





PORTUGAL

VOL. II
HERITAGE MANAGEMENT PLAN

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Vila Vicosa

A Renaissance Ducal Town

VOL. II
HERITAGE MANAGEMENT PLAN

Table of contents

1. INTRODUCTION

17

2. DESCRIPTION

21

3. IDENTIFICATION OF THE PROPERTY

25

3.a Country

26

3.b Region

26

3.c Name of property

26

3.d Geographical coordinates to the nearest second

27

3.e Maps and plans indicating the limits of the property proposed for inscription and the buffer zone

28

3.f Area of the proposed property for inscription and the proposed buffer zone (in hectares)

29

4. THE VALUES TO PRESERVE

31

4.a Criteria under which the inscription is proposed (3.1.b)

33

4.b Statement of Integrity (3.1.c)

36

4.c Statement of Authenticity (3.1.d)

38

5. DIAGNOSTIC OF THE PHYSICAL CONDITIONS: STATE OF CONSERVATION AND FACTORS AFFECTING THE PROPERTY

41

5.a State of conservation

42

5.a.i Monuments

42

5.a.ii Housing in the Historic Centre

44

5.b Factors affecting the property

46

5.b.i Pressures due to development

46

5.b.ii Environmental Pressures

46

5.b.iii Natural disasters and risk preparedness

50

5.b.iv Responsible Visitation at World Heritage Sites

52

5.b.v Number of inhabitants in the property and buffer zone

53

5.c Aims and rules for the conservation of the authenticity and integrity of Vila Viçosa	54
---	-----------

6. PROTECTION AND MANAGEMENT OF THE PROPERTY: ACTION PLAN

57

6.a Property Right	58
---------------------------	-----------

6.b Listed protection	58
------------------------------	-----------

6.b.i Legal Protection of Cultural Heritage	61
---	----

6.b.ii Current legal protection for the world heritage list inscription nomination	64
---	----

6.c Means of implementing protective measures	65
--	-----------

6.d Existing plans related to municipality and region in which the proposed property is located	66
--	-----------

6.d.i Municipal Master Plan	67
-----------------------------	----

6.d.ii Vila Viçosa Urbanisation Plan	67
--------------------------------------	----

6.d.iii Detailed Plan for the Safeguarding and Enhancement of the Historic Centre of Vila Viçosa	68
---	----

6.d.iv Municipal Regulations for Urbanisation and Building	70
--	----

6.d.v Municipal Regulations for the Occupation of Public Space and Publicity	71
---	----

6.d.vi Conclusions	71
6.e Aims and management system	73
6.e.i Swot Analysis	73
6.e.ii Aims	74
6.e.iii Development Axes	75
6.e.iv Management Model	76
6.e.v Governance	78
6.e.vi Planned Action	79
6.e.vii Programming	82
6.f Sources and levels of finance	85
6.g Sources of expertise and training in conservation and management techniques	86
6.h Visitor facilities and infrastructures	87
6.i Policies and programmes for enhancing the property	88
6.j Staffing levels and expertise (professional, technical and maintenance)	90

7. MONITORING

93

7.a Key indicators for measuring the state of conservation

95

7.b Administrative arrangements for monitoring the property

97

7.c Results of previous reporting exercises

97

8. ANNEXES

99

Appendix 1

Cultural heritage protection

103

Appendix 2

Urban planning and protection system

113

Appendix 3

Notes on public surveys carried out

135

Graphics

138

1

Introduction

This document corresponds to points 4, 5 and 6 (annex 5) of the “Operational Guidelines for the Implementation of the World Heritage Convention”, that make up the Management Plan within the nomination dossier of Vila Viçosa, Renaissance Ducal Town.

The documentation containing the nomination for the property’s inscription on the World Heritage List, the nomination dossier, forms the basis for understanding the site, identifying its outstanding universal values, identifying the main problems and defining the aims of integrated conservation. Vila Viçosa, Renaissance Ducal Town, has been nominated for inscription on the World Heritage List, based on criteria (i), (ii), (iv) and (vi), as living heritage with universal significance.

The proposed inscription on the World Heritage List is part of long-term expectations for the conservation of the universal cultural values of the historic centre of Vila Viçosa and the Tapada Real (the former royal hunting reserve).

The management plan identifies the goals and objectives to be pursued in the coming years and forms the basis on which cooperation between local and central government will take place, with broad consensus between the local community and the town’s main economic, social and cultural forces.

The management plan aims to ensure the protection and enjoyment, by the community as well as visitors, of Vila Viçosa’s outstanding universal value, promoting sustainability through UNESCO’s approaches to historic urban landsca-

pes and promoting the integration of measures for heritage conservation within the town's needs for economic development.

Aims:

- Identify problems affecting outstanding universal value and propose strategies and actions that can both mitigate and monitor them;
- Strengthen the legal framework for the conservation of Vila Viçosa's tangible and intangible heritage;
- Promote research, interpretation and dissemination of information on the cultural values of the property proposed for inscription;
- Express the aspiration of the resident population that wants to improve their quality of life, using their heritage as a factor for cultural, social and economic enrichment;
- Establish the actions necessary to manage the risks to which cultural heritage assets are subject;
- Promote economic activities, including tourism, as means of development.

The management plan, while not replacing or undermining the legal instruments for territorial management (such as the applicable town plans and town planning rules), or the cultural heritage protection rules, will be the basis in the coming years for:

- Cooperation between the various public authorities responsible for safeguarding cultural heritage (at regional and national level);
- Cooperation with the various state services, especially in the area of regional development and tourism;
- Cooperation with the main building proprietors located in the area covered by the nomination;
- The participation of the local community.

The geographical scope of this management plan consists of the historic centre of Vila Viçosa and the Tapada Real, which constitute the property proposed for inscription on the World Heritage List. It also includes the buffer zone.

2

Description

Vila Viçosa is a Portuguese town with a current population of 5,023 inhabitants. The municipality covers an area of 194.86 km² and has a population of 8 319 inhabitants, with a population density of 42.7 inhab / km². The municipality is considered a low density territory, along with 165 other municipalities in mainland Portugal, with the whole of the Alentejo also being considered so.

The municipality of Vila Viçosa (CMVV) has, over time, registered demographic changes generally in keeping with the Alentejo's evolutionary trends. There has therefore been some population decrease over recent decades, although in the municipalities included in the intervention area this decrease has been quite mild. The population, however, has been ageing due to a reduced capacity to attract young people and low economic dynamics.

The region is known for its marble, with Vila Viçosa being one of the most competitive municipalities in the marble extraction and processing industry. The economic situation has also influenced this activity recently, reflecting the increased socio-economic difficulties in the municipality. At the same time, tourism has been developing slowly, not yet constituting a strong economic sector, despite the major efforts of the CMVV to promote its museums, together with heritage events, local gastronomy, and monuments linked to the House of Braganza Foundation (FCB), besides the renovation of tourist accommodation.

On the other hand, the historic centre of Vila Viçosa, with its acknowledged outstanding values, has a high density of listed property comparable only to much larger Portuguese cities.

The identification of the main problems associated with the preservation and enhancement of the heritage of the area whose inscription on the World Heritage List is being proposed involves a comprehensive and integrated strategy aiming to improve the quality of the human environment, attracting young people by creating more jobs and fostering balanced and sustainable development.

The analysis of problems and the search for solutions thus has a concern going beyond the physical aspect of the architectural and natural heritage, to address aspects that may create new opportunities for social and economic enhancement.

Vila Viçosa's urban development has several distinctive features, many determined by the Renaissance development of a very important Ducal Town, which is recognized for the innovation and persistence of its urban layout, the quality of its built fabric, the morphological diversity of the features that compose it and the articulation between the historic town and the landscape that translates into a particularly rich symbiosis personified by the Ducal Palace and the Tapada Real. These characteristics have led to the definition of a special buffer zone in the historic centre that aims to ensure the safeguarding of the heritage's cultural identity.

These unique characteristics, coupled with the clear slowdown in the marble sector, have led to the tourism sector becoming more important. The diversity and quality of the town's cultural resources is a solid basis for the diversification of the local economic fabric and, at the same time, for the preservation and sustainable exploitation of these resources. The development of a consistent and diversified tourism sector associated with other historic centres in the region is a starting point foregrounding the area as a place to visit, despite still being relatively vulnerable regarding the quantity, quality and diversity of the spaces for the dissemination and interpretation of heritage, urban animation and complementary services. The ability to take full advantage of tourism activities already developed by the municipality in terms of cultural events and facilities requires not only the consolidation and completion of works and material interventions (related mainly to the public space associated with built heritage and facilities for collective use), but also the attraction of investors and private operators to regenerate the town as a whole.

Nevertheless, over the years, the growth of the town has involved a certain preference for the new neighbourhoods of single-family buildings in the consolidated centre expansion areas, not only through the search for new housing typologies but also the degradation that was beginning to be seen in the older buildings. This situation has been reversing in recent years, due to the

various urban regeneration programmes that the town council has been implementing. The historic centre has come alive again and the local community has, once again, become interested in more traditional housing.

At the same time, there is a tendency for superstore trade to be set up on the periphery of this group, leading to a weakening of proximity trade and services that coexisted in the historic centre. The slowdown in the marble sector has also led to industries being abandoned which, mainly because they are related to the exploitation and processing of marble, has had a strong impact on the urban landscape of the town, namely its northern entrance (linked by the EN254 route to Borba).

As regards the historic centre housing park, work was needed to improve its general state and adapting it to current daily needs. This led to private owners gradually losing interest in the historic fabric, and it was therefore opportune to delimit the Vila Viçosa Urban Regeneration Area (ARU), which encompassed the town's entire historic centre, as well as a surrounding group with public facilities or important historical examples of heritage, together with some newer areas less connected to the central group.

The extensive growth of the town generated greater use of the individual vehicle to cover distances and weakened the neighbourhood units. It is therefore important to rebalance the public space, namely the compatibility of means of mobility, giving priority to soft means, associated with

an articulated network of public facilities promoting social cohesion.

The town is covered by various territorial management instruments under development that generally safeguard and enhance the existing heritage, its tourist and cultural potential, and its human capital, promoting convergence on national policies, including energy efficiency and urban regeneration.

The balance between the town's tourist vocation and its residential character, linked to a diversified local economic fabric, presents itself as the main challenge in Vila Viçosa's social and economic development strategy. Meeting this challenge will inevitably depend on the urban enhancement of its fabric.

On the one hand, Vila Viçosa is clearly integrated, through its material and immaterial heritage, in the urban system of its region; on the other, it recognizes the vulnerabilities that affect many other historical towns for the reasons already explained.

Nonetheless, the municipality's investment effort in the regeneration of public space and the urban animation of the historic centre also identifies the need to continue working on public spaces, built heritage and the enhancement of the vast group of monuments fundamental to the revitalization of Vila Viçosa.



3

Identification of the property

Fig. 1
Vila Viçosa, Ducal Palace.
Photo Flávio Lopes, 2018.



0 375 750 1,500 km
Portugal in Europa

— Europa
■ Portugal

01

Fig. 2 – Portugal's location in Europe.



0 20 40 80 km
Vila Viçosa in Portugal

■ Portugal
■ Vila Viçosa

02

Fig. 3 – The CMVV's location in Portugal.

3.a COUNTRY

Vila Viçosa, Renaissance Ducal Town, is in Portugal.

3.b REGION

Vila Viçosa, Renaissance Ducal Town, is in the Alentejo region.

The property to be listed is comprised of two parts. The historic centre of Vila Viçosa is located in Vila Viçosa; and the Tapada Real is spread among the Vila Viçosa, Borba and Elvas municipalities.

3.c NAME OF PROPERTY

The property to be listed is designated as *Vila Viçosa, Renaissance Ducal Town*.

3.d GEOGRAPHICAL COORDINATES TO THE NEAREST SECOND

N.º Id.	Name of the component part	Municipality	Coordinates of the Central Point	Area of Nominated component of the Property (ha)	Area of the Buffer Zone (ha)	Map Nº
001	Historic Centre	Municipality of Vila Viçosa	M=62107.41 P=-98400.16	72.54ha	1.610ha	---
002	Tapada Real	Municipality of Vila Viçosa, Borba and Elvas	M=64169.30 P=-99349.98	1301.30ha		---



Fig. 4 – The location of the Historic Centre and the Tapada Real central points.

3.e MAPS AND PLANS INDICATING THE LIMITS OF THE PROPERTY PROPOSED FOR INSCRIPTION AND THE BUFFER ZONE

The area proposed for inclusion on the Unesco World Heritage List and the respective buffer zone are indicated on the official maps of Portugal at a scale of 1:25 000. The historic centre is indicated on a topographic plan at a scale of 1: 2 000 and a satellite picture. This dossier includes these images and others characterizing these areas.

Table 1. List of maps and plans annexed to the nomination

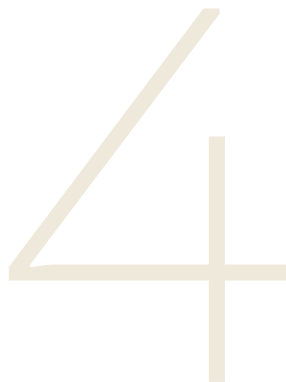
ID	Designation	CHARACTERISTICS	
		Scale	Format
01	Portugal's location in Europe	1/3.500.000	A4
02	Vila Viçosa's location in Portugal	1/3.500.000	A4
03	Location of the proposed property in the municipalities of Vila Viçosa, Borba and Elvas	1/25.000	A1
04	Satellite picture of the boundaries of the proposed property and the respective buffer zone	1/75.000	A4
05	Framework for the nominated property in the territorial management instruments	1/25.000	A1
06	Vila Viçosa Historic Urban Core: Boundary plan and buffer zone	1/2.000	A1
07	Vila Viçosa Historic Urban Core: Property Registration Map	1/2.000	A1
08	Vila Viçosa Historic Urban Core: Urban grid map	1/2.000	A1
09	Vila Viçosa Historic Urban Core: Map of Listed Buildings	1/2.000	A1
10	Vila Viçosa Historic Urban Core: Archaeological Sensitivity Map	1/2.000	A1
11	Vila Viçosa Historic Urban Core: Map of buildings with murals	1/2.000	A1
12	Vila Viçosa Historic Urban Core: Map of buildings with tiles	1/2.000	A1
13	Vila Viçosa Historic Urban Core: Property State of Conservation Map	1/2.000	A1
14	Vila Viçosa Historic Urban Core: Map indicating the buildings' number of floors	1/2.000	A1

ID	Designation	CHARACTERISTICS	
		Scale	Format
15	Vila Viçosa Historic Urban Core: Map of the architectural features decorating facades	1/2.000	A1
16	Vila Viçosa Historic Urban Core: Map of the ensembles' landscape features	1/2.000	A1
17	Vila Viçosa Historic Urban Core: Map indicating the buildings' main uses	1/2.000	A1
18	Vila Viçosa Historic Urban Core: Map indicating coating material used on building facades	1/2.000	A1
19	Vila Viçosa Historic Urban Core: Map indicating coating material used on buildings	1/2.000	A1
20	Vila Viçosa Historic Urban Core: Map indicating building adulteration carried out	1/2.000	A1
21	Vila Viçosa Historic Urban Core: Map indicating the type of building adulteration carried out	1/2.000	A1

3.f AREA OF THE PROPOSED PROPERTY FOR INSCRIPTION AND THE PROPOSED BUFFER ZONE (IN HECTARES)

- Area of the proposed property: 1,374 ha
- Buffer zone: 1,610 ha
- Total: 2,984 ha





The values to preserve

Fig. 5

Vila Viçosa, Terreiro do Paço (Palace Square),
frontal view of the illuminated Ducal Palace.
Photo Flávio Lopes, 2018.

THE RENAISSANCE DUCAL TOWN

The 16th century urban expansion in Vila Viçosa was (together with other European cities inscribed on the World Heritage List, such as Ferrara and Urbino in Italy) one of the first examples to fulfil Renaissance urban ideals, which progressively spread to other latitudes (such as Mazagão or El-Jadida in Morocco or the Island of Mozambique in Mozambique).

“The Ducal Palace and its square, the Churches, the Convents and the Fortress, designed and built in the early 16th century, were not random constructions but parts of a group conceived as a whole. Each building has been subject to rigorous attention as to how it fits into the urban context; not treated in isolation, but articulated and inserted in the town’s unitary fabric seen as a construction scenario, or an ‘ideal town’, spreading an explicit image of a family with concrete political goals. This conception made Vila Viçosa the first example in the Iberian Peninsula, and one of the first in Europe, of a perfect Renaissance Ducal Town” (Rafael Moreira, 1997:50).

LANDSCAPE SETTING – THE CONNECTION WITH THE TAPADA REAL

The Renaissance project, applied in the 16th century and that gave Vila Viçosa a new character, has taken on a meaning and particularity making it unique through the setting – in terms of both history and landscape – that it has provided for the Tapada Real, a large former hunting reserve whose integrity has withstood the passage of time.

THE “IDEAL” MARBLE TOWN

The extraction and use of marble has been a constant in Vila Viçosa, over many centuries. It has created a special ambience in the town, which attracts, endures and dazzles through its beauty and brightness.

In the Ducal Palace, Renaissance features were not built with faux supports, as was the case almost everywhere, at the time, but rather carved in the finest of building materials: marble from neighbouring quarries (Rafael Moreira, 1997).

In the historic centre, all the architectural composition and creativity, the originality in the building and Vila Viçosa’s town planning reflect this valuable and unique geological substratum that can still be experienced today.

It is through the widespread use of marble, covering building interiors and exteriors, spanning streets and squares, that Vila Viçosa has gained its highly particular character.

THE HERITAGE LINKED TO THE DUCAL TOWN

The presence of the House of Braganza in Vila Viçosa, from the end of the 14th until the early 20th century, explains the vast amount of ducal patronage that can still be seen today. Outstanding examples include:

- The musical legacy - João, 8th Duke of Braganza, and the first king of the Braganza dynasty, created the largest music library in Europe of his time, to which the legacies of his grandfather and father were added;

4.a CRITERIA UNDER WHICH THE INSCRIPTION IS PROPOSED (3.1.B)

- Frescoes – The ornamental features of Vila Viçosa’s historical-artistic heritage, with an emphasis on the abundant cases of fresco painting and stucco and sgraffito work enhancing various sacred and civil spaces, constitute one of the town’s most outstanding examples of authenticity and integrity;
- Tilework – the interiors of Vila Viçosa numerous religious and civil buildings display major tilework heritage, which illustrates the development of the Portuguese tile up until the 18th century and bears witness to Hispanic-Arab influences, as well as contact with Spain, Flanders and Italy;
- The armoury and carriage collections – The Ducal Palace has an extensive and valuable array of weapons. Beyond its intrinsic value, this vast collection enhances the meaning and uniqueness of Vila Viçosa in terms of universal history and culture. The town’s collection of old carriages, exhibited in the old coach house and stables, is another important historical and artistic manifesto reinforcing the uniqueness of this Ducal Town.

Vila Viçosa, Renaissance Ducal Town, is proposed for inscription under criteria i, ii, iv and vi.

4.a.i.1 CRITERION (i)

“The nominated property shall represent a masterpiece of human creative genius”.

Vila Viçosa represents “a masterpiece of human creative genius” as part of the town was designed and built in the 16th century, expanding the former medieval burgh. It is one of the first examples of Renaissance ideas on town planning being realised because, in particular:

- The town, with its streets converging on the Ducal Palace grounds, reflects principles of urban conformation put forward in the previous century by one of the most prominent figures of the Italian Renaissance, of world renown: Leon Battista Alberti (1404-1472);
- The main buildings and urban spaces built in the 16th century (including the Ducal Palace, the Square in front of the palace, the Chagas Church (the Duchesses’ Pantheon), and the Augustine Convent (the Dukes’ Pantheon) are artistically linked features of a group conceived as the “ideal town”, an expression of the House of Braganza’s political power;
- The Ducal Palace, which in its genealogy was initially the materialization of a Mudejar or Luso-Moorish space, influenced by homologous typologies, which Duke Jaime assimilated during his years of exile in Spain (1483-1502), which, for sumptuary reasons underwent a major change in 1537, according to Renaissance parameters, giving concrete form to the ideal image of the Roman house, disseminated in late 15th century architectural circles, in particular in the illustrations of Fra Giocondo’s edition of Vitruvius (Venice, 1511). In 1583, with Duke Teodósio II, architect Nicolau de Frias totally remodelled the residence and the composition of the elevation, creating a severe and rhythmic mannerist architectural discourse;

- The Artillery Castle (or New Fortress), built between 1535-37, which replaced the old medieval castle, was highly innovative for the time, with parabolic merlons built according to Leonardo da Vinci's pyroballistic studies and Francisco Giorgio di Martini's proposals for military architecture.

