SPECIAL PLAN	16/07/98	09/12/98	09/09/99	EXCEPT H.C.I. AND SURROUNDINGS
10	MACARENA	PERIPH.	SPECIAL PLAN	20/04/98	15/10/98	09/09/99	EXCEPT H.C.I. AND SURROUNDINGS
			OCCASIONAL MODIFICATION	09/10/01	12/02/02	29/05/02	
11	HOSPITAL DE LAS CINCO LLAGAS	PERIPH.	H.C.I. AREA				
12	SAN BERNARDO	H.C.	SPECIAL PLAN	-	-	27/07/95	EXCEPT H.C.I. AND SURROUNDINGS
			OCCASIONAL MODIFICATION	10/03/05	-	15/09/95	
13	EL ARENAL	H.C.	CATALOGUE	12/05/05	01/12/06	16/02/06	EXCEPT H.C.I. AND SURROUNDINGS
13.1	CASA DE LA MONEDA	H.C.	SPECIAL PLAN	03/06/04	24/02/06	19/05/05	
13.2	PLAZA DE ARMAS	H.C.	CATALOGUE	01/02/00	31/06/00	26/12/00	EXCEPT H.C.I. AND SURROUNDINGS
			SPECIAL PLAN	15/12/97	27/07/98	28/10/99	
14	TRIANA	H.C.	ED UA-TR-1	17/12/02	-	27/03/03	EXCEPT H.C.I. AND SURROUNDINGS
			OCCASIONAL MODIFICATION	09/10/03		21/10/04	
			PERI-ODIEL-CHAPINA	06/01/04	14/10/04		
			OCCASIONAL MODIFICATION UE-TR-2	07/04/05	28/07/05	20/10/05	
15	LA CARTUJA	PERIPH.	SPECIAL PLAN				INCLUDED IN DELIMITATION OF SECTOR 27.1
16	SAN JULIAN-CRUZ ROJA	PERIPH.	CATALOGUE	16/01/00	14/11/00	03/12/01	EXCEPT H.C.I. AND SURROUNDINGS
17	LA TRINIDAD	PERIPH.	SPECIAL PLAN	09/12/98	20/04/98	30/09/99	EXCEPT H.C.I. AND SURROUNDINGS
18	SAN ROQUE-LA FLORIDA	PERIPH.	CATALOGUE	30/11/95	12/09/96	30/01/97	EXCEPT H.C.I., SURROUNDINGS AND ARCHAEOLOGY
19	LA CALZADA- FABRICA DE ARTILLERIA	PERIPH.	SPECIAL PLAN	12/06/08	25/02/10	16/07/10	EXCEPT H.C.I.
20	SAN BERNARDO RAILWAY STATION	PERIPH.	CATALOGUE	28/12/95	28/03/96	25/07/96	EXCEPT H.C.I., SURROUNDINGS AND ARCHAEOLOGY
				-	-	26/09/95	
21	EL PRADO DE SAN SEBASTIÁN	PERIPH.	OCCASIONAL MODIFICATION PERI GU-1	13/06/97	16/03/98	28/05/98	EXCEPT H.C.I., SURROUNDINGS AND ARCHAEOLOGY
			MOD. COMMERCIAL ZONE	31/08/98	06/11/98	25/02/99	
22	HUERTA DE LA SALUD	PERIPH.	CATALOGUE	-	-	28/10/94	EXCEPT H.C.I., SURROUNDINGS AND ARCHAEOLOGY
			SPECIAL PLAN	26/07/96	16/11/96	26/03/97	
23	LA PIROTECNIA-CROSS	PERIPH.	MODIFICATION PERI-GU-2 BLOCKS T1 AND	13/03/01	15/06/01	03/12/01	EXCEPT H.C.I. AND SURROUNDINGS
			REVISED FINAL TEXT PERI-GU-2	16/10/01	26/02/02	29/05/02	
			OCCASIONAL MODIFICATION	10/03/05	-	15/09/05	
24	EL PORVENIR	PERIPH.	SPECIAL PLAN	09/07/02	03/06/03	04/12/03	EXCEPT H.C.I. AND SURROUNDINGS
25	LA PALMERA	PERIPH.	CATALOGUE	26/03/03	-	19/02/04	EXCEPT H.C.I. AND SURROUNDINGS
26	IBERO-AMERICAN EXHIBITION ENCLOSURE	PERIPH.	H.C.I. AREA				
27	PORT-WATER SURFACE	PERIPH.	PRELIMINARY OUTLINE APPROVED ON 21/10/01 DIVIDED INTO THE FOLLOWING SECTORS				
27.1	TORNEO (LA CARTUJA INCLUDED)	PERIPH.	SPECIAL PLAN	18/12/03	-	01/07/04	EXCEPT H.C.I. AND SURROUNDINGS
27.2	HISTORICAL	PERIPH.	SPECIAL PLAN	27/06/03	-	19/02/04	EXCEPT H.C.I. AND SURROUNDINGS
27.3	PORT	PERIPH.	SPECIAL PLAN	23/04/02	24/09/02	27/03/03	EXCEPT H.C.I. AND SURROUNDINGS

