



United Nations
Educational, Scientific and
Cultural Organization

Organisation
des Nations Unies
pour l'éducation,
la science et la culture

World Heritage

32 COM

Distribution Limited

WHC-08/32.COM/7B

Paris, 22 May 2008

Original: English / French

UNITED NATIONS EDUCATIONAL, SCIENTIFIC AND CULTURAL ORGANIZATION

CONVENTION CONCERNING THE PROTECTION OF THE WORLD CULTURAL AND NATURAL HERITAGE

World Heritage Committee
Thirty-Second Session
Quebec City, Canada
2 - 10 July 2008

Item 7B of the Provisional Agenda: State of conservation of World Heritage properties inscribed on the World Heritage List

SUMMARY

As per Decision **7 EXT.COM 4B.1, paragraph 9**, this document contains information on the state of conservation of properties inscribed on the World Heritage List, and is separated in three categories:

1. State of conservation reports for adoption requiring discussion by the World Heritage Committee, and especially concerning properties considered for in-Danger listing;
2. State of conservation reports for adoption requiring no discussion by the World Heritage Committee.

Decision required: The World Heritage Committee is requested to review the reports on the state of conservation of properties contained in this document. In certain cases, the World Heritage Committee may wish to decide to discuss in detail the state of conservation reports which are submitted for adoption without discussion. The World Heritage Committee may wish to adopt the draft Decision presented at the end of each state of conservation report.

The full reports of Reactive Monitoring missions requested by the World Heritage Committee are available at the following Web address in their original language:
<http://whc.unesco.org/archive/2008/>

109. Old City of Salamanca (Spain) (C 381 rev)

Year of inscription on the World Heritage List

1988

Criteria

(i) (ii) (iv)

Year(s) of inscription on the List of World Heritage in Danger

N/A

State of conservation of World Heritage properties
inscribed on the World Heritage List

WHC-08/32.COM/7B, p. 190

Previous Committee Decisions

29 COM 7B.86; 30 COM 7B.92; 31 COM 7B.119

International Assistance

N/A

UNESCO extra-budgetary funds

N/A

Previous monitoring missions

March 2002: ICOMOS mission

Main threats identified in previous reports

- a) Urban development pressure;
- b) Lack of comprehensive management plan.

Current conservation issues

In accordance with the World Heritage Committee's requests (**30 COM 7B.92; 31 COM 7B.119**), the State Party organized a training and information seminar on management of Spanish World Heritage cities, which took place from 27-28 September 2007 in Aranjuez, Spain. The results of the seminar can be found at: <http://www.aranjuezcultural.es/actividades/>. Given that the seminar did not take place in Salamanca, it did not allow the expert group to focus on the urban interventions in the property. The case of Salamanca was however presented and discussed at the seminar.

Following these discussions, the World Heritage Centre received on 24 October 2007 the documentation on the revised project of the Huerto de las Adoratrices. In agreement with the developer Caja de Duero the project was redesigned by a new architects team of Alvaro Siza Vieira (Portugal) and Juan-Miguel Hernandez Leon (Spain), and the surface use, height as well as building volumes were reduced. The authorities further informed that permission for construction is pending and should be given as soon as possible.

ICOMOS noted that the design was not fully described or worked out in the documents so that it is not possible to understand if some of the earlier and current ICOMOS recommendations have been addressed. It further noted that, while the revised project is an improvement in terms of visual impacts on its historic surroundings, there continue to be contradictions and ambiguity in the design proposals made when comparing it to the recommendations of the 2002 mission. Compared to the first project reviewed by the mission in 2002, the new project foresees a reduction of the building height to allow for visual prominence of the surrounding historical buildings. The proposed building takes up the traditional patio structure encircling the building plot and leaving open garden space. The auditorium building itself will be located within a part of the patio space. The roof levels shall be set back from the street, and the material chosen is traditional Salamanca sandstone. The project team ensured that the ground water level would not be negatively impacted by the proposed building structure.

Despite the recommendations of the 2002 mission, the existing walls of the 'Huerto' are still planned to be integrated into the street façade of the building. Like in the first project, a significant number of existing buildings – namely the current building of the Adoratrices and the connecting buildings to neighbouring plots – are planned to be taken down to make room for (1) the new main building, and (2) for the refurbishment of an adjacent pedestrian street that shall allow accessibility to all sides of the future auditorium building and to the apsidal of the church Santa Maria de los Caballeros.

The World Heritage Centre and ICOMOS consider that more attention should be paid to ensure that necessary changes respect the adequate functional and aesthetic perspectives and contribute to define the identity and unity of the area, given that the area adjacent to the Adoratrices project shows a very indented hence fragile boundary. It further needs to be underlined that the recommendations of the 2002 mission report and the decisions of the World Heritage Committee at its 30th (Vilnius, 2006) and 31st (Christchurch, 2007) sessions have not been fully met.

It is therefore recommended that the Adoratrices project be suspended to allow for a World Heritage Centre / ICOMOS mission to evaluate the state of conservation of the property. The objective of the mission should be to work out jointly with local authorities what kind of design changes and management planning changes would allow the State Party to meet the World Heritage Committee's request and expectations.

Further to the project of the Huerto de las Adoratrices, several ongoing rehabilitation and construction projects in the core and buffer zones were brought to the World Heritage Centre's attention by local NGOs as being problematic.

ICOMOS considers that the new Urban Law does not constitute the kind of integrated management plan involving all stakeholders and focusing on preservation of outstanding universal value that has been requested by the World Heritage Committee at its 30th and 31st sessions.

Such a management plan would ensure that those projects and amendments to the approved urban development plan (PGOU) are in line with the long-term conservation objectives agreed in the "Convenio" between the Regional Government of Castilla y Leon and the City of Salamanca signed in 2007.

The State Party further transmitted a map of the city of Salamanca intended to clarify the boundaries of the core and the buffer zones. However, this document was returned to the State Party for further clarification.

Draft Decision: 32 COM 7B.109

The World Heritage Committee,

1. *Having examined Document WHC-08/32.COM/7B,*
2. *Recalling Decisions **30 COM 7B.92** and **31 COM 7B.119**, adopted at its 30th (Vilnius, 2006) and its 31st (Christchurch, 2007) sessions respectively,*
3. *Notes the results of the seminar on management of Spanish World Heritage cities (27-28 September 2007, Aranjuez, Spain);*
4. *Expresses its concern about the lack of progress with the integrated management plan for the property;*
5. *Also noting the changes made to the "Huerto de las Adoratrices project", requests the State Party*
 - a) *to suspend the project until the results of an expert mission are available;*
 - b) *to invite a joint World Heritage Centre / ICOMOS reactive monitoring mission to the property to evaluate the overall state of conservation of the property, the Huerto de las Adoratrices project and the management requirements and boundary clarification of the property, in discussion with the local authorities;*

- c) *to develop, in consultation with the World Heritage Centre and ICOMOS, and prior to the arrival of the mission, a draft Statement of Outstanding universal value including the conditions of integrity and authenticity, for examination by the World Heritage Committee at its 33rd session in 2009;*
6. *Recalling Paragraph 172 of the Operational Guidelines, also requests the State Party to inform the World Heritage Centre about any major restoration or construction projects or significant changes to the approved urban development plan (PGOU) and conservation documents, which may affect the outstanding universal value of the property;*
7. *Further requests the State Party to submit to the World Heritage Centre, by **1 February 2009**, a progress report on the implementation of the Convenio between Regional Government of Castilla y Leon and the City of Salamanca and on the preparation of the integrated management plan, for examination by the World Heritage Committee at its 33rd session in 2009.*