4.a.i.2 CRITERION (ii)

"The nominated property shall exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design."

The following "exhibit an important interchange of human values" in Vila Viçosa:

- The 16th century urban expansion, within Renaissance parameters;
- The Artillery Castle, of Italian influence, following the *Quattrocento* prototypes;
- The ornamental specificities of Vila Viçosa's historic-artistic heritage, with an emphasis on the abundant cases of fresco painting, stucco and sgraffito decoration and the tiles enhancing numerous sacred and civil spaces;
- The music library, which contains the most significant works published in 16th and 17th century Europe.

In all these examples, which are mostly authentic and complete, one can see both the erudition of an Italian inspired, humanistic court, and the favouring of the arts through House of Braganza patronage, under whose protection generations of both Portuguese and foreign (notably Italians and Flemings) artists and artisans - including painters, gilders and plasterers - established themselves.

4.a.i.3 CRITERION (iv)

"The property shall be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history."

Vila Viçosa is outstanding due to its town planning and architecture and has illustrated, in each of its five main periods of growth, "significant stages in human history", from the Middle Ages to the 20th Century. Walking through the town, the following are still plainly to be seen:

- The original and characteristically medieval walled urban core, but with a partly surviving late 13th century grid plan;
- The first expansion outside the walls during the 14th and 15th century, still of medieval origin and on narrow stretches along the road from Alandroal to Estremoz;
- The 16th century urban expansion, which changed the town's character, creating two praças (squares) with different functions. One was for the Ducal Palace, of greater symbolic importance and representing seigniorial political power (in the early 16th century); while the other was at the southern boundary of the grid, the axis of the *alcáçova* (fortress) and the Évora Gate;
- The 17th century fortification work, when the bastions were built, which led to various modifications in the surrounding urban fabric without, however, destroying the essential characteristics of the urban pattern consolidated in the previous century;
- The mid-20th century alterations, creating a new urban reality through the transformation of the Praça da República (previously named after Queen Amélia, in front of the Jesuit São João Evangelista Church), into an alameda (a tree-lined thoroughfare), forcing new aesthetic perspectives and of symbolic value between the new civic centre and the castle, the town's birthplace.

An erudite knowledge of town planning is apparent in all the phases listed above. Nevertheless, it is above all the construction of the me-

medieval urban core within the *alcáçova*, on a grid, representative of the group of planned medieval cities of the 13th century, up until the early 16th century expansion that we currently recognise as testimonies of internationally important architectural and town planning trends.

4.a.i.4 CRITERION (vi)

“The property to be listed shall be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance.”

Vila Viçosa is intimately linked to the cult of the Immaculate Conception or Our Lady of the Conception (*Nossa Senhora da Conceição* in Portuguese), which stems from the Catholic dogma that considers the Virgin Mary to have been without original sin.

Vila Viçosa’s national and international importance in the consolidation and spreading of this cult is evident in the coming together of several historical events, namely:

- In 1147, the first king of Portugal, Afonso Henriques, had a pontifical thanksgiving mass celebrated in honour of the Immaculate Conception, after having conquered Lisbon. This fact reveals the importance that the cult of the Virgin Mary already had at the time. It is believed that the Christian East was the first to celebrate the Immaculate Conception and that this celebration only reached Western Europe through the English crusades in the 12th and 13th centuries. It is certain, however, that it was Pope Sixtus IV who set it in the Roman liturgical calendar in 1477;
- In 1385, Nuno Álvares Pereira (1360-1431) ordered the construction of the Church of Our Lady of the Castle in Vila Viçosa and dedicated it to Our Lady of the Conception. Since then, the mother church of Vila Viçosa has been a physical testimony to the Portuguese faith in the divine help they had in overcoming their wartime difficulties between 1383

and 1385 and in achieving Portuguese independence;

- In 1640, after Portugal had been linked to the Spanish crown for 60 years, a popular uprising took place to restore independence, with the 8th Duke of Braganza, King João II (1604-1656), proclaimed King of Portugal and, like João IV, beginning the last dynasty of Portuguese monarchs;
- In 1646, in the midst of the Restoration War against Spain, João IV, King of Portugal, representative of the House of Braganza and descendant of Nuno Álvares Pereira, swore and proclaimed, by royal provision of 25th March, that Our Lady of the Conception would be the Queen and Patroness of Portugal and all its overseas territories. This royal provision was confirmed in 1671 by Pope Clement X in the Papal Bull, *Eximia dilectissimi*;
- After King João IV, subsequent monarchs never placed the crown on their head. On ceremonial occasions, the crown would be set on a cushion on the king’s right-hand side;
- In 1717, João V (1689-1750) recommended that all churches annually celebrated the Feast of the Immaculate Conception with due pomp and solemnity; and João VI (1767-1826) created the *Ordem Militar de Nossa Senhora da Conceição de Vila Viçosa* (Military Order of Our Lady of the Conception of Vila Viçosa) with the Order’s headquarters being in the Royal Chapel;
- On 8th December 1854, Pope Pius IX made the official definition of the dogma of the Immaculate Conception in the Bull, *Ineffabilis Deus*;
- From the 17th century onwards, the cult of the Immaculate Conception became linked to Portuguese independence and spread to the country’s possessions overseas. Evidence of this dissemination is the fact that 8th December is a public holiday in dozens of Brazilian towns and cities;
- On 14th May 1982, Pope John Paul II visited the Sanctuary of Nossa Senhora da Conceição in

4.b STATEMENT OF INTEGRITY (3.1.c)

Vila Viçosa, confirming the universal importance of this local and national tradition.

Thus we find that the solemnity of the Immaculate Conception, enshrined in the collective memory of the Portuguese and linked to two high moments, in 1385 and 1640, that decided the independence of Portugal has its physical expression in the Vila Viçosa sanctuary, from where it spread to several Portuguese-speaking countries, such as Brazil.

The service is still alive locally and there is a great annual pilgrimage to the Vila Viçosa Sanctuary, which celebrates the 8th December every year, the day of the Immaculate Conception, along with Our Lady, Patron Saint of Portugal.

Vila Viçosa is also linked to the work of several highly regarded figures: the humanist, Publia Hortênsia de Castro (1548-1595); the priest, historian and composer, Joaquim Espanca (1839-1896); the painter, Henrique Pousão (1859-1884); the poet, Florbela Espanca (1894-1930); the mathematician, Bento de Jesus Caraça (1901-1948) and the art historian, Túlio Espanca (1913-1993).

The historic centre of Vila Viçosa has maintained all the features necessary to express its universal value with a high degree of integrity. These features (including public spaces, urban layout, the Ducal Palace, the Churches, the Convents and the Fortification) make it possible to understand and appreciate the uniqueness of the Renaissance urban project promoted by the Dukes.

The Tapada Real has retained its spatial conformation, the supporting buildings and most of its flora and fauna, and thus helps to express the intimate relationship between the town and the surrounding landscape, while still showing a remarkable array of Renaissance microarchitectures.

FORM AND CONCEPTION

Of course, as in all living towns, urban development has taken place either by adding (new blocks and new buildings) or by transforming the existing ones (increasing floors, functional modifications, etc.). In Vila Viçosa, however, the passage of time and the various historical events it has experienced have clearly not changed the most important features of the 17th century town plan, which is currently recognized by Portuguese specialists as being of universal significance in terms of history, town planning, architecture, the arts, landscape and science. Vila Viçosa's renaissance urban design and main monuments are not only intact in their fundamental lines, but also continue to influence the town's character and atmosphere.

As stated above, the area covered by this nomination maintains all the elements needed to express universal value with a high degree of integrity, in particular:

- a. The **medieval urban structure**, prior to the 17th century urban project, which enables us to understand the urban reality prior to the 16th century changes in town's morphology;
- b. The **Renaissance urban design**, including:
 - i. The urban form defined by the street layout and land parcelling;
 - ii. The relations between the different urban spaces, namely the position of the squares and the articulation with the medieval urban structure;

- iii. The most important buildings, comprising the main urban spaces;
 - iv. The form and appearance of the residential buildings, maintaining the volume, scale, use of marble and lime, and, in many cases, decoration;
 - v. The articulation with the surrounding environment on several fronts, maintaining the relationship with the Tapada Real;
 - vi. The defensive system, with the Artillery Castle and several bastions still intact;
- c. Subsequent urban developments**, notably those occurring in the mid-20th century.
- The Chagas Convent is now a *pousada* (similar to an inn), with its church remaining as a pantheon;
 - The Augustine Convent is used as a Seminary; the Church remains the pantheon of the Dukes of Braganza;
 - The Bishops' Palace is used as a cultural facility, and has the FCB's historical archive;
 - The Paços do Concelho is still being used as the town hall;
 - The seigniorial palaces are no longer residences, having been turned into hotels or used for cultural social functions.

MATERIALS AND SUBSTANCE

The physical and functional regeneration works on residential buildings have not significantly altered the original materials and this situation is reinforced by the current urbanistic rules advocating the use of lime as a predominant element of facade cladding and the application of traditional colours: red, brown, blue, green or grey along the lower sections of buildings, gates, doors and windows. The recent safeguard plan has created urban rules prohibiting, in future, modifications to doors and windows (using current industrially produced materials) or the placement of air conditioners.

Marble continues to be intensively used both in buildings and public spaces.

USES AND FUNCTIONS

Given that Vila Viçosa's economic life was no longer centred on the old seigniorial home, new functions had to be found for the main buildings to ensure their long-term conservation.

- The Ducal Palace and the Castle now house museums and libraries;

INTEGRITY MANAGEMENT

Preserving the future integrity of Vila Viçosa is based on the following already implemented aspects:

- Legal protection, through classifying its most representative monuments;
- Establishing an extensive Buffer Zone for the Vila Viçosa monuments, thus ensuring enhanced legal protection for the area;
- Involving the local community in the process of identifying, preserving and enhancing its cultural heritage, thereby strengthening the effective conditions for the protection of a heritage of international importance;
- In the implementation of the safeguard plan in force, which has urban rules and management models adapted to the specific characteristics of the areas and monuments to be protected.

The reduced size of the historic centre allows for greater urbanistic control of the changes demanded by the developments in life, materials and techniques.

4.c STATEMENT OF AUTHENTICITY (3.1.D)

Vila Viçosa is a rare example of a town where we can still appreciate, in all its authenticity, a singular town planning project that reconciles a Renaissance model of the urbe with a pre-existing medieval urban core, generated around the *alcáçova*. Vila Viçosa's authenticity and the values currently associated with it are not restricted to that historical moment. They go beyond it to include all stages of the town's growth, as well as its immediate geographical surroundings.

The chronology of Vila Viçosa's urban development is still identifiable as it presents a high degree of authenticity and integrity, despite acknowledging diverse changes due to buildings continuously adapting to the economic, social and cultural demands of the community.

- The surrounding landscape has retained most of its features, contributing to the maintenance of agricultural activity in adjacent areas and the presence of Tapada Real. The town has also grown, but this expansion has not led to the destruction of ancient heritage (as has happened in many large towns and cities);
- The oldest walled section, though partially removed to allow for the 17th century fortification system, still has part of its urban form defined by the grid plan and a significant number of buildings with medieval architectural features;
- The first expansion, outside the perimeter walls, carried out during the 15th century also retains its original layout and, on the whole, characteristics. Although the buildings naturally evolved, they did so in a coherent manner, not changing the area's medieval urban fabric;
- The 16th century urban expansion has continued to this day, both by preserving the urban plan and by conserving the most important buildings (the Ducal Palace and the Bishops' Palace, churches, convents, *misericórdia* (charitable institution) and town councils) and the preservation of the essential architectural features of common and aristocratic residential buildings;
- Although functional changes and expansion made in the mid-20th century transformed Praça da República into an alameda, they did not destroy the main 16th century features. Nonetheless, they opened new spatial, aesthetic and symbolic perspectives between Vila Viçosa's new civic centre and its Castle.

The urban morphology of the successive phases of Vila Viçosa's growth are still perfectly visible, and the relative position of the various 16th century buildings (Ducal Palace, Churches, Convents and Castle), now national monuments, still remain, giving us an understanding of the Renaissance ideals that were at its origin.

The Vila Viçosa fortifications reflect Mankind's continuous capacity to adapt constructions of the past to the demands of the present, when the defence of the territory is at stake.

By observing the remains of the ancient fortifications, it is still possible to identify the different work campaigns in three historical periods:

- The late 13th century Castle;
- The Artillery Castle, built in the 16th century at the instigation of Jaime, 4th Duke of Braganza;
- The various late 17th century complementary buildings, including trenches, to protect the existing fortifications.

The mid-20th century work campaigns, although currently subject to criticism for reconfiguring some areas without historical or scientific bases, did not erase the authenticity of the most significant features, namely the medieval perimeter wall and the Artillery Castle.

Vila Viçosa's authenticity is currently recognized and consensual among scholars (including historians, architects, archaeologists, landscape designers, and other professionals) who base their research on the analysis of new and varied sources of information and have highlighted:

- The fusion between the erudite values deriving from the unique 16th century urban design with the traditional values stemming from popular know-how and the use of the most available forms and materials in the region, namely marble;
- The articulation between the town and its geographical setting;
- The permanence of physical traces testifying to the assumptions that were the basis of each period of its history;
- The form and conception of the most important buildings and their setting in the urban fabric;
- The form and traditional materials – especially marble – used in residential buildings that continue today;
- The town's atmosphere, which is still marked by urban, architectural, artistic and social traces due to the five century presence of the major Portuguese seigniorial house.

To preserve the town's authenticity and contribute to the permanent identification of its values, the CMVV has invested heavily in:

- Making the local community aware of the area's cultural values, simultaneously creating the legal, administrative, juridical and financial means for their protection and harmonious management;
- Augmenting the local community's pride and respect for Vila Viçosa's historic urban landscape;
- Increasing the identification and knowledge of the values to preserve. Examples of this effort are the work carried out in conjunction with the Central Administration for the inventory of the urban core heritage (involving

the collaboration of the now defunct General Directorate of National Buildings and Monuments) and the procedure for classifying buildings that uniquely represent a significant cultural value for the Nation (involving entities responsible for national cultural heritage);

- Disseminating the significance and singularity of the town's cultural values.



5

Diagnostic of the physical conditions: State of conservation and factors affecting the property

Fig. 6
Chagas (Stigmata) Convent. Cloister. Photo FL, 2019.

5.a STATE OF CONSERVATION

5.a.i MONUMENTS

The state of conservation of most of the monuments is good, or reasonable. Only a property in a bad state of conservation is registered. This has been achieved by allocating monuments compatible functions, allowing easier allocation of financial resources for their conservation as well as legal protection measures in accordance with their classification.

Table 2. State of conservation of the monuments in the area nominated for inscription and its Buffer Zone

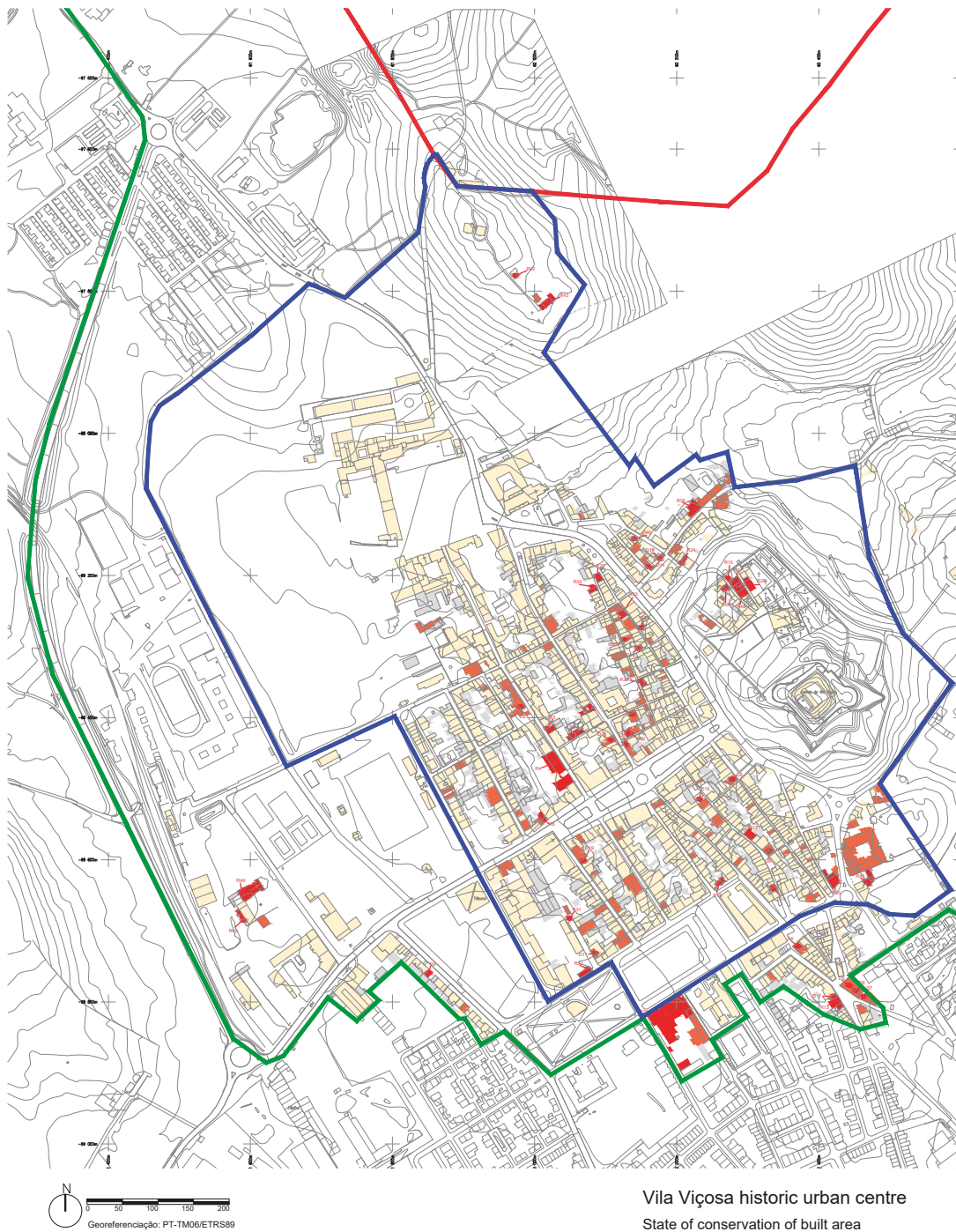
N.º	DESIGNATION	USE		STATE OF CONSERVATION
		ORIGINAL	CURRENT	
1	Vila Viçosa Castle	Military	Cultural, museum	Good
2	Vila Viçosa or Carrascal Cross	Religious	Religious	Good
3	Vila Viçosa Ducal Palace	Seigniorial Palace	Cultural, museum	Good
4	Vila Viçosa Pillory	Judicial	Cultural	Good
5	Agostinhos (Augustines) Church and tomb of 1st Duke of Braganza	Monastery	Religious (Ducal pantheon); educational (seminary), cultural	Good
6	Church and cloister of the Chagas Convent	Convent	Religious (Ducal pantheon) and tourist (pousada)	Good
7	Bishop's Palace	Seigniorial Palace	Cultural, historic archive	Good
8	Santa Cruz (Holy Cross) Church and Convent	Feminine Monastery	Museum, Cultural	Reasonable
9	Matos Azambuja Palace (House of the Arches)	Residential	Residential	Good

N.º	DESIGNATION	USE		STATE OF CONSERVATION
		ORIGINAL	CURRENT	
10	Nossa Senhora da Lapa Church, Pilgrim's Lodge, Chaplain and Hermit's Residence	Religious	Religious	Reasonable
11	S. Bartolomeu or of S. João Evangelista Church	Religious	Religious	Reasonable/Good
12	Mother Church of Nossa Senhora da Conceição, Vila Viçosa	Religious	Religious	Good
13	S. João Batista da Carrasqueira Chapel (or Hermitage)	Religious	Religiosa	Reasonable
14	Esperança (Hope) Church;	Religious	Religious	Reasonable
15	Church, Convent and Enclosure of Nossa Senhora da Piedade (Mercy)	Religious	Religious	Reasonable
16	São Luís Chapel	Religious	Religious	Reasonable
17	Tapada Gate, in São Bento Church, Vila Viçosa	Boundary	Boundary	Reasonable
18	Former Olive Press of the Vila Viçosa Olive Growers Cooperative	Industrial	Hotel	Good
19	Espírito Santo (Holy Spirit) or Misericórdia (Mercy) Church in Vila Viçosa	Religious	Religious, cultural	Good
20	Hermitage/Chapel of São Bento	Religious	Religious	Reasonable
21	Casa de Fresco do Solar dos Sanches de Baena, also called Nora dos Sanches de Baena	Residential	Residential	Reasonable
22	Convent of Nossa Senhora da Amparo (Support) or the Fábrica (Factory) de São Paulo	Religious	Vacant	Bad
23	CMVV Building	Town Hall	Administrative	Good
24	Judge Barata dos Santos' Residence	Residential	Residential	Reasonable/Good
25	Vila Viçosa Stations of the Cross	Religious	Religious	Good

5.a.ii HOUSING IN THE HISTORIC CENTRE

The state of conservation of most of the town's housing is good or reasonable. Buildings in poor state of conservation or in pre-ruin do not exceed 5%. On the other hand, the number of buildings that retain their authentic traditional features is also high, contributing to the town's special atmosphere. There are, however, some architectural adulterations (aluminium doors and windows, air conditioning on the facades, awnings and announcements) that the current Safeguard Plan town planning and enhancement of the historic centre have contradicted.