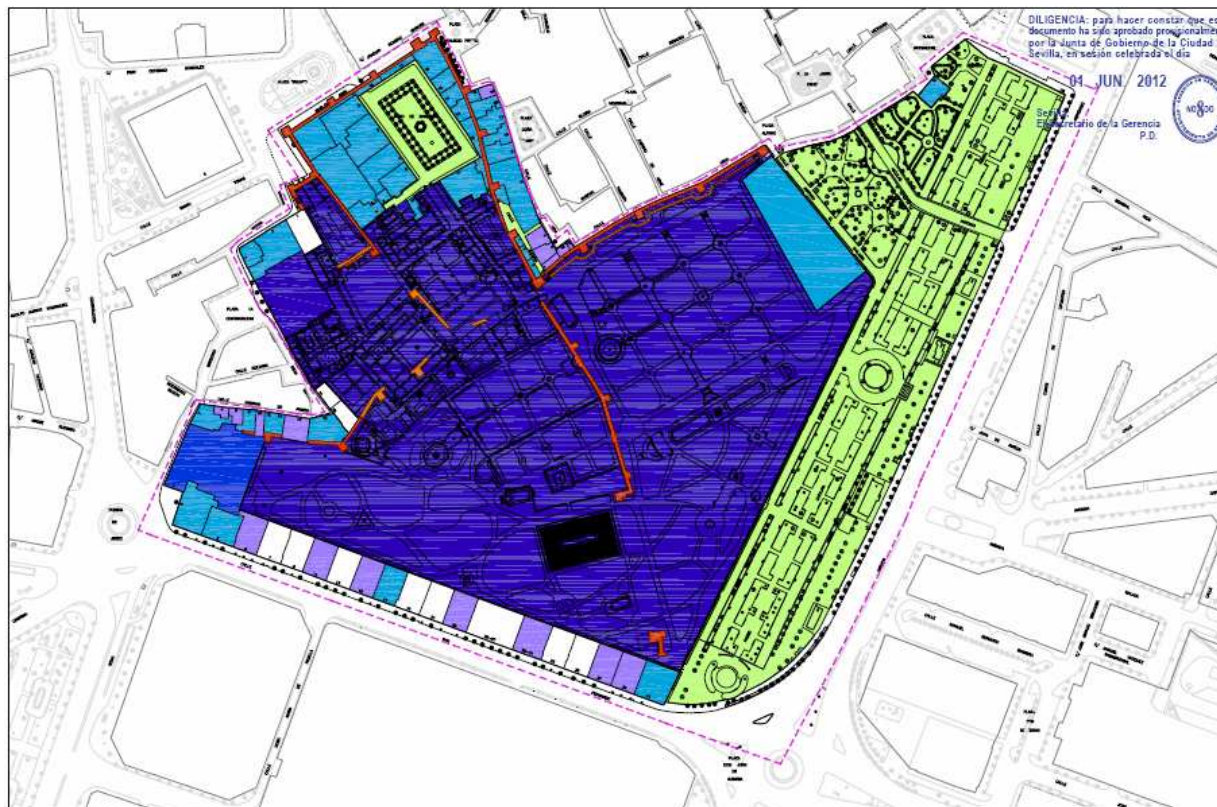
PROCESSING STATUS OF THE PLANNING IN THE DECLARED HISTORICAL COMPLEX IN SEVILLE



## STATE OF PLANNING IN PROCESS

Actually, the