Fig. 7 –Vila Viçosa. State of conservation of the buildings in the historic centre, 2015.
Source: Inventory of the Vila Viçosa Historic Centre, Ex-Directorate General of Buildings and National Monuments/CMVV, 2007.



- Nominated Property: Historic Urban Centre
- Nominated Property: *Tapada Real*
- Buffer zone

STATE OF CONSERVATION

- Good/Regular
- Poor
- Ruin
- Unidentified

5.b FACTORS AFFECTING THE PROPERTY

5.b.i PRESSURES DUE TO DEVELOPMENT

The historic centre is not subject to major development pressure. Nevertheless, there is a tendency to modify traditional materials, namely wooden doors and windows, and to use the materials and techniques provided by the industry. The urbanistic pressure in the town is mainly felt in the more peripheral areas and in the search for historical properties for tourism in terms of urban regeneration. Urban pressure in Vila Viçosa is not considered a threat for the property, as the whole area is covered by management-territorial instruments that include rules that protect it, even in the Tapada Real area, which is affecting the Municipal Ecological Structure of the three municipalities.

Vila Viçosa is part of the Estremoz anticline, which gives it a wealth of privileged ornamental rock materials. The anticline covers a large part of the town, which has led, throughout the ages, to the creation of a set of quarries around the town along with complementary activities. An integrated and joint intervention was therefore necessary, with a view to establishing the respective ordering, establishing principles and rules of construction, protection and landscape enhancement. There are no quarries within the area affecting the property or Buffer Zone, except for a quarry in the Borba municipality, which is no longer active.

Agricultural and forestry activities in the municipalities of Vila Viçosa, Elvas and Borba are not a threat to the Property or the Buffer Zone. In the agricultural sector, there are no large or intensive farms in this area capable of being prejudicial to the environment, whether in terms of deforestation, soil erosion, aquifer pollution or even air pollution. In the forestry sector, the picture is identical.

Tapada Real is a walled area of about 1,500 hectares, where the cork and holm oak predominate, with a considerable red deer population and another, less numerous, of fallow deer. Within the enclosure, you can find foxes, wild boars, mongooses and badgers, as well as partridges, hoopoes, white storks, bee-eaters and various species of birds of prey. Tapada's tutelary entity has its own regulations that define the possible activities in this area, in order to protect and safeguard it.

5.b.ii ENVIRONMENTAL PRESSURES

5.b.ii.1 AIR QUALITY

Monitoring the air quality in the Alentejo region, where the Property is located, is the responsibility of the Alentejo Regional Coordination and Development Commission (CCDRA), through the Monitoring and with the collaboration of the Portuguese Environment Agency (APA). In the inner Alentejo, there is a continuous measurement station in Terena (south of Vila Viçosa in the Alandroal municipality) where the main pollutants are measured. It is a "rural background" station in terms of location / environment and purpose / influence. The air quality index rating varies every year depending on the goals Portugal has to achieve. Vila Viçosa has always been rated "Good", as have the neighbouring districts that also include the property and buffer zone.

Table 3. The 2018 air quality index rating for Portugal.

Pollutant in question / Classification	CO (mg/m³)		NO ₂ (yg/m³)		O ₃ (yg/m³)		PM ₁₀ (yg/m³)		SO ₂ (yg/m³)	
	Min	Máx	Min	Máx	Min	Máx	Min	Máx	Min	Máx
Poor	10,0	-----	400	-----	240	-----	120	-----	500	-----
Weak	8,0	9,999	200	399	180	239	50	119	350	499
Average	7,0	7,999	140	199	120	179	35	49	210	349
Good	5,0	6,999	100	139	60	119	20	34	140	209
Very good	0	4,999	0	99	0	59	0	19	0	139

Vila Viçosa, 2018

5.b.ii.2 CLIMATE CHANGES

The Alentejo is one of the regions most affected by climate changes in Europe due to combined effect of increasing temperatures and decreasing rainfall in a region that is already in a climate fringe near the habitability limit, which has led to a Regional Climate Change Strategy in the Alentejo. It is important for the region to prepare for an adaptation to this new situation regarding temperatures and rainfall, which will affect a regional economy markedly dependent on agriculture and tourism. It is therefore important to act to “reduce impacts”. To this end, it is important that all municipalities in the region are united in this theme and are developing their intermunicipal plans for adaptation to climate change. The positive fact is that the Alentejo leads climate change mitigation policies at national level - it produces 67% of the photovoltaic energy in Portugal and harnesses the scientific and academic know-how, as well as

the regional interinstitutional motivation needed to pursue a strategy implementing mitigation and adaptation.

Vila Viçosa and Borba participate in the Central Alentejo Intermunicipal Climate Change Adaptation Plan, which aims to promote this issue in intermunicipal and municipal planning, creating a culture of cross-sectorial cooperation between the various sectors and socio-economic agents in the region.

The question of historical and cultural heritage is addressed in the Economy priority sector, considering that it may result in direct physical impact on the built heritage, cultural facilities - such as theatres, museums and archives, and cultural landscapes (UNESCO, 2007). The plan essentially identifies the following impacts, which should be considered in the management of the territory.

Table 4. Impacts on the Heritage (PIAACAC, 2018)

Sector Trends	Potentially Impacting Climate Events	Potential Impacts of Climate Change
Historical buildings with structural weaknesses.	Rise in temperature.	The trend towards gradual climate change, leading to changes in the amplitude of humidity or temperature cycles, will result in negative impacts on the built heritage.
Location of built heritage and cultural facilities in sensitive urban areas.	Increased frequency and intensity of extreme events.	Increased occurrence of extreme weather phenomena, such as periods of significant precipitation and heat waves, could result in material damage to the built heritage and cultural facilities.
Location of built heritage and cultural facilities in areas susceptible to flooding and flooding.	Increased frequency and intensity of extreme events.	The increased occurrence of extreme weather events, including periods of significant rainfall, could result in negative impacts on built heritage, particularly historic buildings and cultural facilities.
Cultural landscape sensitive to changes in climate patterns.	Rise in temperature.	The tendency towards desertification and erosion could result in damage to the cultural landscape.

In Vila Viçosa, the effect of these climate changes on the historic, cultural and natural heritage, has yet to make itself felt significantly, and so its emerging prevention is highly opportune.

In spaces with a greater concentration of historical heritage features and cultural facilities, the resilience of heritage to climate change should be increased through:

- Improving the resilience of cultural assets to flood and fire hazards, as well as changes in temperature cycle amplitude;
- Reduce the negative effects on the quality of life of residents and tourists;
- Promote preventive conservation by slowing or minimizing the processes of deterioration and damage to reserves and collections caused by climate change;
- Monitoring the consequences of climate change on tourism demand and products.

In areas of natural value, such as the Tapada Real, conservation and enhancement of the natural and landscape heritage should be promoted, namely cork oak forests and faunal species to minimize the effects of climate change on the erosion of desertified soils.

5.b.ii.3 DESERTIFICATION

Similarly to other Mediterranean countries, Portugal is affected by the phenomenon of desertification, partly due to the aridity of its climate, characterized by 3 to 5 dry months / year. Southern Portugal has the highest incidence, including the municipalities where the property is located, where aridity indexes are higher and soils are at greater risk of erosion. The decline in biological productivity due to desertification in the interior and the south of the country is linked to this phenomenon, with consequences for economic productivity that may contribute to accelerating rural depopulation.

The question of desertification as a physical indicator has no weight in the area of the property and buffer zone, since the historic centre is in an urban area and the Tapada Real in an agricultural and forest area where the cork oak predominates. The dehesa and cork oak forests, forming ecologically and economically sustainable systems, act as important tools for preventing desertification. As social indicators, they may have an impact since desertification also leads to depopulation. And while the property in itself is not subject to this, the surrounding area may be; so it is necessary to consider this risk even if it is moderate.

5.b.ii.4 NOISE

Decree-Law No. 9/2007, on 17th January, approving the General Noise Regulation (RGR), determines for the policy of spatial planning and urbanism, the control of the sound environment quality, in housing, work and leisure. It establishes noise maps for each municipality, which should identify noise sources and define mitigation measures. It also sets out that areas devoted to a certain type of occupation be classified as “sensitive” or “mixed” zones, a task that is the responsibility of the municipal councils, which will have to foresee the intended urban organization in the preparation of municipal spatial planning plans. The interaction between territorial management instruments and noise is fundamental to the health and well-being of the local community.

The noise maps of Vila Viçosa and Borba identify major noise sources as roads and quarries, and Elvas as roads, with a moderate impact on the property and buffer zone. In terms of acoustic classification, only Vila Viçosa defines its zoning, as it is urban land. The areas of Borba and Elvas have no acoustic classification as they correspond to rural land. The acoustic classification determines the type of activities that can be performed in certain zones.

Sensitive zone: the area intended for residential use, or for existing or planned schools, hospitals or similar facilities, or leisure spaces; and may contain small businesses and services intended to serve the local community, such as cafes and other catering, stationery and other traditional retail establishments, not operating at night.

Mixed zone: a zone whose occupation is linked to other uses, planned or existing, besides those referred to in the sensitive zone definition.

5.b.iii NATURAL DISASTERS AND RISK PREPAREDNESS

The Vila Viçosa Municipal Civil Protection Emergency Plan (PMEPCVV) is the municipal instrument that identifies and evaluates the natural disasters to which the municipal territory is subjected, assessing their probability, risk and effects. It defines the means of action in the event of a disaster and identifies mitigation factors.

This plan, for greater effectiveness, is linked to:

- The Vila Viçosa Municipal Master Plan;
- The Intermunicipal Forest Fire Protection Plan;
- The Municipal Operational Plan;
- The Municipal Emergency and Civil Protection Plans of the adjacent municipalities of Alandroal, Borba, Elvas and Redondo.

This enables better identification of risks that may occur in the municipality and a faster resolution of risk situations.

Table 5. Identification of natural risks

RISK	LEVEL	
Flood Zones	Low	Although there is a low risk, the storm water drainage network is sufficient to prevent heavy rainfall flooding.
Fire Risk	Medium/ Low	
Seismic Risk	Medium	Vila Viçosa - risk of earthquake of natural origin magnitude> 2. Most of Vila Viçosa is registered at Intensity VII on the Mercalli Scale, a degree designated “very strong”. This is a degree of intensity whose effects cause limited damage to well-designed and constructed buildings, being less important and widespread in the strongest constructions. In this sense, and given the building characteristics, the reinforcement of the most vulnerable buildings with regard to their resistance to seismic stress should be considered. Modifications made to buildings should not jeopardize the safety of neighbouring constructions, namely in their behaviour when faced with seismic action.

The plan is activated when there is a need to take preventive or special reaction measures beyond normal civil protection activity; i.e. when

a serious accident or disaster situation is imminent or is expected to cause serious damage to the local community, assets and the environment, justifying the immediate adoption of exceptional prevention, planning and information measures.

The criteria supporting the decision to activate PMEPCVV are based on combining the degree of intensity of the occurrences' negative consequences, such as:

- Very high predictability of a major accident or disaster situation in the municipality, which is expected to cause high damage to the local community, property and the environment, and to warrant the immediate adoption of exceptional prevention, planning and information measures;
- Occurrence of a major accident or disaster situation in the municipality that has had the following effects:
 - On the population: 10 injured, 3 dead, 5 missing, 15 homeless and 20 isolated people;
 - On properties and heritage: total or partial damage to innumerable dwellings and their contents that make their use impossible in the short term; total or partial damage to public buildings, such as schools, health facilities that make their use impossible in the short term; total and irreversible damage to classified buildings and monuments requiring exceptional measures;
 - On services and infrastructures: suspension of the supply of drinking water, energy or telecommunications for a period exceeding 24 hours; total or partial damage to transport infrastructure essential to the municipality's activity;
 - On the environment: forest fires in the area of the municipality for a period exceeding 12 hours; destruction of forest zones exceeding 25 hectares; discharge of hazardous materials into groundwater resources; spillage of hazardous substances into the soil; release of hazardous materials into the atmosphere.

The following serious accidents or disasters can lead to automatic plan activation:

- Seismic event with a magnitude equal to or greater than 6.1 on the Richter Scale or with a maximum intensity estimate obtained from instrumental measurements equal to or greater than VIII on the modified Mercalli Scale;
- Floods likely to cause serious material damage and possibly casualties and displacement, with an impact on living conditions and the socio-economic fabric, such as disrupting the normal functioning of institutions, transport and communication, the supply of water, electricity, gas, communications and other goods essential to the local community;
- Subsidence, landslides and the detachment of soil and stones that endanger human lives, lead to homelessness, destruction of infrastructures, interruption of the water supply, electricity and other consumer goods, and whose assessment shows a high danger to the population, goods and environment, requiring immediate containment measures;
- Cyclones and storms with possible devastating consequences that endanger human lives, cause severe material damage, severely affect living conditions and the socio-economic fabric, the normal functioning of institutions and services, including transport, means of communication, supply of electricity, gas and communications and require an underlying coordinated recovery effort;
- Urban, industrial and forest fires that have an impact on people's lives, the assessment of which calls for immediate urgent action, such as the swift intervention of companies responsible for providing water, electricity and gas, and the local support of emergency units to provide emergency health care in the area of the occurrence, external reinforcements, immediate containment measures and restoration of living conditions and normality of the socio-economic fabric;
- Despite not being the result of natural catastrophes, the PMEPCVV also take the following into account:
 - Severe rail or road traffic accidents with a high number of victims, which, due to their size, require intervention measures exceeding the capacities of CBVs (volunteer emergency services) and local health services, cause a chaotic situation and require

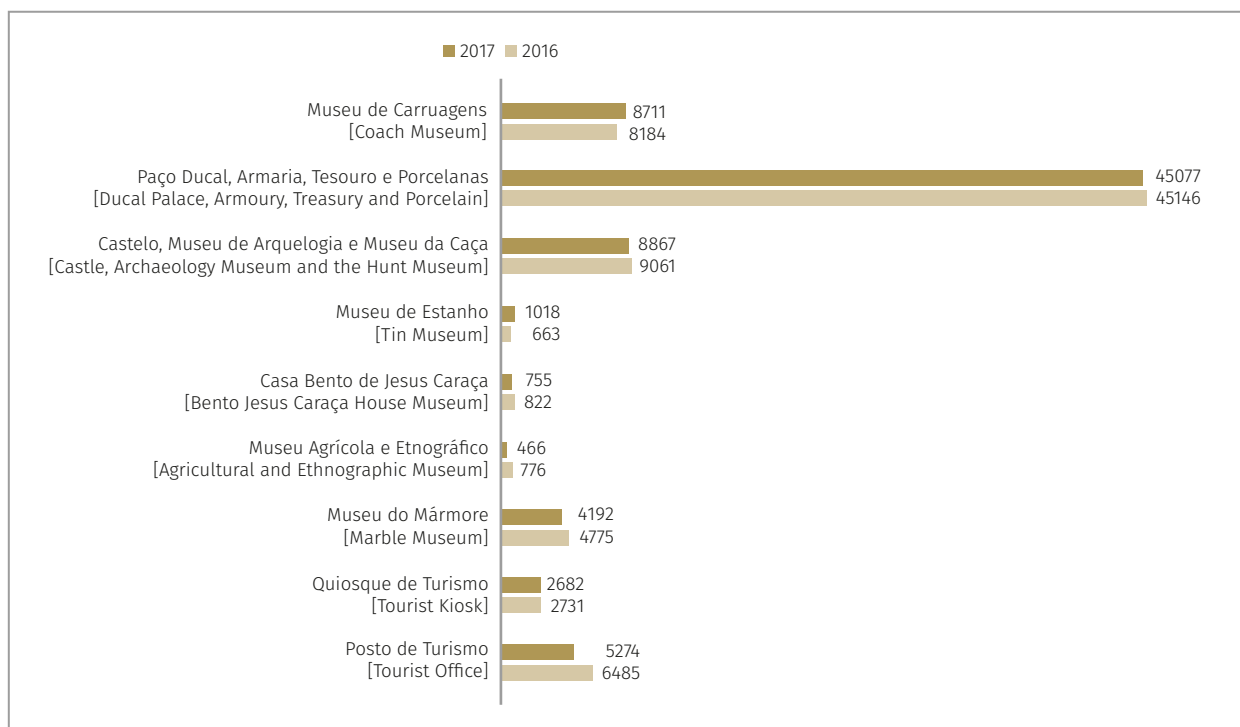
prompt and coordinated intervention and possibly external support in order to restore normality;

- Terrorist attack with victims, high material damage, whose proportions require immediate and coordinated relief, search and rescue, evacuation, area security, specialist agent support, special health and psychological support, homeless support and urgent recovery to restore normality.

5.b.iv RESPONSIBLE VISITATION AT WORLD HERITAGE SITES

Regarding tourism, it can be seen that the number of visitors is still reasonable considering the size of the town and how the places to visit are dispersed, with no negative impact on either the main monuments or the historical core. According to the study on visitors to Vila Viçosa's monuments and museums, there is no risk of uncontrolled tourism development.

Table 6. Number of visitors 2016 and 2017



Among the vast number of events held in Vila Viçosa, the Festa dos Capuchos (lit. 'the Feast of the Capuchins') is clearly outstanding: a celebration with a great tradition that has taken place for about 150 years. Always with a highly attractive programme, whether it be concerts, fairs or processions, it brings around 20,000 people together. With such a multitude, policing and security is especially important during Capuchos. This event, therefore, figures in the municipality's Emergency Plan and its risk matrix.

5.b.v NUMBER OF INHABITANTS IN THE PROPERTY AND BUFFER ZONE

The estimated resident population in the property and buffer zone is based on the last population census in Portugal (2011) and the figures produced by the Portuguese National Statistics Institute at the end of every civil year.

There is no data specifically for the property zone, which basically corresponds to the former São Bartolomeu parish in the Vila Viçosa municipality and part of the Elvas and Borba municipalities. In the latter two, the existence of residents is not considered as it corresponds to the Tapada Real. The buffer zone covers part of the old Conceição parish, also in the Vila Viçosa municipality and part of the Elvas and Borba municipalities. Here too the resident population is very residual.

- Estimated population:
 - Area nominated for inscription: 860
 - Buffer Zone: 1,550
 - Total: 2,410
- Year: 2017

5.c AIMS AND RULES FOR THE CONSERVATION OF THE AUTHENTICITY AND INTEGRITY OF VILA VIÇOSA

The overlapping of rules for cultural heritage and spatial planning instruments allows for a coherent whole with the following main aims:

- The preservation of the monumental traces and buildings constituting the main evidence of the 16th century urban expansion;
- The preservation of the direct link between the historic centre and the surrounding landscape;
- The conservation of the historic centre, including all of its characterising features: facades, roofs, interiors, unbuilt courtyards, materials and colours, including the use of marble and decorative details;
- The preservation of the entire Tapada Real and all its characteristics.

These aims have, for various years, consolidated a set of rules contributing to the conservation of the authenticity and integrity of Vila Viçosa. What follows are some of the main rules contained in these urban planning instruments, specifically directed at safeguarding heritage.

MONUMENTS

- Monuments (buildings individually listed or in the process of being listed) cannot be demolished or have their authentic characteristics altered. Only conservation, restoration or regeneration works are permissible.

URBAN MORPHOLOGY

- The original characteristics resulting from the various stages of growth cannot be changed;
- Only buildings that are in a poor state of conservation and do not make a significant contribution to the meaning of the historic centre can be demolished;
- The group of significant urban spaces (including streets and squares) cannot be changed;
- Green spaces, tree alignments and private public places important for maintaining the historic centre's character cannot be changed.

FORM OF THE BUILDINGS

- Buildings that make a major contribution to the significance and singularity of the historic centre should be preserved and restored according to the standards set out in the detailed safeguard and recovery plan;
- Restoration, alteration and reconstruction of residential buildings must respect their relevant interior and exterior characteristics, in particular their design, traditional materials and colours, maintaining their decorative details;
- Any alteration or expansion work must respect the scale, proportions and existing materials so as to blend in with the historic centre's character and ambience;
- New buildings can only be built in the places indicated in the plans and must respect the existing urban alignments and present design, cladding materials and colours in harmony with the dominant architectural features.

MATERIALS

- All restoration, alteration or expansion must be done using appropriate materials and colours, with the use of materials and finishes that do not fit the characteristics of the site being prohibited;
- In the buildings with important artistic and historical value, traditional building materials (stone, wood and lime) should be used, and the use of materials and colours not in harmony with the site should be prohibited.

NEW USES

- The buildings in the historic centre are intended primarily for housing and supplementary activities, such as shops, services, restaurants and public facilities; change of use is permitted only if it contributes to the long term preservation of the building.





Protection and Management of the property: action plan

Fig. 8

View of Tapada Real. Photo FL, 2018.

6.a PROPERTY RIGHT

The nominated area has several proprietors:

- The State;
- The Municipality;
- The Diocese;
- The FCB (private entity);
- The Santa Casa da Misericórdia;
- Other Private Entities.

The State owns some monuments, including the Pillory, the Nossa Senhora da Conceição Church and the Vila Viçosa or Carrascal Cross. The Municipality owns the Paços do Concelho, the Cine-Teatro Florbela Espanca and the São Domingos Chapel. The Diocese owns the Santa Cruz Church and the former Augustine Convent. The main private owner of historic monuments is the FCB, whose properties include the Ducal Palace, the Castle, the Church and Cloister of the Chagas Convent; the Bishops' Palace, the Agostinhos Church and the Tapada Real.

6.b LISTED PROTECTION

The nominated area currently has a set of legislative and administrative measures to ensure it is protected and safeguarded.

In this respect, there are:

- The legally protected areas existing in 2018;
- Areas whose legal protection is being prepared, as a result of the technical and scientific work done in preparing this nomination.

Before identifying the applicable legal norms (in safeguarding cultural heritage and spatial planning) for the property nominated for inscription on the World Heritage list, we should systematize the different decision levels and competences.

Some aspects of safeguarding cultural heritage:

- The main legal diplomas referring to architectural and archaeological heritage are the Portuguese Cultural Heritage (Law n.º 107/2001, on 8th September) and the Decree-Law n.º 309/2009, on 23rd October;

- The most important measure for the physical preservation of architectural and archaeological heritage is its legal protection promoted by the state. It is through this that an immovable property, despite constituting the built heritage of an individual, a family or a legal person, is also recognized as cultural heritage of the community;
- Immovable property may be monuments, ensembles or sites, as defined in international law, notably the World Heritage Convention (UNESCO, 1972) and the Convention for the Safeguarding of European Architectural Heritage (Council of Europe, 1985);
- Immovable cultural property may be of national, public or municipal interest:

- National interest: when the respective protection and enhancement, in whole or in part, is of significant cultural value to the nation;
 - Public interest: when the respective protection and enhancement still represents a cultural value of national importance, but for which the protection regime inherent in the national interest listing would be disproportionate;
 - Municipal interest: property whose protection and enhancement, in whole or in part, represents a significant cultural value predominantly for a particular municipality.
- Properties listed as of national or public interest have a special buffer zone;
 - Buffer zones are administrative easements, by which permits may not be granted by the municipality or by any other entity for construction works and for any work that changes the topography, alignments and ridges and, in general, the distribution of volumes and roofs or the exterior cladding of the buildings without the prior approval of the competent cultural heritage administration;
 - No intervention or work may be carried out inside or outside listed monuments, ensembles or sites; or any change in use likely to affect it, in whole or in part, without the express permission of the competent admini-

nistrative central body (in the case of immovable property of national or public interest) or municipal (in the case of immovable property of municipal interest).

In order to ensure the management, safeguarding, enhancement, conservation and restoration of cultural heritage immovable property in the area nominated for inscription, or in its buffer zone, the Portuguese State has the following departments:

- Directorate General for Cultural Heritage (DGPC), based in Lisbon, has a mission to ensure the management, safeguarding, enhancement, conservation and restoration of properties that are the country's immovable, movable and intangible cultural heritage, as well as to develop and carry out the national museum policy;
- The Alentejo Regional Directorate of Culture (DRCA), based in Évora, has a mission to create conditions in its geographical area and in coordination with the DGPC for access to cultural goods; monitoring activities and supervising artistic organisations funded by cultural services and bodies; monitoring actions related to the safeguarding, enhancement and dissemination of immovable, movable and intangible cultural heritage, and the support of museums.

Table 7. Summary of the competences of the various administrative authorities with regard to management and conservation of the site nominated for inscription on the World Heritage List.

Decision-making Levels	Conservation of the Cultural Heritage
Municipal Level: CMVV	Listing of architectural and archaeological heritage (including monuments, ensembles or sites) in the municipal interest category; Approval of conservation, restoration or alteration projects for monuments, ensembles or sites listed in the municipal interest category.
Regional Level: Alentejo Regional Directorate of Culture (DRCA)	Study of the proposals for listing architectural and archaeological heritage (monuments, ensembles or sites) in the monument of national or public interest categories; Preparation of proposals for cultural heritage buffer zones; Drawing up draft opinions on conservation, restoration or alteration projects on listed buildings or sites in the buffer zone.
Central Level: Directorate General for Cultural Heritage (DGPC)	Preparation of final proposals for listing architectural and archaeological heritage (monuments, ensembles or sites) in the monument of national or public interest categories; Conservation, restoration or alteration projects.
Governmental Level	Listing of architectural and archaeological heritage (monuments, ensembles or sites) in the monument of national or public interest categories; Approval of buffer zones for architectural and archaeological heritage (monuments, ensembles or sites) in the monument of national or public interest categories.

Table 8. Competence for approving conservation, restoration or alteration.

Type of action intended	Competences of the Entities
<ul style="list-style-type: none"> – Conservation, restoration or alteration works on individually listed immovable property; – Conservation, restoration or alteration works on non-individually listed immovable property; but located in the area nominated for inscription; – Conservation, restoration or alteration works on immovable property located in the buffer zone; – Archaeological work related to public or private works on listed immovable property located in the buffer zone. 	<ul style="list-style-type: none"> – The projects presented by the DRCA are approved by the DGPC; – The projects presented by the DRCA are approved by the DGPC; except where there is a detailed safeguard plan to be approved by the municipality; – The projects are approved by the DRCA, except where there is a detailed safeguard plan to be approved by the municipality; – Archaeological work presented by the DRCA is approved by the DGPC.

6.b.i LEGAL PROTECTION OF CULTURAL HERITAGE

The historic centre of Vila Viçosa presents, in a relatively small area, one of the highest densities of immovable cultural property legally protected under Portuguese law when compared to other towns and cities of equal or greater geographical size.

Recognition of historical, artistic and archaeological values began in the early 20th century (when heritage listing began in Portugal) and has continued to the present day, following the development of the national conservation of cultural heritage criteria and also the local community's own perception and appropriation of its heritage.

In the area covered by the current proposal (including both the property nominated for inscription and its buffer zone) there are currently:

- 6 national monuments;
- 13 monuments of public interest;
- 1 public interest ensemble, and
- 6 municipal interest monuments.

NATIONAL MONUMENTS:

Located in the area of the property nominated for inscription

1. Vila Viçosa Castle (Parish of Nossa Senhora da Conceição and S. Bartolomeu), listed in 1910;
2. The Agostinhos Church (Terreiro do Paço), listed in 1944;
3. Church and Cloister of the Chagas Convent (Terreiro do Paço), listed in 1944;
4. Ducal Palace de Vila Viçosa (Terreiro do Paço), listed in 1970;
5. Vila Viçosa Pillory (Av. dos Duques de Bragança), listed in 1910;

Located in the Buffer Zone

6. Vila Viçosa Cross (Campo da Restauração), listed in 1910.

MONUMENTS OF PUBLIC INTEREST:

Located in the area of the property nominated for inscription

1. Esperança Church (Largo Mouzinho de Albuquerque), listed in 1944;
2. Nossa Senhora da Conceição Church (Largo do Castelo), listed in 1944;
3. Bishops' Palace (Terreiro do Paço), listed in 2012;
4. Santa Cruz Church and Convent, listed in 2012;
5. S. Bartolomeu or of S. João Evangelista Church (Praça da República), listed in 1945;
6. The House of the Arches / Matos Azambuja Palace (Praça Martim Afonso de Sousa, 16), listed in 2007;
7. Espírito Santo or the Misericórdia Church (Praça da República), listed in 2013;
8. São Bento Chapel (Alto de S. Bento, Tapada Real), listed in 2013;
9. Judge Barata dos Santos' Residence (Parish of Nossa Senhora da Conceição e São Bartolomeu), listed in 2017;

Located in the Buffer Zone

10. S. João Batista Chapel (Campo da Restauração), listed in 1997;
11. Nossa Senhora da Lapa Church, Pilgrim's Lodge, the Chaplain and Hermit's Residence, listed in 2002;
12. Church, Convent and Enclosure of Nossa Senhora da Piedade (Largo dos Capuchos), listed in 2012;
13. S. Domingos Church, listed in 2013.

ENSEMBLE OF PUBLIC INTEREST

Located in the area of the property nominated for inscription

1. Vila Viçosa Stations of the Cross (Parish of Nossa Senhora da Conceição e São Bartolomeu), with integral parts being: the Rossio and São Paulo Station, at the entrance to Rua Dr. António José de Almeida; the Station in Rua Padre Joaquim da Rocha Espanca; the Rua dos Fidalgos Station (brought from Praça da República); the Largo José Sande Station (transferred from Rua da Corredoura); and the Station at Largo Mariano Prezado: the ensemble being listed in 2018.

MONUMENTS OF MUNICIPAL INTEREST:

Located in the area of the property nominated for inscription

1. Tapada Gate (São Bento), listed in 2006;
2. Olive Press of the Vila Viçosa Olive Growers Cooperative / Alentejo Marmoris Hotel (Parish of Nossa Senhora da Conceição e São Bartolomeu), listed in 2008;
3. Sanches Baena Manor Cool House, listed in 2015;
4. Paços do Concelho Building, listed in 2015;

Located in the Buffer Zone

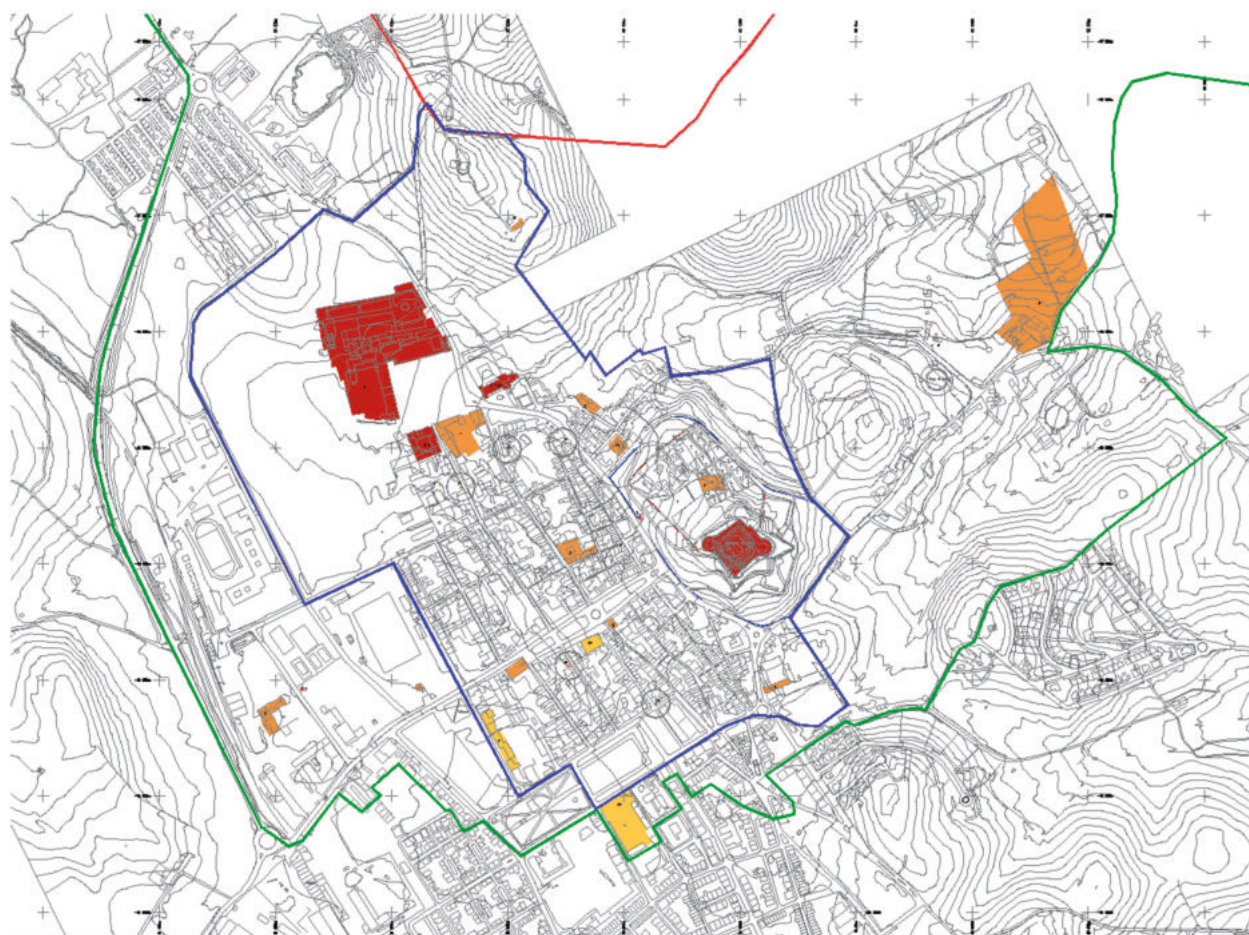
5. São Luís Church / Hermitage (Largo dos Capuchos), listed in 2011;
6. Convent of Nossa Senhora do Amparo, or of São Paulo, or Fábrica de São Paulo, listed in 2015.

2011 SPECIAL BUFFER ZONE

To guarantee the preservation of the significance and singularity of Vila Viçosa's vast listed heritage, an extensive special buffer zone (Ordinance n.º 527/2011, on 6th May) was created in 2011. The area of this special buffer zone is shown on the annexed plan and includes a non aedificandi protection area for Vila Viçosa Castle of around 8 ha (Figure 9).

In accordance with these regulations, the entire historic centre of Vila Viçosa is completely protected by the entities responsible for the protection of the national cultural heritage (currently the Alentejo Regional Directorate of Culture and the Directorate General for Cultural Heritage).

The CMVV has worked with these entities with the aim, through town planning, of stabilising and finding consensus on the rules and planning restrictions applicable to this area.



Georeferenciação: PT-TM06/ETRS89

Vila Viçosa historic urban centre
Listed Buildings

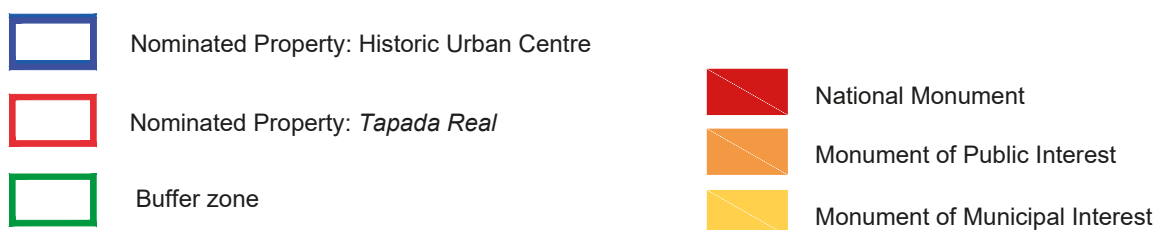


Fig. 9 – Reduced image with location / mapping of listed immovable property and the special buffer zone, existing in 2018.

6.b.ii CURRENT LEGAL PROTECTION FOR THE WORLD HERITAGE LIST INSCRIPTION NOMINATION

Studies preparing the present nomination came to consider the advantage of including the Tapada Real on the boundary of the nominated property.

In accordance with Portuguese Law, the inclusion of an immovable property on the World Heritage List begins the start of the listing procedure, the degree of national interest, and the setting of the respective buffer zone.

The competent services of the Ministry of Culture have already started the listing procedure for the nominated area for inscription, including the envisaged buffer zone.

With the start of the listing procedure, the property nominated for inscription began benefiting from the legal protection afforded by Portuguese legislation. This means that:

- All conservation, restoration, alteration or demolition projects are prepared by experts with legally recognised qualifications;
- All conservation, restoration, alteration or demolition projects include a report, prepared by a specialist with over five years' experience, giving a prior assessment of the situation, including historical and cultural, architectural and archaeological aspects;
- Projects are subject to authorization and supervision by the competent body;
- Proprietors must carry out all works and any other interventions that the competent cultural heritage administration considers necessary to ensure its safeguard.

6.c MEANS OF IMPLEMENTING PROTECTIVE MEASURES

The protective measures arising from the listing of the Ducal Town and the Tapada are ensured by the Alentejo Regional Directorate of Culture (DRCA) and the Directorate General for Cultural Heritage (DGPC), bodies dependent on the Portuguese member of government who oversees Culture. These entities have an inventory of the existing heritage values to support their actions and the CMVV also has the Detailed Plan for the Safeguarding and Enhancement of the Historic Centre to control urban operations.

The “Vila Viçosa Architectural Heritage Inventory” was carried out in 2006 by the defunct Directorate General of Buildings and National Monuments in collaboration with the CMVV. It involved field work and bibliographic collection and identified the architectural and urban heritage worthy of protection. In addition to the framing and the detailed description of immovable property, the inventory included the time of construction, chronologies, particular characteristics, technical data, materials, conservation, adulteration, potential hazards and necessary intervention. This inventory is currently managed by the Directorate General for Cultural Heritage.

The Detailed Plan for the Safeguarding and Enhancement of the Historic Centre (published in the *Diário da República*, 2nd Series, n.º 172, on 6th September 2019) also contributed to the application of protection and safeguard measures. Its aim was to establish the strategies for action and the rules for the use and occupation of land and buildings necessary for the preservation and enhancement of the existing cultural heritage in its area of intervention, developing the restrictions and effects established by the listing of immovable property and the special buffer zone. This plan included the study referred to above.

The beginning of the listing procedure, as a national monument, of the entire area of the nominated property for inscription and the delimitation of the corresponding Buffer Zone, has consolidated all efforts and protection measures regarding the cultural heritage.

The application of safeguard measures by the competent administrative body concerning properties that are listed or are in the process of being listed and are at risk of destruction, loss, misplacement or deterioration, as well as the State and municipalities’ enjoyment of the right of preference in the costly transmission of immovable property located in the area of the property nominated for inscription and in the respective buffer zone are also means of protection and safeguard to be considered and therefore provided for by the law.

6.d EXISTING PLANS RELATED TO MUNICIPALITY AND REGION IN WHICH THE PROPOSED PROPERTY IS LOCATED

In Portugal, there are two types of territorial management instruments:

- Strategic: spatial planning programmes - addressing territorial development issues at national, regional or intermunicipal levels;
- Regulatory: municipal / intermunicipal plans for spatial planning - addressing territorial planning issues at the local level, involving the competence of each municipality and directly linked to private entities.

The municipal plans for spatial planning, approved by the municipalities, define the municipal territorial management policy with a view to the sustainable management of resources, namely the cultural heritage and landscape. They do this in 3 forms:

- The Municipal Master Plan (PDM), which is obligatory, establishes the model of municipal territory occupation and has a strategic component of local development and planning, based on national and regional options. It follows all the necessary norms for urban management, being a strategic and programmatic plan;
- The Urbanisation Plan (PU), which develops and implements, in a given area, the municipal master plan and structures the land occupation and its use, providing the frame of reference for the application of urban policies, including those for the protection of architectural heritage;
- The Detailed Plan (PP) develops and implements in detail the proposals for the occupation of any area of the municipal territory, establishing rules on the implantation of infrastructures and the design of spaces for collective use, the implementation, the volumetrics and rules for the building and the discipline of its integration in the landscape; the location and urban insertion of collective use facilities and the spatial organization of other activities of general interest.