following Special Plans have being written by the Urban Management Planning Service.

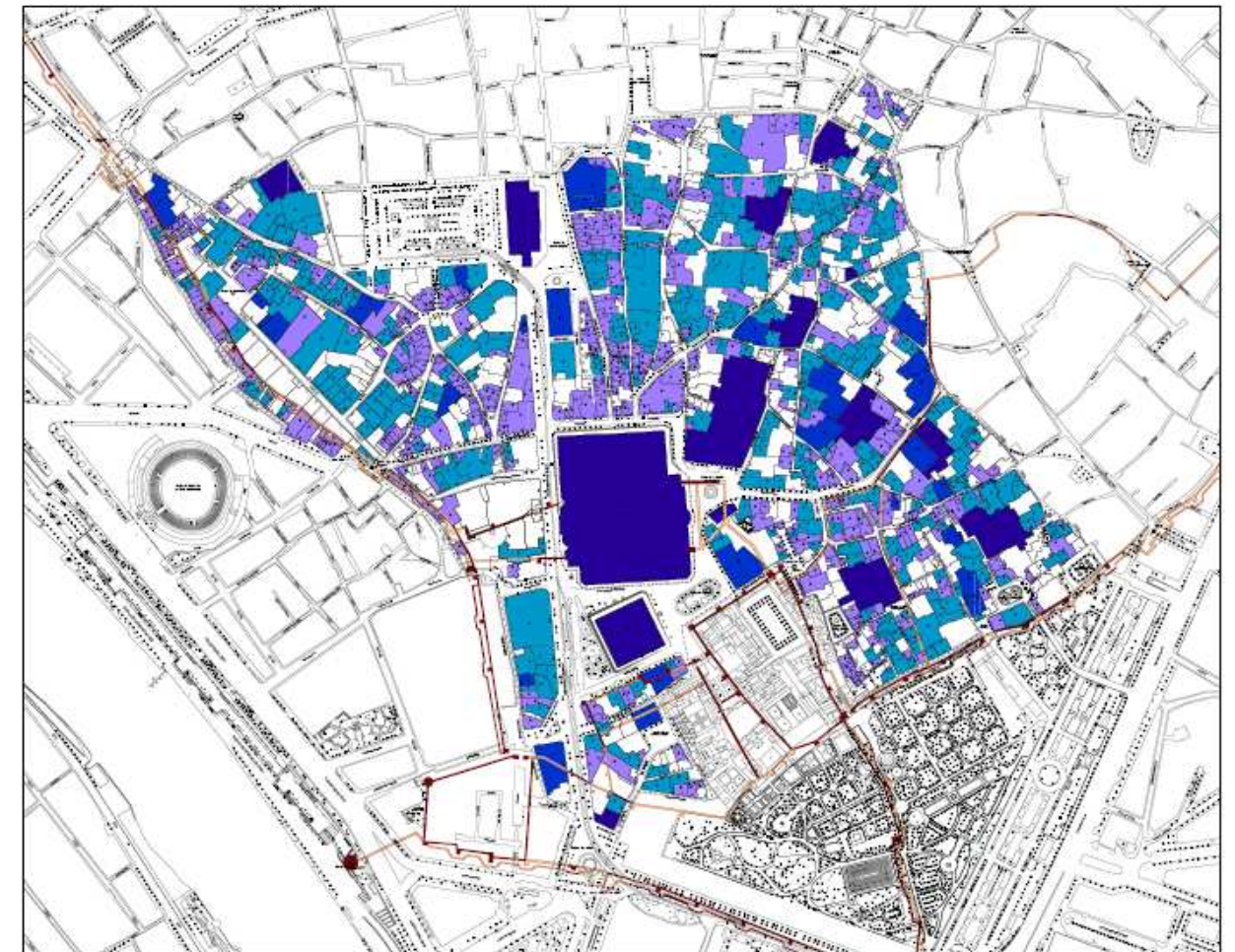
### SECTOR 6 "ROYAL ALCÁZAR".