CMVV currently has an articulated set of urban and territorial planning instruments that contribute to the preservation of the property:

- The Municipal Master Plan (PDM) (the final alteration was published in Diário da República, 2nd Series, 29th June 2017, through Notification No.7284/2017);
- The Vila Viçosa Urbanisation Plan (published in Diário da República, 13th March 2017; Notification n.º 2569/2017);
- The Detailed Plan for the Safeguarding and Enhancement of the Historic Centre of Vila Viçosa (published in Diário da República, 6th September 2018; Notification n.º 12855/2018);
- Municipal Regulations for Urbanisation and Building (RMUE);
- Regulations for the occupation of Public Space;
- Regulations for publicity.

The territorial management instruments developed by the town council, as well as the human resources and experience accumulated, are pillars on which the task of protecting and conserving the urban, architectural, historical and cultural values of Vila Viçosa will be based.

6.d.i MUNICIPAL MASTER PLAN

In Portugal, municipal master plans are obligatory and must primarily establish the municipal territorial development strategy, the municipal territorial model, the localisation options and the management of collective use facilities, as well as interdependence with neighbouring municipalities. The town councils are responsible for preparing and revising the PDM.

The Vila Viçosa Municipal Master Plan, which covers the municipality's geographical area, contains a number of conservation-oriented provisions:

- The town's urban, architectural and historical quality;
- The ecological value of the part of Tapada Real adjacent to the urban core, and is included in the municipality's geographical area;
- The quality of the surrounding landscape.

Regarding the historic centre, the Municipal Master Plan establishes rules concerning maximum heights and construction areas, with new buildings or extensions of existing ones not permitted to exceed the dimensions prevailing in the contiguous areas (Chapter V of the PDM Regulation).

In the PDM, Tapada Real is integrated into the municipal ecological structure to ensure that agricultural or forestry activities develop in a sustainable manner. This will prevent the destruction of landscape compartmentalisation structures and others that guarantee the continuity of ecological processes, aiming at compatible uses for agricultural and forest use according to soil qualification.

The Property is also covered by the Elvas and Borba PDM as part of Tapada Real is located in these two municipalities. The Tapada is classified as rural land and covers agricultural and forest spaces. The regulations of the Elvas and Borba PDMs make no reference to the Tapada.

6.d.ii VILA VIÇOSA URBANISATION PLAN

The Vila Viçosa urbanisation plan implements the spatial planning and urbanism policy providing the frame of reference for the application of urban policies and defining the urban structure, the land use regime and the territorial transformation criteria. The intervention area includes urban land (urban perimeter) and rural land. Its main aims are: the safeguarding and enhancement of cultural heritage; ensuring balanced transition areas between the urban core and rural land; reinforcing social cohesion and promoting sustainability; and boosting the local economy.

Among the various cultural heritage means of protection and enhancement, the following are highlighted:

- The urban ecological structure - which corresponds to a set of areas (including green spaces, tree alignment, garden spaces, private streets) which, by virtue of their biophysical or cultural characteristics and their biophysical continuity, are seen as contributing to ecological balance and the protection, conservation and enhancement of the territory's environment and landscape;
- The heritage system, integrating the architectural and archaeological features making up the cultural heritage and which, by their characteristics, are assumed to be of recognised historical, archaeological, architectural, artistic, scientific, technical or social interest, whether listed or not, and that favour the protection, conservation and enhancement of their constituents;
- The obligatory archaeological monitoring of all works to be carried out on classified buildings, or those located at a distance of up to 50m, which involve removal of the subsoil;
- The obligation of all alteration or construction projects carried out in the Vila Viçosa urban core to be prepared in terms of preservation and enhancement, recommending the conservation and restoration of the volumes, facades, materials and building system, as well as the characteristic materials and colours of the place.

6.d.iii DETAILED PLAN FOR THE SAFEGUARDING AND ENHANCEMENT OF THE HISTORIC CENTRE OF VILA VIÇOSA

The Detailed Plan for the Safeguarding and Enhancement of the Historic Centre of Vila Viçosa is intended to detail the norms applicable to the historic centre, providing for land use and general building conditions, both for new buildings and for the transformation of existing buildings. It has come into effect fairly recently (September 2018). The main aim of the Plan is to promote both the conservation and restoration of the built heritage and urban requalification.

Its main aims are as follows:

- Urban requalification, to bring a new quality to the place and its inhabitants;
- Inventory of buildings in addition to the heritage features, which are important for the understanding of the urban group;
- Implementation of new uses to revitalise the experience of the space;
- Creation of new properly equipped leisure areas and public spaces and regeneration of others;
- Improvement of road and pedestrian infrastructures, as well as creating more car parks;
- Definition of intervention levels for each construction;
- Building quality control by defining building feature typologies.

The work carried out in support of the Detailed Plan for the Safeguarding and Enhancement of the Historic Centre of Vila Viçosa have established a hierarchy of architectural values corresponding to a differentiated framework, conditioning interventions. Besides this framework, a group of rules have been defined to ensure the integrated interpretation of the Vila Viçosa Historic Centre, set out in the plan's regulations.

- Level 1 - Corresponds to properties listed or in the process of being listed and adjacent buildings that are part of the same built

group, according to the table of Art. 10, and also properties proposed for listing;

- Level 2 - Corresponds to the properties of major architectural value in their entirety or in parts, as an architectural expression of an era;
- Level 3 - Corresponds to the accompanying buildings, when some of these buildings contain features of architectural value.

The main formal characteristics of the accompanying buildings have also been studied, namely the different types of facades, roofs, spans and walls. Based on this work, it has been possible to create support rules for conservation or alteration building projects that guarantee the continuity of the characteristics and environment of the old urban centre.

This plan is of major importance for the management of Vila Viçosa's historic centre, as it defines rules for activity (volumetrics, architectural design, materials, textures, colours and commercial signage) for the preservation of its authenticity and integrity.

The plan also provides for greater protection of archaeological heritage by defining five archaeological sensitivity zones (Figure 10) according to the likelihood of archaeological remains. This is based on heritage occurrences and historical analysis of human and urban occupation in the town over the ages.

- High Sensitivity Zone - intramural and zone of the "Villages" (the lower, upper and middle village) corresponding to the original Vila Viçosa groups, which is considered to cover as far as the 13th century;
- Medium Sensitivity Zone - central zone along the two longitudinal axes: Avenida dos Duques de Bragança and Rua Florbela Espanca / Rua Dr. António José de Almeida, Terreiro do Paço and the Ducal Palace, and Lapa Church;
- Reduced Sensitivity Zone - the whole intramural zone of the "New Enclosure", excluding the zones mentioned above;
- Zero Sensitivity Zone - the rest of the area subject to intervention in the Plan.

The archaeological heritage protection rules are intended to regulate interventions on built

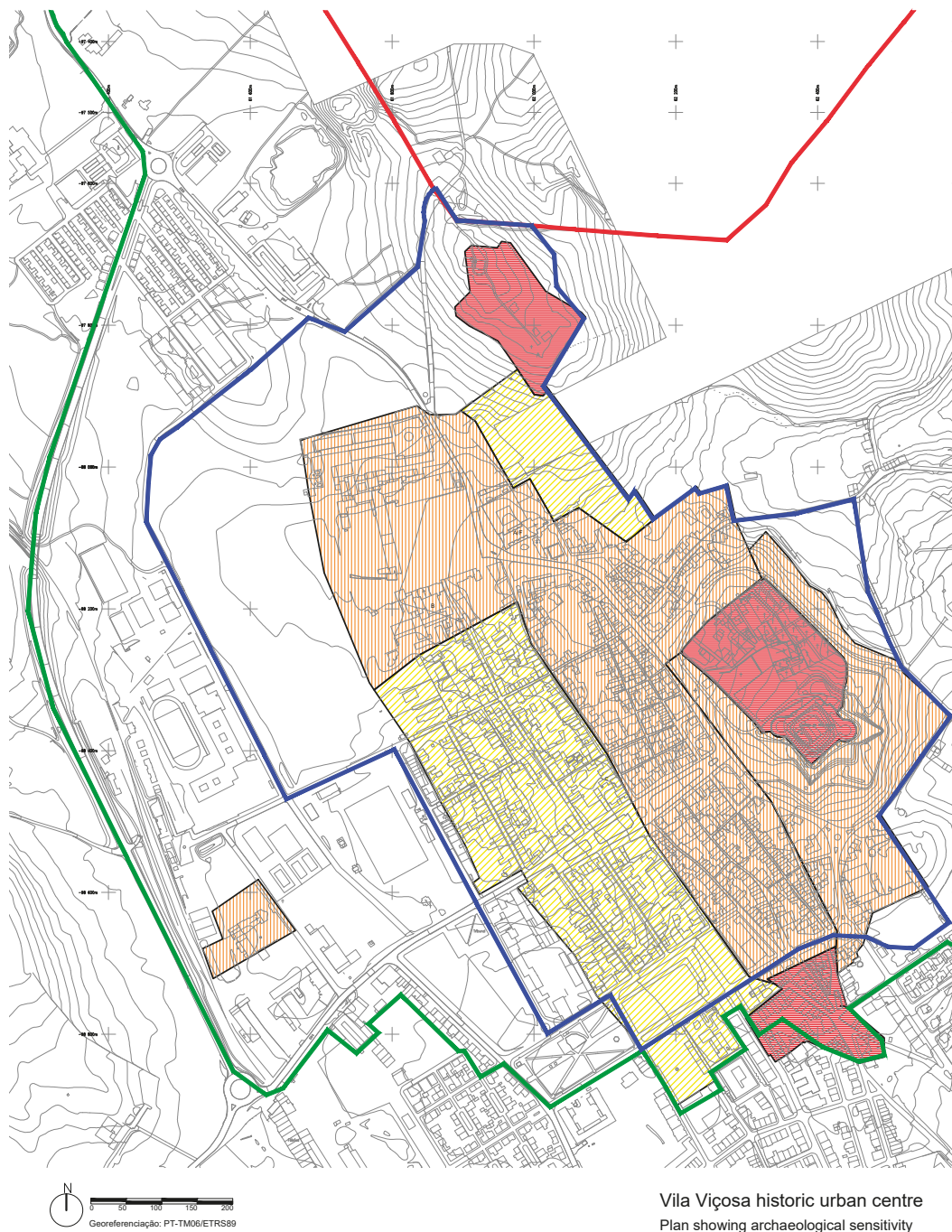


Fig. 10 – Vila Viçosa Historic Centre. Archaeological Sensitivity Maps.

heritage that involves demolition (on the facades or structure) or underground removal works. This type of work is subject to technical advice on the archaeological component, which is given by an archaeologist working for the municipality or, in the absence of an archaeologist, by the competent cultural heritage administration, which may result in the imposition of systematized precautionary measures at four levels.

- High Sensitivity Zone: study and characterization, including archaeological excavation, of areas of the property to be affected by demolition or underground intervention on buildings earlier than the second half of the 20th century;
- Medium Sensitivity Zone: study and characterization, including archaeological surveys, of areas of the property to be affected by demolition or underground intervention on buildings earlier than the second half of the 20th century;
- Reduced Sensitivity Zone: archaeological monitoring of demolition works or underground intervention;
- Zero Sensitivity Zone: absence of preventive archaeological constraints.

6.d.iv MUNICIPAL REGULATIONS FOR URBANISATION AND BUILDING (RMUE)

The municipal regulations for urbanisation and building prepared by the municipalities have, among others, the following aims:

- Regulate the aspects related to urbanization and building not reserved by law to the territorial management instruments; namely in the municipal master plans;
- Detail, whenever possible, the morphological and aesthetic aspects which the urbanization and building projects must obey;
- Regulate aspects related to safety, functionality, economy, harmony and socio-environmental balance, aesthetics, quality, conservation and use of the buildings.

The Vila Viçosa municipal regulations for urbanisation and building (Edict n.º 110/20, 27th January), including restrictions and rules for intervention in the urban centre, specifically prohibit:

- The installation of industries, except hotels and similar facilities, whether in existing or future buildings;
- The transformation of residential buildings into warehouses, depositories or storage spaces (Article 7);
- The use of materials and colours on facades and roofs that impair the integration of buildings from an architectural, landscape and cultural point of view (Article 84);
- The height of walls exceeding that of those existing in the same street;
- The use of roof coverings other than lusa, mission or Roman tiles;
- The creation of bays with different dimensions from those existing in the same street;
- The use of materials in frames other than those of painted iron and wood (exceptionally admitting lacquered aluminium with a compatible design).

RMUE stipulates a mandatory periodic maintenance of the buildings' exterior every 8 years.

6.d.v MUNICIPAL REGULATIONS FOR THE OCCUPATION OF PUBLIC SPACE AND PUBLICITY

The municipal regulations for the occupation of public space and publicity provide specific rules adapted to the characteristics of Vila Viçosa's urban centre whose aim is to maintain the aesthetic balance of the built group and the visibility and enjoyment of the listed properties.

Publicity regulations prohibit the posting, inscription and dissemination of publicity announcements that impair or degrade the quality of public spaces or contribute to the decharacterizing of the image and identity of natural or built spaces.

6.d.vi CONCLUSIONS

The overlapping of rules for cultural heritage and spatial planning instruments allows for a coherent whole with the following main aims:

- The preservation of the monumental traces and buildings constituting the main evidence of the 16th century urban expansion;
- The preservation of the direct link between the historic urban centre and the surrounding landscape;
- The conservation of the historic urban centre, including all of its characterising features: facades, roofs, interiors, unbuilt courtyards, materials and colours, including the use of marble and decorative details;
- The preservation of the entire Tapada Real and all its characteristics.

These aims have, for various years, consolidated a set of rules contributing to the conservation of the authenticity and integrity of Vila Viçosa. What follows are some of the main rules contained in these urban planning instruments, specifically directed at safeguarding heritage.

MONUMENTS

- Monuments (buildings individually listed or in the process of being listed) cannot be demolished or have their authentic characteristics altered. Only conservation, restoration or regeneration works are permissible;

URBAN MORPHOLOGY

- The original characteristics resulting from the various stages of growth cannot be changed;
- Only buildings that are in a poor state of conservation and do not make a significant contribution to the meaning of the historic centre can be demolished;
- The group of significant urban spaces (including streets and squares) cannot be changed;

- Green spaces, tree alignments and private public places important for maintaining the historic centre's character cannot be changed.

FORM OF THE BUILDINGS

- Buildings that make a major contribution to the significance and singularity of the historic centre should be preserved and restored according to the standards set out in the detailed safeguard and recovery plan;
- Restoration, alteration and reconstruction of residential buildings must respect their relevant interior and exterior characteristics, in particular their design, traditional materials and colours, maintaining their decorative details;
- Any alteration or expansion work must respect the scale, proportions and existing materials so as to blend in with the historic centre's character and ambience;
- New buildings can only be built in the places indicated in the plans and must respect the existing urban alignments and present design, cladding materials and colours in harmony with the dominant architectural features.

MATERIALS

- All restoration, alteration or enlargement work must take into account the choice of appropriate materials and colours, as the use of materials and finishes that do not fit the characteristics of the site are prohibited.
- In buildings of significant artistic and historical value, traditional building materials (stone, wood and lime) should be used, with the use of materials and colours that are not in harmony with the site being prohibited.

NEW USES

- The buildings in the historic centre are intended primarily for housing and supplementary activities such as: shops, services, restaurants and collective use facilities; change of use is only allowed if it contributes to the building's long term preservation.

6.e AIMS AND MANAGEMENT SYSTEM

6.e.i SWOT ANALYSIS

Vila Viçosa's heritage is highly individual and currently legible. It contains a vast urban fabric that integrates public spaces, landscape and buildings whose urban evolution is particularly noticeable, with the "Ducal Town" still clearly evident. However, socio-economic developments have not kept pace with the times and the town is going through a difficult phase. These difficulties have aggravated the state of degradation of some heritage buildings (some of them vacant) and public spaces.

The construction of targets and aims for the Management plan is based on the diagnosis of the Property's current si-

tuation. The global diagnosis was prepared through the SWOT analysis method, enabling the opportunities and threats arising from the analysis of the general and specific environment to be determined, as well as surveying strengths and weaknesses. The application of matrices specially developed for the project has made it possible to identify structural weaknesses and competitive advantages.

Table 9. SWOT Matrix

Main Threats	Main Opportunities
<ul style="list-style-type: none">— Degradation of the building due to the inability to invest and mobilize private funding for regeneration;— Ageing and degradation of the heritage;— Scarce diversity of offer and cultural dynamics that contribute to the development and stimulation of families;— Decrease in the attractiveness of the historic centre, to the detriment of the expansion areas;— Community ignorance of Vila Viçosa's exceptional cultural and heritage values, especially the importance of residential buildings / accompanying buildings;— Little knowledge about the available inventories of Vila Viçosa's cultural heritage (although cultural heritage-related events are periodically held, they are confined to only a few monuments), including intangible heritage;— Demographic decline and an ageing population;— Gradual disappearance of everyday facilities;— Lack of articulation between the various Property managers;— The benefits of tourism have yet to be seen in the local economy (it should be found out whether statistics are available).	<ul style="list-style-type: none">— Affirmation of the historic town through the existence of a vast, diverse and cohesive group heritage;— Attraction of multisectorial investors;— Tapada Real affirmed as a major feature of natural and landscape heritage;— Improved quality of life for its residents;— Vila Viçosa as a heritage tourist destination;— Vila Viçosa as a religious tourist destination in addition to its ornamental stones;— Specialised human resources;— Integrated heritage management;— Recognition of the town's heritage.

Main Weaknesses	Main Strengths
<ul style="list-style-type: none"> – Lack of regular maintenance of listed monuments and lack of use of some monuments; – Need of housing park in the aged historic centre to adapt to changes; – Some underused or under-dynamized public spaces become unattractive areas; – Functional Obsolescence; – Lack of specialised human resources; – Facilities whose offer and modalities needs to be updated and expanded, especially in terms of stimulating interaction among the local community and their cultural development; – Weak and fragile economic activity in the historic centre zone; – Most visitors only spend a few hours in Vila Viçosa; – Lack of a consistent and distinctive cultural agenda. 	<ul style="list-style-type: none"> – Experience and solid reflection on the subject of urban regeneration, with numerous projects implemented and competent and experienced staff; – The municipality has invested heavily in requalifying public spaces; – Good accessibility and various means of public transport; – Recognition of the town's heritage value; – Existence of anchor values other than heritage - worship and marble; – Main council functions concentrated in the historic centre; – Existence of critical mass with working age population; – Large housing park available.

6.e.ii AIMS

Vila Viçosa's vast heritage has created the awareness of a heritage unit, already operationalized by the delimitation of the Special Buffer Zone, but still without practical effects beyond protection. Heritage and tourism increasingly present themselves as inseparable, in which heritage (natural or cultural) has become a major force for capturing tourist flows. Listing today is not only a protection, enhancement and promotion tool, but also a marketing strategy for destination managers. It thus emerges as a powerful attractiveness and differentiation agent among destinations.

Therefore, the management plan for the Property "VILA VIÇOSA – RENAISSANCE DUCAL TOWN", alongside the municipality's major development options, and while highlighting the "Development of activities and initiatives promoting the municipality's potential heritage and economic potential", focuses on the following aims:

- Preserve, conserve and restore the built heritage and requalify the public space in the historic centre and the Tapada Real, taking into account:
 - The preservation of the monumental grid and buildings that are the main evidence of the 16th century urban expansion;

- The preservation of the direct link between the historic centre and the surrounding landscape;
- The conservation of the historic centre, including all of its characterising features: facades, roofs, interiors, unbuilt courtyards, materials and colours, including the use of marble and decorative details;
- The preservation of the entire Tapada Real and all its characteristics.
- Raising current and future resident, worker, visitor, student and researcher awareness by promoting and defending the historic centre and the Tapada's heritage value, and encouraging these users to participate in their protection, preservation, enhancement and promotion;
- Contributing to the excellence of the tourist experience in Vila Viçosa. Not just the town but also the municipality's agroforest and geological sector, enhancing a fully integrated experience;
- Promoting sustainable development with both cultural and ecological activities that contribute to the surrounding community's quality of life.

Interpreting the needs and concerns of current and future generations and their desire to enhance the legacy of the past, four major development axes have been identified for the following years. The interpretation of these axes should be done through a transversal reading of them all, in that none of them are self-enclosed.

Axis 1| Conservation of the cultural heritage;
 Axis 2| Management of change and sustainability;
 Axis 3| Interpretation, education and research;
 Axis 4| Tourism Management.

It is important that in all Axes the issue of sustainable development is always present, although it is more focused in Axis 2 on actions, knowing that globalization, urbanization and climate change can threaten cultural heritage and weaken cultural diversity. This reinforces the urgency of integrating the issue of safeguarding cultural heritage into the global development agenda.

6.e.iii DEVELOPMENT AXES

Axis 1| Conservation of individually listed cultural heritage:

- Establish a multi-annual programme, in collaboration with public and private entities for the conservation and restoration of cultural heritage;
- Encourage the use of monuments.

Axis 2| Change and sustainability management:

- Promote awareness-raising campaigns for proprietors about Vila Viçosa's exceptional cultural and heritage values and provide technical support for building conservation initiatives;
- Monitor the residential buildings' state of conservation;
- Develop a strategy for monitoring the situation of vacant buildings;
- Promote the use of traditional materials and colours in conservation and regeneration works;
- Maintain and preserve the quality of public spaces, especially those located around the monuments;
- Enhance interventions promoting sustainability criteria on site and in usage, as well as minimizing environmental impact, reducing usage of non-renewable resources, enabling both their economic viability and adequate comfort for their users, such as:
 - Preservation of regional and cultural identity;
 - Minimization of energy consumption, protection and conservation of water resources;
 - Use of materials and products with low environmental impact;
 - Adequate exterior and interior environmental quality;
 - Optimization of operation and maintenance phases.

Axis 3| Interpretation, education and research:

- Create appropriate documentation to disseminate Vila Viçosa's exceptional cultural and heritage values;
- Promote the publication and dissemination of studies and research on the town's historical, artistic and archaeological heritage;
- Continue awareness raising activities for the appreciation and conservation of cultural heritage.

Axis 4| Tourism Management:

- Ensure quality documentation enabling Vila Viçosa's exceptional cultural and heritage values to be interpreted;
- Sponsor periodic events and tourist itineraries linked to the enjoyment of cultural heritage;
- Encourage the link between tourism and gastronomy, highlighting regional products;
- Establish partnerships with the Regional Tourism Authority to monitor tourism's development and its cultural, social and economic impact.

6.e.iv MANAGEMENT MODEL

Management of the Property is guaranteed by the CMVV, which has created an executive board specifically for this purpose, which brings entities with legal jurisdiction operating in the territory together.

The executive board therefore will be made up of the CMVV and the Alentejo Regional Directorate of Culture and the consultative board through the executive committee and protocol entities, Borba Town Council, Elvas Town Council and the FCB.

The latter may be supported scientifically by other institutions, as well as by proprietors and other social agents whose activity is in some way linked to the Property and its Buffer Zone.

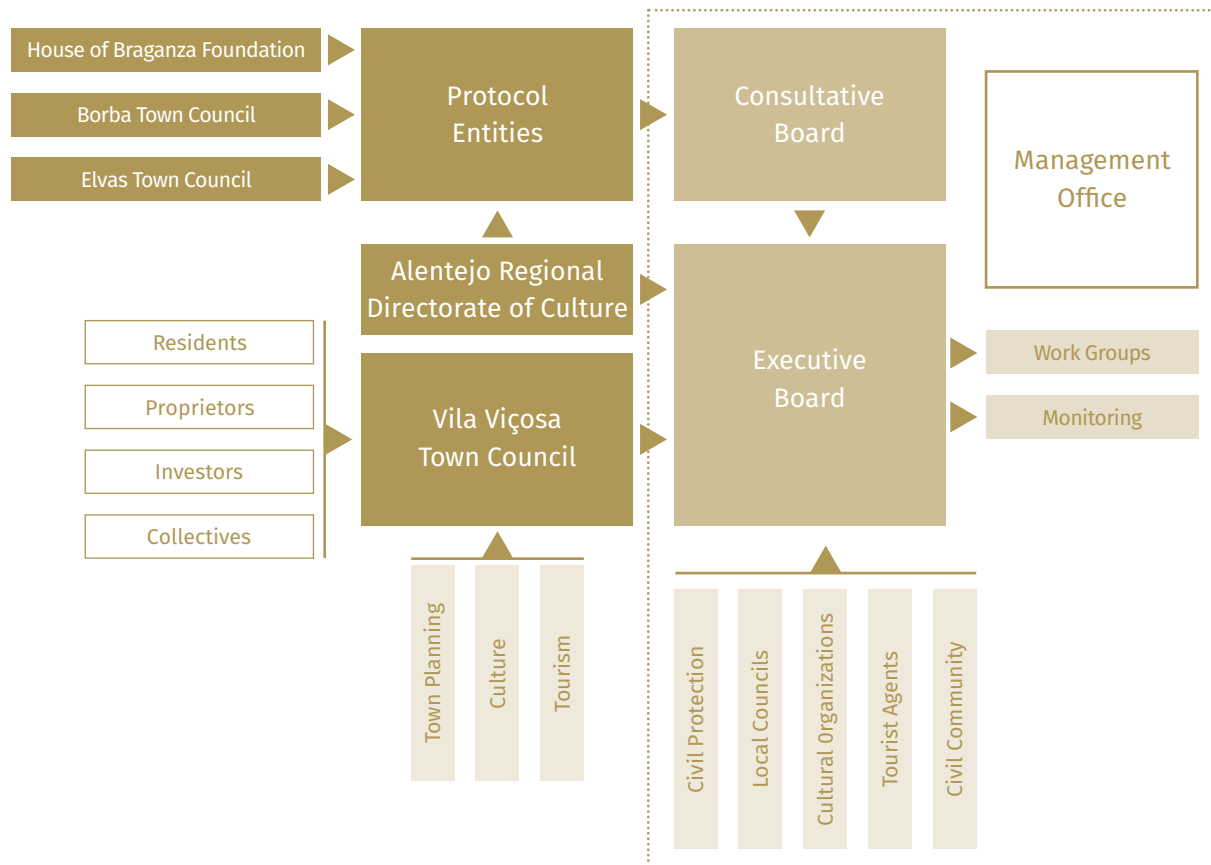
The executive board will have the following responsibilities:

- To promote economic, environmental and social sustainability in the management of the property, ensuring its conservation and enhancement not just for the present generation but also for future ones;
- To promote what the action plan has provided for;
- To approve the plans and programmed projects;
- To promote, the monitoring and evaluation of the activities, aiming at continuous improvement;
- Act accordingly whenever the property is threatened.

The consultative board will have the following responsibilities:

- Actively participate in actions that impact on its territory or heritage;
- To comment on matters submitted to it by the executive board;
- Monitor the implementation of action plans.

Table 10. Management Model



The dynamic and progressive management model aims to integrate not only the management body but also others that, through their interest in heritage, are another asset for the property management. The management model will, therefore, also include working groups to stimulate research and debate:

- Working groups will be set up as an ongoing listening platform for the various sectors involved - culture, tourism, economic activities

and environment -, aiming at active collaboration and consensus from all partners;

- It is intended to promote and get to know local, national and international dynamics, motivations and trends;
- Every six months for the first two years, and annually thereafter, these working groups will meet and present work promoting the property and the inherent system, so as to achieve the aims in the management plan.

6.e.v GOVERNANCE

In recent decades, the question of governance and sustainable territorial management has become key, both in territorial planning and urban requalification, namely through regeneration, safeguarding, as well as urban and heritage enhancement projects. The Cultural Heritage Act itself demonstrates a political will for governance on heritage issues, together with the coordination of public policies that take into account the transversality of the legal assets to be protected (Art. 6 (c)). The principle of subsidiarity embodied in the territorial management system enables territorial intervention scale to be enhanced as one of the mechanisms of greater rationality and efficiency in the integration of policies with a view to bringing decision-making closer to the citizen. The various public policies are thus aligned with the territorial organization of the state. In Vila Viçosa and the area of the property to be listed, the issue of governance is quite clear. Efforts are being made to coordinate the various public policies, whether national, regional or local. The municipality has long been concerned with the implementation of the various territorial management plans, including the supra-municipal and sectorial plans that

impact on its territory. It has been developing a top-down methodology, which first develops the macro orientations, thus defining the various constraints that will condition both public and private interventions in managing the territory.

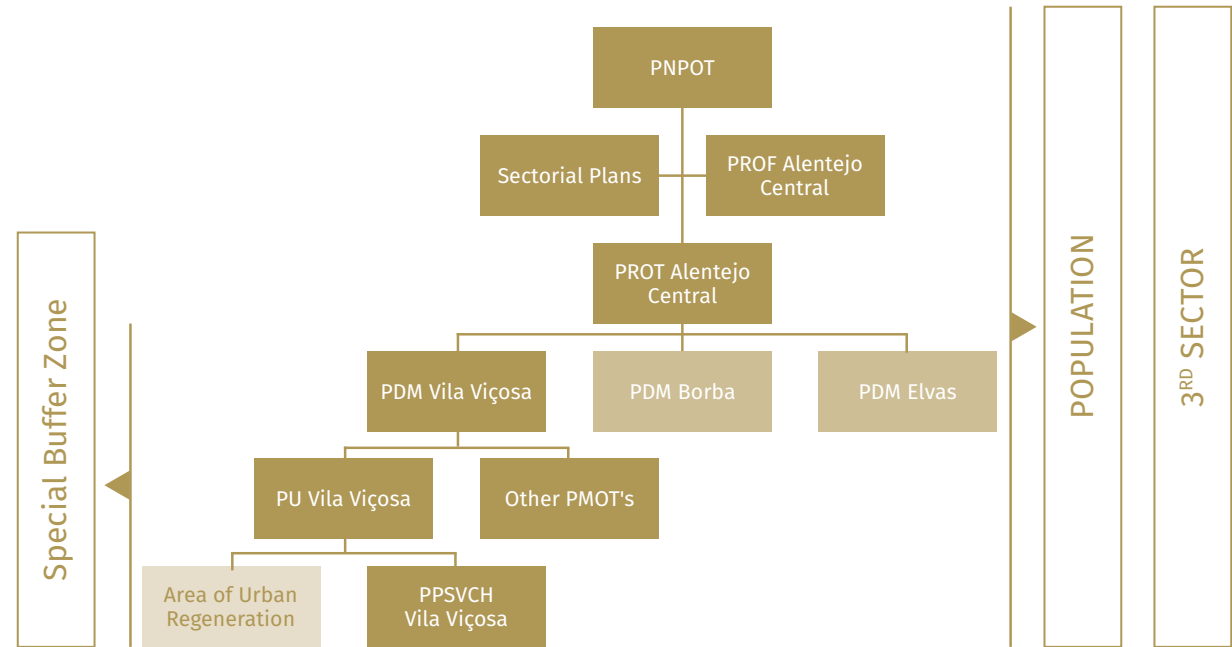
During this application process, a series of events have been held to promote interaction between the various partner entities, stakeholders, the general public and young population. The intention being to promote cross-cutting debate for all.

Attached are some examples of these events.

It is also important to emphasize the importance of citizen involvement and to promote the areas in which they can be active - awareness, citizenship, active participation and feedback, for which a communication plan needs to be implemented, defining target groups and agents and the type of communication.

It may be interesting to encourage twinning with other similar properties to stimulate the exchange of experience and knowledge both in promoting the property and in protecting and safeguarding it. Information provided by each partner is analysed collectively for cross-sectional data, such as the impact of tourism and the absorptive capacity of partners.

Table 11. Strategic Reference System



6.e.vi PLANNED ACTION

Identifying action to be carried out is based on the entire study compiled when preparing the nomination dossier, as well as all the research and territorial management instruments that the CMVV has been setting up over the last two decades.

The integration of programmes to implement the territorial management instruments in the nomination dossier's management plan is fundamental in promoting integrated action to enhance the nominated property.

The actions to be promoted are organized in line with their theme and common body in accordance with the aims already specified in the previous chapter.

All heritage belonging to the FCB, although inserted in the historic core, is governed by its own plan of activities, which always takes the preservation and conservation of its architectural and artistic heritage into account.

6.e.vi 1 AXIS 1| CONSERVATION OF INDIVIDUALLY LISTED ARCHITECTURAL HERITAGE

Nominated Property

Religious listed buildings:

- Conservation and improvement work:
 - The Agostinhos Church;
 - Santa Cruz Church and Convent;
 - S. Bartolomeu or of S. João Evangelista Church;
 - Nossa Senhora da Conceição Church;
 - Esperança Church;
 - Misericórdia Church;
 - São Bento Chapel.
- Inventory of the artistic estate.

Sanches Baena Manor Cool House:¹

- Regeneration of the building and the exemplary paintings.

Buffer Zone:

Lapa Church group (provided for in the PPS-VCHVV):

- The Hostelry/Pilgrim's Lodge adjacent to the Church is restored to its original use, and may host other services related to the institution there, promoting religious tourism;
- Requalification and dynamization of the gardens.

Former Sofal factory (São Paulo Convent) (provided for in the PPSVCHVV):

Building converted into a hotel or public facility².

Deactivated railway (provided for in the PARU, IPRU and PPSVCHVV):

- Railway adapted for recreational and leisure use, complemented by other possible assets.

Religious listed buildings:

- Conservation and improvement work:
 - São Domingos Chapel/Hermitage;
 - Church and Convent of N^{ra} Sr.^a da Piedade;
 - São Luís Chapel.
- Inventory of the artistic estate.

¹ In May 2018, the CMVV, the Alentejo Regional Directorate of Culture, the Santa Casa da Misericórdia de Vila Viçosa and Évora University/Laboratório Hércules/ signed an agreement to establish reciprocal co-operation in the recovery of the Sanches Baena Manor Cool House.

² The Convent of Nossa Senhora do Amparo, or of S. Paulo, or the Fábrica de S. Paulo was listed as a Monument of Municipal Interest in 2015. Currently vacant and in a severe state of degradation, it is within the buffer zone of this application. Against this background, a permit project was submitted to the CMVV in September 2018 for the regeneration, expansion and partial demolition of existing buildings in the Convent of Nossa Senhora do Amparo, or S. Paulo, with a view to converting it into a five star hotel.

6.e.vi 2 AXIS 2| CHANGE AND SUSTAINABILITY MANAGEMENT

Incentive Plan for the Regeneration of Accompanying Buildings and Public Spaces:

- Articulation with the PPSVCHVV.
- Monitor the state of conservation of the residential buildings:
 - Annual update of the charter of ruined and / or vacant properties.
- Promote awareness-raising campaigns for proprietors about the Vila Viçosa's exceptional cultural and heritage values and provide technical support for building conservation initiatives:
 - Promotion of original colours and materials;
 - Removal of dissonant features and materials.
- Preparation and publication of a brochure, showing the main cultural and heritage values and advice for its conservation.

Disaster prevention, response and recovery plan:

- Risk identification on the Property;
- Integration of the various individual emergency plans;
- Integrated emergency plan.

Accessibility and Inclusion Plan:

- Guarantee accessibility in the public space and in the built environment (public buildings and buildings that receive the public):
 - Ensuring the accessible pathway network linking all major urban facilities and services;
 - Ensuring that all built public spaces are totally accessible;
 - Ensuring that public events are accessible;
 - Ensuring accessibility to the electronic street furniture interfaces.

Guarantee accessibility and in the built environment (public buildings and buildings that receive the public):

- Guarantee accessibility to public buildings and buildings that receive the public;
- Provide buildings with information systems suitable for all users;
- Provide the buildings with security systems suitable for all users.

- Promote inclusion in public jobs, with particular emphasis on services associated with heritage and tourism, as well as ensuring employment in these jobs for people with special needs.

Commercial urbanism programme:

- Promote the cohesion of the town's commercial image;
- Promote endogenous products;
- Requalification of the street image.

Town and Tapada Real Interpretation Centre:

– Aims:

- Promote knowledge of the town both as an urban space and historical setting, and the Tapada Real as both a rural space and historical setting;
- Provide an integrated offering that enables a more complete understanding of the town's heritage, highlighting the nominated property and its surroundings;
- Promote urban regeneration by looking for a historic building that can be adapted.

– Content:

- Urban development;
- Historical collection;
- Tapada landscape values.

– Programme:

- Interactive exhibition rooms;
- Small auditorium;
- Workshop rooms;
- Cafe and shop;
- Reception and sanitary facilities;
- Outdoor patio for small events.

- Location and building:
 - Historic centre;
 - Central tourist network;
 - Existing building in need of revitalisation;
 - Building representative of good local construction practices;
 - Estimated building area 1.200m².

6.e.vi 3 AXIS 3| INTERPRETATION, EDUCATION AND RESEARCH

Communication with citizens' plan:

- Dissemination and promotion;
- Communication typology;
- Feedback;
- Dissemination of results.

Intangible Heritage Interpretation Plan:

- Research – partnerships with universities;
- Dissemination – leaflets, events;
- Promotion - media, merchandising.

Annual heritage forum

- Aims:
 - Reflection and debate about heritage, involving not only the main agents but also the local community;
 - Sharing of good local and similar practices (projects and initiatives) underlying the strategic aims for the enhancement of the property;
 - Report on the degree of the action plan's implementation;
 - Recommendations for short / medium term action.
- Seminar:
 - Participation of strategic actors / Approach to aims;
 - Debate.
- School prizes.
- Specific training in tourism (protocol with vocational schools);
- Tourism experts;
- Tourism guides.

6.e.vi 4 AXIS 4| TOURISM MANAGEMENT

Days at Tapada Real³: Guided tours on specific dates within the FCB activities' plan.

Strategic and territorial marketing plan: aiming to underline patrimonial, material and symbolic values as factors of identity.

³ Collaboration agreement between the CMVV and the FCB to open the Tapada Real to groups of up to 40 people, 3 to 4 times a year (November 2018).

6.e.vii PROGRAMMING

The financial and programmatic plan is organized according to each intervention axis identified in the actions to be developed. The priority for each action is presented according to a 3-level scale: the entities involved, the intervention typology and the estimated cost. The estimated cost is global. In other words, a particular action may be executed, may have 3 types of expense and may be phased according to the funding opportunities for these goals to be achieved.

Intervention typology: 5 levels are defined

- M/building maintenance work and current use;
- I/ building improvement work;
- E/ enhancement work;
- P/ plans and research;
- E/events.

Entity involved: 'Entities involved' are those that own the property and have jurisdiction over it.

Expense types: 3 types of expense are defined

- Operating expenses: the expenses available to the coordinator or partner to implement the essential and structural functions and activities or services for which they are responsible;
- Development Expenses: the additional resources that the coordinator or partner intends to devote to the qualitative and quantitative strengthening of a particular activity or property;
- Investment expense: acquisition, realization and transformation costs to enhance a particular activity or property.

Estimated Costs:

The estimated cost presented is a calculation based on similar works and market values in terms of the area covered and type of intervention. They are not, therefore, binding values.

Priority:

- 1/ Short term – up to 3 years;
- 2/ Medium term – up to 6 years;
- 3/ Long term – over 6 years.