SPECIAL PLAN CATALOGUING MAP

**Processing status: Approved provisionally (01.06.2012).**

### SECTOR 7 "CATEDRAL".

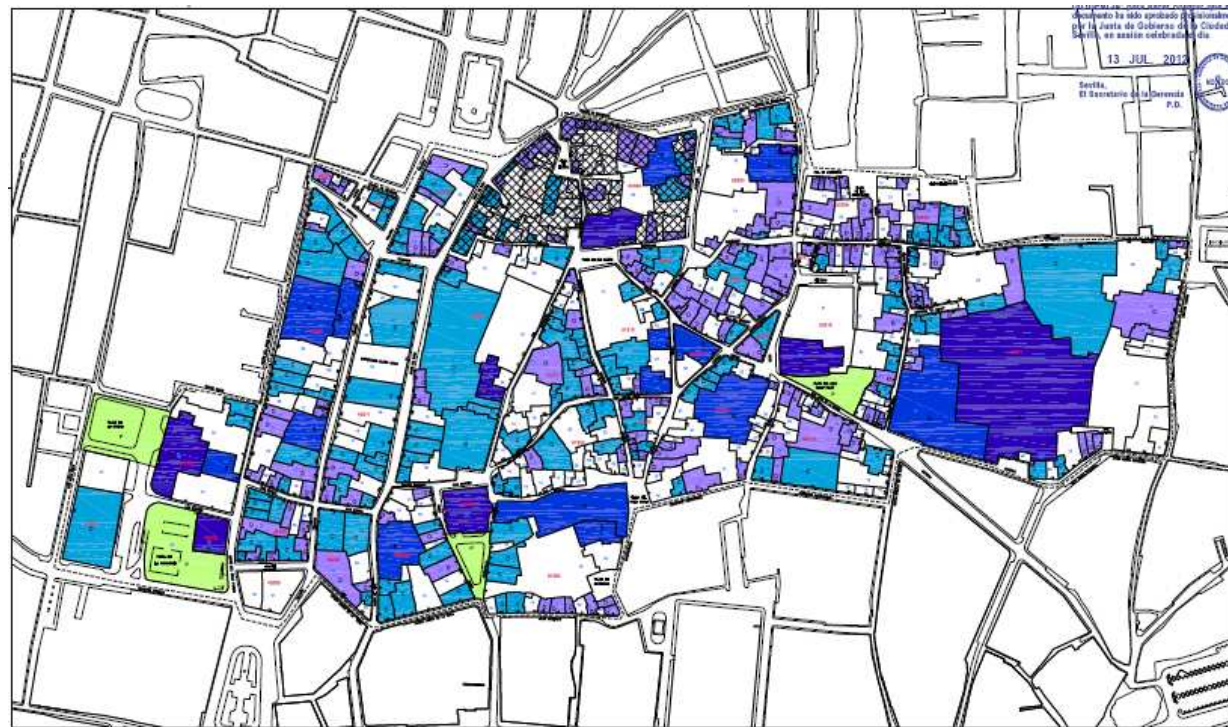


SPECIAL PLAN CATALOGUING MAP

**Processing status: Approved provisionally (31.10.2012).**



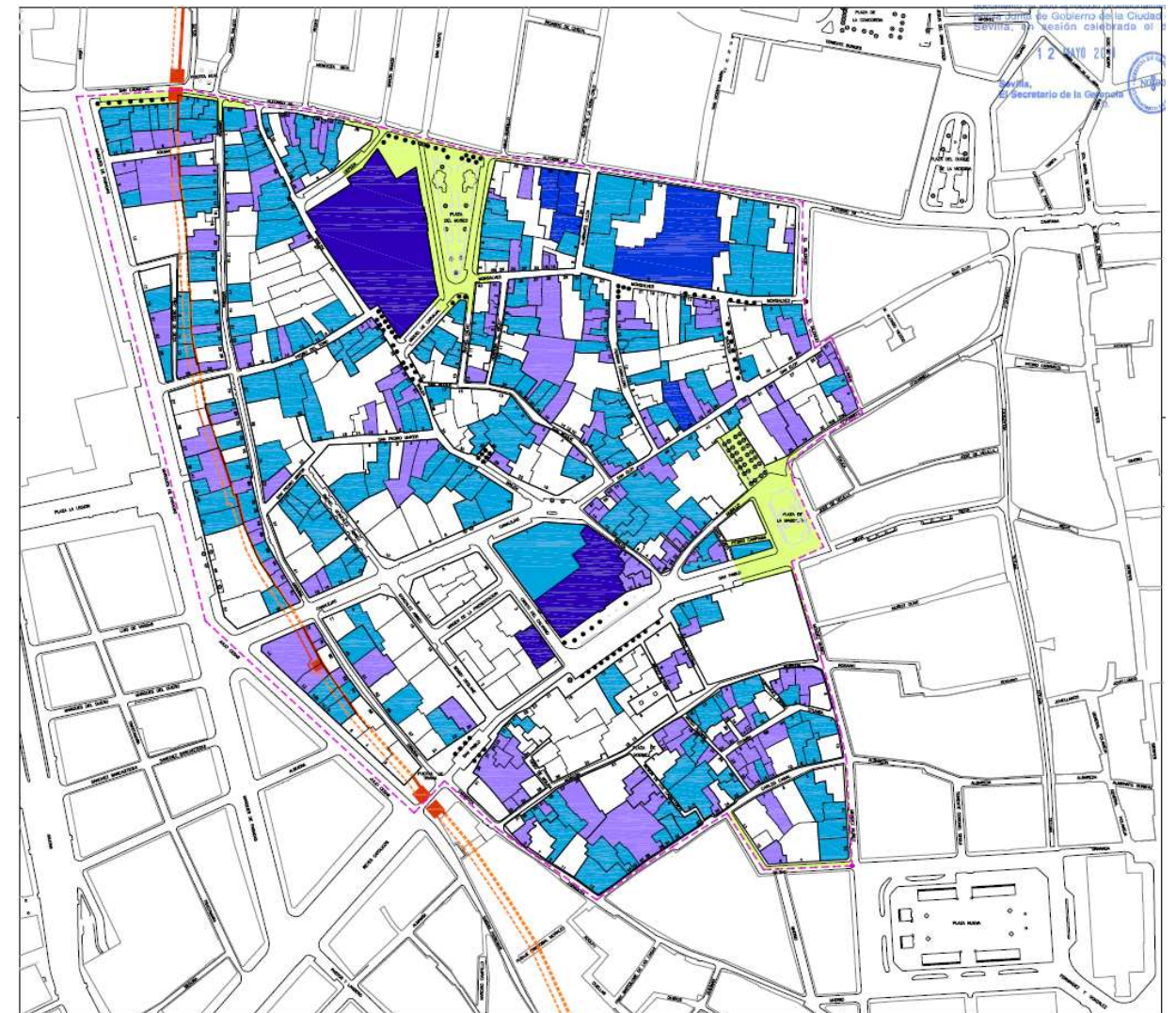
**SECTOR 8.2. "SAN ANDRES-SAN MARTIN".**



SPECIAL PLAN CATALOGUING MAP

**Processing status: Approved provisionally (13.07.2012).**

**SECTOR 8.4. "MAGDALENA".**



SPECIAL PLAN CATALOGUING MAP

**Processing status: Approved provisionally (12.05.2011 and 14.06.2013).**