Table 12. Financial and programmatic plan

Action	Intervention typology	Entities involved	Expense Type	Estimated Costs	Priority
Axis 1 Conservation of architectural heritage					
Religious listed heritage:					
Santa Cruz Church and Convent;	B	CMVV/ Diocese/ DRCA/ Private	DO/DD	*	3
S. Bartolomeu or of S. João Evangelista Church;	B	CMVV/ Diocese/ DRCA	DO/DD	*	3
Nossa Senhora da Conceição Church	B	CMVV/ Diocese/ DRCA	DO/DD	*	2
Esperança Church	B	CMVV/ Diocese/ DRCA	DO/DD	*	2
São Bento Church	B	CMVV/DRCA	DO/DD	*	3
São Domingos Church	M	CMVV/DRCA	DO/DD	*	1
Church and Convent of N.ª Sr.ª da Piedade	B	CMVV/ Diocese/ DRCA/ Private	DO/DD	*	3
São Luís Chapel	M	CMVV/ Diocese/ DRCA	DO/DD	*	2
Requalification of the Lapa Church group					
Lapa Church	B	CMVV/ Diocese/ DRCA	DO/DD	*	2
Surrounding space	V	CMVV/ Diocese/ DRCA	DI	*	2
Former Sofal factory (São Paulo Convent)	V	CMVV/ Private	DI		2
Deactivated railway					3
Buildings	V	CMVV/IP	DI	*	
Public Space	V	CMVV/IP	DI	*	
Sanches Baena Manor Cool House	V	CMVV/DRCA/ SCMVV/UE	DO/DD	*	1

Action	Intervention typology	Entities involved	Expense Type	Estimated Costs	Priority
Axis 2 Change and sustainability management					
Disaster prevention, response and recovery plan	P	CMVV/ANPC	DI	25.000 €	1
Accessibility and inclusion plan	P	CMVV/INR	DI	20.000 €	1
Town and Tapada Real Interpretation Centre		CMVV/ FCB/TP			2
Studies and project	V		DI	150.000 €	
Construction	V		DI		
Commercial urbanism programme	P	CMVV/ Private	DI	15.000 €	3
Incentive Plan for the regeneration of accompanying buildings and public spaces	P	CMVV	DI	10.000 €	3
Axis 3 Interpretation, education and research					
Communication with citizens plan	P	CMVV/ DRCA	DD	2.500 €/ year	1
Intangible Heritage Interpretation Plan	P	CMVV/ DRCA	DI	30.000 €	3
Annual heritage forum:	E	CMVV/CME/ CMB/DRCA/ FCB/TP	DI/DO	15.000€/ year	1
Axis 4 Tourism Management					
Days at Tapada Real	E	FCB	DI		1
Specific training in tourism (protocol with vocational schools)	E	CMVV/TP/ schools	DO	2.500 €	2
Strategic and territorial marketing plan	P	CMVV/TP	DI	20.000 €	1

6.f SOURCES AND LEVELS OF FINANCE

The sources of finance, itemised in the management plan, are varied and include the participation of the:

- CMVV, whose budget enables it to maintain a staff that ensures: the cleaning of the town; the maintenance of the road network and the various population support services; technical management of requests for the conservation, alteration or construction of buildings; and raising public awareness about protecting material and immaterial heritage⁴;
- The FCB, which will guarantee the conservation of the properties belonging to it and that are the most visited by tourists;
- The Catholic Church / Diocese, which will guarantee the conservation of the properties belonging to it;
- Santa Casa da Misericórdia de Vila Viçosa, which will guarantee the conservation of the properties belonging to it;
- Private entities, which will guarantee the conservation of the properties belonging to them and that, by law, have to be regenerated. If this is not done, the municipality can always resort to coercive works;
- Community funds:
 - Portugal 2020 - Investment Priority 6c (PI 6.3): Conserving, protecting, promoting and developing natural and cultural heritage;
 - Portugal 2030;
- Projeto Cátedras (possible) – with study and research supported by the partner entities.

In Portugal, there are some financial instruments that can be used to participate in funding actions provided for in the management plan, such as:

- **Fundo Nacional de Reabilitação do Edificado (FNRE)**
 - The main aim of the National Building Regeneration Fund is the development and implementation of building projects to promote leasing, especially housing, with a view to urban regeneration and the repopulation of urban centres, aiming to achieve, from a medium and

long-term perspective, an increasing appreciation of investment. It is a special closed-end real estate investment fund, of private subscription and indefinite duration, regulated by Law 16/2015, of 24th February.

- **Instrumento Financeiro de Reabilitação Urbana 2020 (IFRRU 2020)** - The Urban Regeneration Financial Instrument 2020 (IFRRU 2020) mobilizes the appropriations approved by the Regional Operational Programmes (POR), the Mainland and the Autonomous Regions, and the Operational Sustainability and Resource Efficiency Programme (PO SEUR), do PORTUGAL 2020. It aims to revitalize areas, supporting both the physical revitalization of the space devoted to disadvantaged communities and energy efficiency in housing.
- **Fundo de Salvaguarda do Património Cultural (FSPC)** - This public Cultural Heritage Safe-guard fund was created to finance measures to protect and enhance buildings, ensembles and sites on the World Heritage List; listed, or in the process of becoming listed cultural property, being of national or public interest at risk of destruction, loss or deterioration. It also acts in the event of emergencies or public calamity in relation to cultural goods that are listed, or in the process of being listed due to their being of national or public interest.
- **Linha de Apoio à Valorização Turística do Interior** - Created under the Enhancement Programme,

⁴ For example, for 2018, 3.4% of the municipal budget was allocated to activities related to culture and heritage, excluding expenditure on fixed human resources. (Source: CMVV expenditure budget, 2018).

6.g SOURCES OF EXPERTISE AND TRAINING IN CONSERVATION AND MANAGEMENT TECHNIQUES

which aims to promote the continuous qualification of destinations through the regeneration, requalification and rehabilitation of public spaces of interest to tourism and the enhancement of the country's cultural and natural heritage, the Inland Tourism Enhancement Helpline's main objective is to support investment in initiatives / projects of interest to tourism that promote the economic and social cohesion of the territory, in line with the National Programme for Territorial Cohesion (PNCT).

Vila Viçosa's heritage cultural management is guaranteed:

- By departments in the Ministry of Culture, which have a complete inventory of all Vila Viçosa heritage assets and staff (including historians, architects and archaeologists) able to provide technical support for heritage conservation and restoration, including archaeological works, when necessary. These departments are experienced in the management and conservation of other sites inscribed on the World Heritage List, namely Évora's historic centre and the border/garrison town of Elvas;
- By municipal departments, which have a staff (including a historian, a cultural heritage branch and architects) able to handle requests for works to be carried out at the historic centre and to maintain a permanent programme for awareness and appreciation of cultural heritage;
- By the FCB, which has a multidisciplinary team for the conservation, enhancement, promotion and dissemination of its heritage both in the historic centre and in Tapada Real;
- By tourism departments, which have tourism specialists providing information and dissemination, and who accompany visitors and can provide any support necessary, whether at the tourist office or at museums and events.

Entities with conservation expertise vary by proprietors:

- CMVV – public spaces, public immovable properties;
- Diocese – churches and convents;
- FCB – the Ducal Palace, the Convent, the Bishops' Palace, the Agostinhos and Chagas Churches, as well as the Castle and the Tapada Real;
- Portuguese Infrastructures – railroad and public domain railway
- Private entities – responsibility established by the PPSCH and the RMUE.

6.h VISITOR FACILITIES AND INFRASTRUCTURES

Analysis of existing visitor facilities and infrastructures includes not only those in the area of the nominated property and buffer zone but also in other municipalities, as they serve the area in question.

The part covering Vila Viçosa will have the most impact since the historic centre is in the municipal seat, and the Elvas and Borba zone only covers part of the Tapada Real.

Table 13. Tourist Facilities and Infrastructures (Source: Turismo de Portugal 2018)

	Borba	Elvas	Vila Viçosa
Tourist Animation Companies	3	5	4
Tourist and Travel Agencies	0	4	1
No. of Tourist resorts	7	19	6
No. of 4 and 5 star hotels	0	5	2
Local accommodation	11	21	15

Table 14. Tourist accommodation capacity (Source: Turismo de Portugal 2018)

	Borba	Elvas	Vila Viçosa
Accommodation capacity in tourist resorts (beds/users)	102	832	250
Local accommodation capacity (beds/users)	115	322	140

Quadro 15. Museological and cultural spaces

	Borba	Elvas	Vila Viçosa
Museums	5	7	12
Castles	1	1	1
Libraries/Archives	1	1	5
Performance venues	1	3	1

The existing National Accessibility Promotion Plan reinforces one of the key issues for achieving the four aims of the Lisbon European Council strategy: increasing competitiveness, achieving full employment, strengthening social cohesion and promoting sustainable development, considering that accessibility must be considered globally and integrated in all areas of political action. Thus, the applicable legislation in these matters considers that public spaces and

6.i POLICIES AND PROGRAMMES FOR ENHANCING THE PROPERTY

public facilities should eliminate architectural barriers, whether physical or sensory. The municipalities in question have been developing their accessibility plans over time, so most publicly accessible spaces are free of architectural barriers.

For continuous presentation and dissemination of the site, the town council organizes or joins the organization of heritage-based cultural programmes: painting competitions, photo exhibitions, seminars, lectures, conferences and traditional local festivals, whether in the form of events, studies or publications. Its web page also provides updated information on the site's history, heritage and the various associated events.

- **Revista Callipole (CMVV)** – a magazine produced by the Vila Viçosa Town Council. “The magazine is made up of diverse thematic units, editorial reviews, cultural news and interviews. The studies presented provide sustained, reflective and non-controversial approaches to history, heritage, the arts and literature. Produced by authoritative contemporary writers, both consecrated and young, and of outstanding intellectual quality, these excellent works – unpublished, forgotten or poorly studied –, illuminate the obscure or most hidden areas of our historical, cultural, artistic and architectural fabric”. The magazine has published 21 annual volumes since 1993. (See: <http://callipole.cm-vilavicoso.pt/index.html>). In 2018, Callipole celebrated its 25th anniversary, with a set of 25 issues and two special editions. There have been 21 volumes, 4 of them doubles. Not a single year has been missed. Callipole is not only remarkable for the number of issues and special editions it has published, but also for the number of pages its volumes contain: 6,900.
- **Jornadas do Património (CMVV)** – the heritage sessions are of great strategic importance and a major enhancement of Vila Viçosa's UNESCO World Heritage application. Its “central aims [are] to analyse the fundamental basis for scientifically justifying Vila Viçosa's candidacy for World Heritage, to promote the organization of events stimulating the analysis and debate of local heritage and to encourage the participation of institutions and the local community in the initiatives and debates related to heritage issues” (six editions since 2003). (in:<http://www.cm-vilavicoso.pt/pt/site-acontece/noticias/Paginas/VI-Jornadas-Do-Patrim%C3%B3nio-De-Vila-Vi%C3%A7osa.aspx>).
- **Olimpíadas do Património (CMVV)** – the Heritage Olympics are designed for the school population, 2nd and 3rd year students and teachers in particular, and aim

to inspire and reinforce the relationship and commitment between young people and their heritage, with special relevance for the schools belonging to the FCB intervention municipalities (I Heritage Olympics (February / April 2005); II Heritage Olympics (2005/2006); III Heritage Olympics (Vila Viçosa 2008/2009); I João Gonçalo do Amaral Cabral Heritage Olympics (2014/2015) II João Gonçalo do Amaral Cabral Heritage Olympics (2016/2017).

- **Livros de Muitas Cousas (FCB)** – these books, produced by the House of Braganza Foundation, present the history and heritage of the House of Braganza, and therefore often feature Vila Viçosa's history and architectural heritage (5 editions).
- **Vários elementos multimédia (FCB)** – multimedia dissemination of the House of Braganza's heritage in Vila Viçosa, in partnership with various entities. For example:
 - <http://www.fcbraganca.pt/videos/dia-do-castelo-2017.htm>;
 - http://www.fcbraganca.pt/videos/castelo_vv.htm;
 - <http://www.fcbraganca.pt/videos/aula.htm>.
- **Festa dos Capuchos (CMVV)** – The 'Feast of the Capuchins' has been celebrated for around 150 years, in the second week of September, dedicated to Our Lady of Mercy of the Capuchins. It is a manifestation of devotion, popular participation and coexistence. The Capuchin Convent Church dominates the celebrations, with most of the festivities taking place within its grounds. The event reinforces local identity, boosts economic development and strengthens the municipality's social cohesion, while also highlighting Vila Viçosa's cultural wealth. (Frequency: annual since 1863) (Declaration of municipal interest for the Festa dos Capuchos, in Vila Viçosa, procedure begun in 2013).

- **Feira Medieval (CMVV)** – The Medieval Fair was created for the dissemination of historical, cultural, religious and human built and monumental heritage, providing all residents and visitors with the possibility of reliving some periods that were important for the building of our identity and considering that Vila Viçosa is a place where you can feel and live the history of Portugal. (2 editions since 2012).

- **Feira renascentista (CMVV)** – This event was born out of the understanding that Renaissance historical recreation, combining theatrical entertainment and popular participation with historical rigour, is a suitable platform for spreading our history and local identities and enhancing our image, based on the fact that Vila Viçosa retains exceptional Renaissance heritage with high standards of authenticity. The Renaissance Fair is open to the participation of the local community in general and public from the widest range of contexts and sectors: from the cultural to the historical, as well as attracting tourism and business (1 edition, 2015).

- **Cartão Amigos do Património do Município de Vila Viçosa** – (Edital n.º 887/2009, 13/8 DR156IIS). The aim of the Friends of Vila Viçosa Heritage Card is to guarantee a heritage plan jointly organised by the local authority and the local community, anchored in the conviction that the future of Vila Viçosa lies in its heritage, and that its preservation and disclosure necessarily depends on the collaborating parties and that it is possible to devise and apply collective participation measures. Its main recipients are all persons, institutions and entities identified with the Heritage of Vila Viçosa, understood in its broadest sense, who feel the need to protect it whilst making it better known.

- **Prémio de Investigação Património Calipolense (CMVV)** – (Edital n.º 688/2009, 17/7 DR137DRIIS). The core purpose of this prize

6.j STAFFING LEVELS AND EXPERTISE (PROFESSIONAL, TECHNICAL AND MAINTENANCE)

is to encourage public recognition of studies that contribute to the enrichment of the local heritage. It aims to stimulate original and innovative contributions in the field of heritage, in its various modes, as well as to find other ways of enriching heritage and its understanding.

- **Henrique Pousão Painting Prize.**
- **Florbela Espanca Literary Prize.**
- **Various gastronomic events (CMVV).**

Site management involves the joint participation of staff from various institutions, including:

- **CMVV:** of the 142 employees assigned to the Town Hall and local council, including tourism staff⁵, about 14 are linked directly or indirectly to heritage enhancement and protection.
 - Senior Technicians:
 - 1 History graduate, specialising in Cultural Heritage;
 - 1 History and Archaeology graduate;
 - 2 Architecture graduates;
 - 6 Technical and operational assistants;
 - 4 Maintenance Assistants.
- **Alentejo Regional Directorate of Culture:** of the 70 employees assigned to the Directorate, about 50 are linked directly or indirectly to heritage enhancement and protection.
- **FCB**⁶: around 53 employees
 - Administrative, museological and library science activities (28)
 - Agricultural activity (10)
 - Repair and maintenance activities (15)

For the period 2020-2023, it is expected that the number of employees working in protection and enhancement areas will be maintained, although this may change if the application is approved.

⁵ Source: Personnel Map for the year 2018, CMVV, 2018.

⁶ Source: activity report 2017, FCB





Monitoring

Fig. 11
Ducal Palace. Facade Detail.
Photo FL, 2015..

This action plan will be reviewed every five years by the CMVV, with the support of a panel of experts in each subject and in collaboration with the Alentejo Regional Directorate of Culture and the Alentejo and Ribatejo Regional Tourism Board.

Continuous monitoring of the site's state of conservation using the indicators defined in this management plan will be a highly relevant tool. Monitoring thus serves as a means for those responsible to justify their conservation policy, needs and decisions by measuring the effectiveness of their actions and measures. The monitoring will be carried out by a CMVV technical team in collaboration with the specialist technicians of the Alentejo Regional Directorate of Culture, who will make suggestions about any necessary changes. This team will meet twice a year to evaluate the implementation of the action plan.

It should be borne in mind that monitoring is not only intended to verify whether or not planned actions are being carried out, but also that they serve the main purpose. In other words, the definition of the indicators is made essentially to evaluate the property's state of conservation as a UNESCO World Heritage Site and how it evolves over time. A multidimensional perspective is taken because, in addition to addressing conservation and conservation issues of heritage, it also deals with socio-economic and environmental aspects.

Every two years a monitoring report will be prepared for submission to UNESCO, which will include a report on the property's state of conservation and maintenance. It will thus contribute to the periodic reports that Portugal, as a State Party, has to submit on implementing the World Heritage convention.

7.a KEY INDICATORS FOR MEASURING THE STATE OF CONSERVATION

Indicator			
Designation	Unit	Frequency	Dossier location
State of conservation			
State of conservation of the listed monuments	% -Improvement over baseline	2 years	CMVV
State of conservation of the listed monuments - identification of impacts caused by climate change	Report / degree	Annual	CMVV
Work carried out on the listed monuments	Unit	2 years	CMVV
Actions' contribution to the enhancement of the Property	Report / degree	2 years	CMVV
State of conservation of the accompanying buildings	% -Improvement over baseline	2 years	CMVV
Work carried out on built and public space heritage	Number	2 years	CMVV
State of conservation of the public spaces	% -Improvement over baseline	2 years	CMVV
Total action investment	Amount in euros	2 years	CMVV
Co-financing	Amount in euros	2 years	CMVV
Implementation of mobility and inclusion plan	% of actions carried out	2 years	CMVV
Other indicators			
Assessment of action plan implementation	Nº. actions % of actions carried out	2 years	CMVV
Heritage forum efficiency	Survey / degree	Annual	CMVV
Heritage listing proposals	Number	3 years	
Degree of tourist and visitor satisfaction	Survey / degree		CMVV/
Annual visits to the museums, castle and Ducal palace	Nº. visits/year	Annual	CMVV/FCB
Seasonality of to the museums, castle and Ducal palace	Nº. visits/month	Annual	CMVV/FCB
Nº. of guests and overnight stays	Nº./year	Annual	CMVV
Seasonality of overnight stays	Nº./month	Annual	CMVV

Indicator			
Designation	Unit	Frequency	Dossier location
Jobs created in the tourism sector and locally trained	No./year	2 years	CMVV
New establishments for local trade	No./year	2 years	CMVV
Total action investment	Amount in euros	2 years	CMVV
Co-financing	Amount in euros	2 years	CMVV

7.b ADMINISTRATIVE ARRANGEMENTS FOR MONITORING THE PROPERTY

The CMVV has a technical office that, among other tasks, monitors the course of current building work. Given the protection of the site and its buffer zone, under the Portuguese Cultural Heritage Law, the Alentejo Regional Directorate of Culture (DRCA) and the Directorate General for Cultural Heritage (DGPC), both subject to the Ministry of Culture, ensure compliance with the legal norms on site protection, keep the inventory of its monuments up to date and authorise conservation, alteration or construction work to be carried out by private agents. The DRCA and the municipality meet periodically to assess developments on, in particular:

- Requests for licences to carry out work on buildings in the historic centre or the buffer zone;
- The need for conservation and restoration work on monuments.

Institution responsible for monitoring	Contact	Web site
CMVV	+351 268 889 310	http://www.cm-vilavicosa.pt
FCB	+351 268 980 659	http://www.fcbraganca.pt/
Alentejo Regional Directorate of Culture	+351 266 769 450	http://www.cultura-alentejo.pt/

7.C RESULTS OF PREVIOUS REPORTING EXERCISES

Non-applicable in this phase.



8

APPENDICES TO THE MANAGEMENT PLAN

Produced by the Vila Viçosa Town Council

October 2019

Fig. 12
Esperança Convent Church.
Fresco on the sacristy vaulting.

Table of contents

APPENDIX 1 **CULTURAL HERITAGE PROTECTION**

101

**1. Map showing monument locations
in the area nominated for inscription and in the buffer zone**

102

**2. List of the monuments in the area nominated for inscription and in the buffer zone,
with their respective classification diplomas**

103

3. Map showing the degree of importance of existing building

105

**4. Framework for the legal protection of architectural
and archaeological heritage in Portugal**

106

APPENDIX 2 **URBAN PLANNING AND PROTECTION SYSTEM**

111

1. Municipal Master Plan

112

2. Urbanisation Plan

114

3. Detailed plan for the safeguarding and enhancement of the historic centre of Vila Viçosa

117

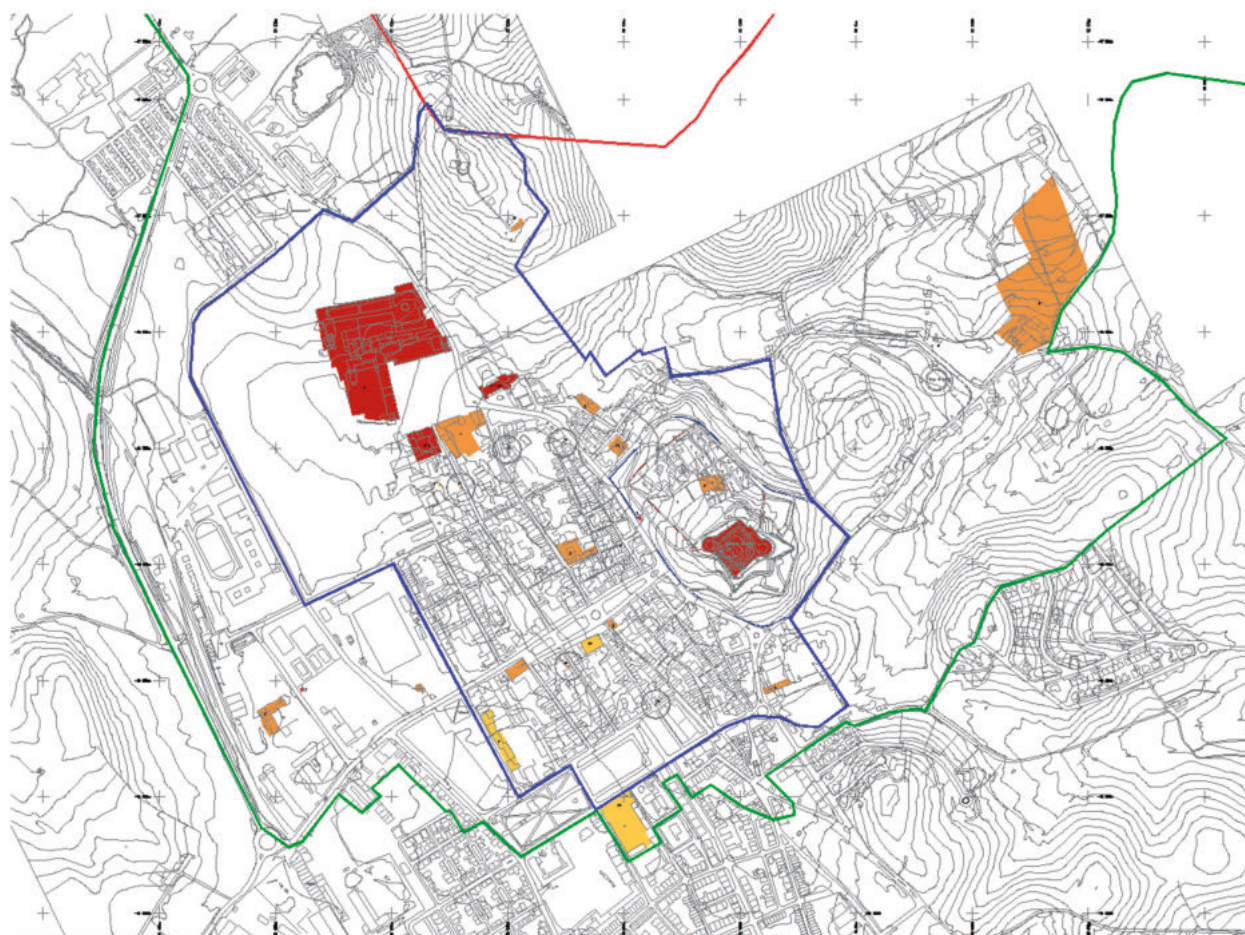
4. Municipal regulations for urbanisation and building

127

APPENDIX 3 **NOTES ON PUBLIC SURVEYS CARRIED OUT**

133

1. MAP SHOWING MONUMENT LOCATIONS IN THE AREA NOMINATED FOR INSCRIPTION AND IN THE BUFFER ZONE



Georeferenciado: PT-TM06/ETRS89

Vila Viçosa historic urban centre
Listed Buildings

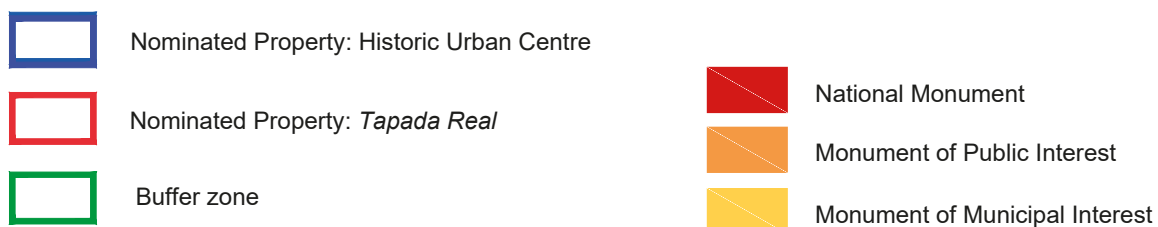


Fig. 1
Vila Viçosa Historic Centre. Map showing monument locations.

2. LIST OF THE MONUMENTS IN THE AREA NOMINATED FOR INSCRIPTION AND IN THE BUFFER ZONE, WITH THEIR RESPECTIVE CLASSIFICATION DIPLOMAS

DESIGNATION	LEGAL DIPLOMA	N.º ON MAP
A. National Monuments:		
A1. Located in the area of the property nominated for inscription		
Vila Viçosa Castle;	Decree of 16-06-1910, DG, n.º 136, 23-06-1910	1
The Agostinhos Church (Terreiro do Paço), listed in 1944;	Decree n.º 33 587, DG, I Series, n.º 63, 27-03-1944	5
The Chagas Convent Church and Cloister (Terreiro do Paço), listed in 1944;	Decree n.º 33 587, DG, I Series, n.º 63, 27-03-1944	6
Vila Viçosa Ducal Palace (Terreiro do Paço);	Decree n.º 251/70, DG, I Series, n.º 129, 3-06-1970	3
Vila Viçosa Pillory (Av. dos Duques de Bragança)	Decree of 16-06-1910, DG, n.º 136, 23-06-1910	4
A2. Located in the buffer zone		
Vila Viçosa Cross (Campo da Restauração)	Decree of 16-06-1910, DG, n.º 136, 23-06-1910	2
B. Monuments of Public Interest:		
B1. Located in the area of the property nominated for inscription		
Esperança Church (Largo Mouzinho de Albuquerque);	Decree n.º 33 587, DG, I Series, n.º 63, 27-03-1944	
Nossa Senhora da Conceição Church (Largo do Castelo);	Decree n.º 33 587, DG, I Series, n.º 63, 27-03-1944	12
Bishops' Palace (Terreiro do Paço);	Ordinance n.º 740-E/2012, DR, II Series, n.º 248 (supplement), 24-12-2012	7
Santa Cruz Church and Convent;	Ordinance n.º 740-DM/2012, DR, II Series, n.º 248 (supplement), 24-12-2012	8
S. Bartolomeu or S. João Evangelista Church (Praça da República);	Decree n.º 34 452, DG, I Series, n.º 59, 20-03-1945	11
House of the Arches/ Matos Azambuja Palace (Praça Martim Afonso de Sousa, 16);	Ordinance n.º 1050/2007, DR, II Series, n.º 221, 16-11-2007	9
Espírito Santo or the Misericórdia Church (Praça da República);	Ordinance n.º 165/2013, DR, II Series, n.º 67, 5-04-2013	19
S. Bento Chapel (Alto de S. Bento, Tapada Real), listed in 2013;	Ordinance n.º 233/2013, DR, II Series, n.º 72, 12-04-2013	20
Judge Barata dos Santos' Residence (Parish of Nossa Senhora da Conceição e São Bartolomeu).	Ordinance n.º 365/2017, DR, II Series, n.º 203, 20-10-2017	24

DESIGNATION	LEGAL DIPLOMA	N.º ON MAP
B2. Located in the buffer zone		
S. João Batista Chapel (Campo da Restauração), listed in 1997;	Decree nº 67/97, DR, I Series-B, n.º 301, 31-12-1997	13
Nossa Senhora da Lapa Church, Pilgrims' Lodge, Hermit's Residence and Chapel;	Decree nº 5/2002, DR, I Series-B, n.º 42, 19-02-2002	10
Church, Convent and Enclosure of Nossa Senhora da Piedade (Largo dos Capuchos), listed in 2012;	Ordinance nº 829/2015, DR, II Series, n.º 216, 4-11-2015 (rectified the plan attached to the ordinance and revoked the previous diploma)	
S. Domingos Church, listed in 2013.	Ordinance nº 307/2013, DR, II Series, n.º 99, 23-05-2013	
C. Ensembles of Public Interest (EPI):		
C1. Located in the area of the property nominated for inscription		
Vila Viçosa Stations of the Cross (Parish of Nossa Senhora da Conceição e São Bartolomeu), with integral parts being: the Rossio and São Paulo Station, at the entrance to Rua Dr. António José de Almeida; the Station in Rua Padre Joaquim da Rocha Espanca; the Rua dos Fidalgos Station (brought from Praça da República); the Largo José Sande Station (transferred from Rua da Corredoura); and the Station at Largo Mariano Prezado: the ensemble being listed in 2018.	Statement of Rectification n.º 278/2018, DR, II Series, n.º 72, 12-04-2018 (rectified the EPI classification category)	25
D. Monuments of Municipal Interest:		
D1. Located in the buffer zone		
Tapada Gate (São Bento), listed in 2006;		
Olive Press of the Vila Viçosa Olive Growers Cooperative / Alentejo Marmoris Hotel (Parish of Nossa Senhora da Conceição e São Bartolomeu), listed in 2008;		18
Sanches Baena Manor Cool House, listed in 2015;		
Paços do Concelho building, listed in 2015.		23
D2. Located in the buffer zone		
S. Luís Church/Hermitage (Largo dos Capuchos);		
Convent of Nossa Senhora do Amparo, or of São Paulo, or Fábrica de São Paulo, listed in 2015.		22

3. MAP SHOWING THE DEGREE OF IMPORTANCE OF EXISTING BUILDING



4. FRAMEWORK FOR THE LEGAL PROTECTION OF ARCHITECTURAL AND ARCHAEOLOGICAL HERITAGE IN PORTUGAL

Some aspects of safeguarding architectural and archaeological heritage:

The main legal diplomas referring to architectural and archaeological heritage are as follows:

- Law n.º 107/2001, 8th September (Portuguese Cultural Heritage Law);
- Decree-Law n.º 309/2009, 23rd October (which established the procedure for listing immovable property of cultural interest, as well as the legal regime governing buffer zones and the detailed safeguard plan);
- Decree-Law n.º 140/2009, 15th June (which established the legal regime governing studies, projects, reports, works or interventions on listed cultural property).

THE LISTING OF CULTURAL HERITAGE

The most important measure for the physical preservation of the architectural and archaeological heritage is its legal protection promoted by the state. It is through this that an immovable property, despite constituting the immovable property heritage of an individual, a family or a legal person is also recognized as the community's cultural heritage.

Immovable property may come into the categories of monument, ensemble or site, as defined in international law, in particular the World Heritage Convention (UNESCO, 1972) and the Convention for the Safeguarding of European Architectural Heritage (Council from Europe, 1985).

Immovable cultural property may be of national, public or municipal interest:

- National interest: when their protection and enhancement, in whole or in part, represents a cultural value of significance to the Nation;
- Public interest: when the respective protection and enhancement still represents a cultural value of national importance, but for which the protection regime inherent in the listing as national interest is disproportionate;
- Municipal interest: property whose protection and enhancement, in whole or in part, represent a cultural value of major significance for a given municipality.

ARCHITECTURAL AND ARCHAEOLOGICAL HERITAGE LISTING CRITERIA

The listing of architectural and archaeological heritage presupposes a selection based on criteria for determining the relative cultural value of the property.

The criteria to be applied, although derived from basic principles valid for all categories of heritage, differ according to the variety of cultural property under consideration.

The cultural heritage law establishes the following criteria for the listing of immovable cultural property:

- a) The matrical character of the property;
- b) The genius of the respective creator;
- c) The interest of the property as symbolic or religious testimony;
- d) The interest of the property as remarkable testimony of experiences or historical facts;
- e) The intrinsic aesthetic, technical or material value of the property;
- f) The architectural, urbanistic and landscape design;
- g) The size of the property and what it reflects from the viewpoint of collective memory;
- h) The importance of the property from the viewpoint of historical or scientific;
- i) The circumstances that may lead to a decrease or loss in the permanence or integrity of the property.¹

¹ Article 17. Of Law n.º 107/2001, cit.

In its instruction on the procedure for classifying immovable cultural property of national and public interest, the Directorate-General for Cultural Heritage verifies and documents the relevant cultural interest of the immovable property, particularly in the following areas:

- a) Historic;
- b) Paleontological;
- c) Archaeological;
- d) Architectural;
- e) Artistic;
- f) Ethnographic;
- g) Scientific;
- h) Social;
- i) Industrial;
- j) Technical.

Regarding the isolated features of architectural heritage, it is usual to bear in mind the following factors:

- a) The date of the building's construction and its affiliation with a particular movement, current or style;
- b) Rarity, in its typological, constructive or spatiotemporal context;
- c) The state of conservation;
- d) Persons, entities or historical or social events associated with the property;
- e) The architectural concept, including decorative elements, techniques and materials employed;
- f) The existence of a favourable urban or rural environment.
- g) The determination of cultural interest must separately or jointly demonstrate values of memory, antiquity, authenticity, originality, rarity, uniqueness or exemplarity².

² Article 21, n.º 2 of Decree-Law n.º 309/2009, cit..

THE BUFFER ZONES

Listed immovable properties, such as those of national or public interest, benefit from a special protection zone;

Properties listed as being of national or public interest benefit from a special protection (or buffer) zone. The buffer zones are administrative easements, in which neither the municipality nor any other entity may grant licences for construction or any works that alter the topography, alignments and ridges and, in general, the distribution of volumes and roofing or exterior cladding of buildings without the assent of the competent cultural heritage administration.

No intervention or work may be carried out inside or outside listed monuments, ensembles or sites, or any change in use likely to affect it, in whole or in part, without the express permission of the competent central administration (in the case of immovable property of national and public interest) or municipal (in the case of immovable property of municipal interest).

PRIOR REPORT

The studies and projects for the conservation, modification, reintegration and restoration works on properties that are listed, or in the process of being listed, are obligatorily prepared and signed by qualified and legally recognized experts or done so under their direct responsibility and must include a **prior report** on the importance and the artistic or historical evaluation of the intervention, which is the responsibility of a competent expert in this area.

The *Prior Report*, which accompanies the license application for the reconstruction, expansion, alteration and conservation of immovable

cultural property, addresses the importance and evaluation of the proposed works or interventions and particularly focuses on:

- a) Criteria that support the proposed reconstruction, extension, alteration and conservation works or interventions;
- b) Appropriateness of the works or interventions in relation to the characteristics of the property, taking into account the degree of national, public or municipal interest listing; as well as the underlying cultural importance: namely the historical, architectural, artistic, scientific, social or technical interest;
- c) Compatibility of the proposed systems and materials with the existing ones;
- d) Assessment of the benefits and risks of the proposed works or interventions;
- e) Consequences of the works or interventions on the archaeological heritage;
- f) The proposed use of the property;
- g) Bibliography and documentary sources relevant to the proposed works or interventions;
- h) General photographic or videographic interior and exterior survey of the ensemble and particular features.³

The **Interim Report** describes the ongoing work and that to be carried out, notably substantiating any changes in planning, techniques, methodologies and implementation in relation to the prior report or other relevant facts regarding large scale complex works or interventions.

The **Final Report** describes the nature of the works or interventions carried out, the examinations and analysis done, the techniques, methodologies, materials and treatments applied, and presents the graphic, photographic, videographic or other documentation of the process followed and the result thereof, containing:

- a) The features of the prior report;
- b) The justification of the deviations verified in execution;
- c) The assessment of the impacts of works or interventions carried out on the cultural property;

- d) The examinations and analyses carried out, the techniques, methodologies, materials and treatments applied;
- e) General or detailed photographic or videographic survey of the process followed and the final result of the work;
- f) Monitoring, inspection and maintenance plan to be carried out in relation to the cultural object of the works or interventions).⁴

ARCHAEOLOGICAL HERITAGE PROTECTION

The protection of archaeological heritage is based on the fullest possible knowledge of its existence, extent and nature.

Listing is the most effective way of protecting archaeological properties, although this measure of legal protection should only be applied to properties that whose characteristics include integrity and exemplarity.

In places where remains, property or other archaeological evidence is presumed to be present, a protective *archaeological reserve* may be established on a preventive and temporary basis to ensure that emergency work is carried out to determine its importance⁵. The creation of archaeological reserves, even in places where remains are submerged or invisible on the ground, aims to preserve material evidence that will be studied by future generations.

For archaeological property, the principle of *preservation by record* is also applicable under the law⁶. In addition to the actual record made by archaeologists in the course of archaeological work, this principle encompasses its dissemination to the scientific community and the population directly concerned with its preservation.

Archaeological works are considered to be all *excavations, surveys* and other investigations aimed at the discovery, knowledge, protection and

³ Article 15.º of Decree-Law n.º 140/2009, cit..

⁴ Article 11.º of Decree-Law n.º 140/2009, cit..

⁵ Article 75.º, n.º 2, of Law n.º 107/2001, cit..

⁶ Article 75.º, n.º 1, of Law n.º 107/2001, cit..

enhancement of the archaeological heritage⁷. The property resulting the archaeological works are national heritage, and it is up to the State and the Autonomous Regions to archive, conserve, manage, enhance and disseminate them⁸.

Archaeological works are considered to be all excavations, prospects and other investigations aimed at the discovery, knowledge, protection and enhancement of the archaeological heritage. The property resulting from the archaeological works are a national heritage, and it is up to the State and the Autonomous Regions to archive, conserve, manage, enhance and disseminate them.

Archaeological excavations are the removal of soil from the ground, underground or underwater environments that, according to archaeological methodology, are carried out in order to discover, know, protect and enhance archaeological heritage⁹.

Archaeological surveys are surface explorations without the removal of soil that, according to archaeological methodology, in preparation for archaeological excavations¹⁰.

VILA VIÇOSA ARCHAEOLOGICAL CHARTER:

The Vila Viçosa Archaeological Charter (approved at a Town Council meeting on 12/06/2019) enables knowledge about both the importance of municipal archaeological sites and human evolution in the area to be updated. It therefore has a significant role regarding prevention and the safeguarding of heritage. The Charter can be used together with other urban regeneration instruments and transferred to the Municipal Master Plan, thus constituting, in terms of municipal management, a fundamental instrument for the Integrated Management of the area. It is also useful for a wide range of sectors, such as science, culture, business and tourism; as well as varied recipients, es-

pecially schools, associations, and even individual citizens.

NATIONAL NORMS REGARDING WORLD HERITAGE

In safeguarding architectural and archaeological heritage, Portuguese law establishes an appropriate articulation with international law, in particular with the Convention Concerning the Protection of the World Cultural and Natural Heritage (UNESCO, 1972).

With regard to the Portuguese cultural property included on the World Heritage Indicative List, the law determines the unofficial opening of the listing procedure, in terms of the degree of national interest, and the establishment of the respective buffer zone¹¹. Through this, UNESCO and the communities and authorities concerned guarantee prior legal protection of the immovable property and the commitment to safeguard this part of the heritage (which the Portuguese Government considers part of the heritage of humanity).

Considering that the preservation of heritage already included on the World Heritage List is a duty of the State, Portuguese law stipulates that immovable cultural property included on that list is included, for all purposes and in its respective category, on the list of property classified as being of national interest¹².

Finally, since no work and no feature of cultural heritage should, as a general rule, be dissociated from its environment, the law provides that the immovable property buffer zone included on the World Heritage List is, to all intents and purposes, a special protection zone¹³.

⁷ Article 77.º, n.º 1, of Law n.º 107/2001, cit..

⁸ Article 74.º, n.º 3, of Law n.º 107/2001, cit..

⁹ Article 77.º, n.º 2, of Law n.º 107/2001, cit..

¹⁰ Article 77.º, n.º 3, of Law n.º 107/2001, cit..

¹¹ Article 72.º, n.º 1, of Decree-Law n.º 309/2009, cit..

¹² Article 15.º, n.º 7, of Law n.º 107/2009, cit..

¹³ Article 72.º, n.º 2, of Decree-Law n.º 309/2009, cit..

1. MUNICIPAL MASTER PLAN

EXCERPTS FROM THE VILA VIÇOSA MUNICIPAL MASTER PLAN

The Municipal Master Plan (PDM) establishes regulations regarding heights and construction areas in the historic urban centre stating that new buildings or the extension of existing ones cannot exceed the dimensions prevailing in the vicinity (Chapter V of the PDM Regulations).

ARTICLE 36/2 TEXT

Buildability

- 1 - Buildability on urbanized land is governed by the following urban parameters:

	Level1	Level 2	Level 3	Reference
Single/Two-family housing:				
Land use index (maximum)	1,4	1	1	m ² /m ²
Land occupation index (maximum)	1	1	1	m ² /m ²
Maximum number of floors	3	2	2	unit
Collective housing:				
Land use index (maximum)	2.1	2.1	1.4	m ² /m ²
Land occupation index (maximum)	0.7	0.7	0.7	m ² /m ²
Maximum number of floors	3	3	2	unit
Other uses:				
Land use index (maximum)	2.1	1.8	1	m ² /m ²
Land occupation index (maximum)	0.7	0.7	0.5	m ² /m ²
Maximum number of floors	3	3	2	unit
Facade height (maximum)	9	9	6.5	m

- 2 - The construction of buildings on open ground, or to replace existing ones, is subject to the following requirements:
 - a. Maintenance of the boundaries between public and private space, when there is no defined street alignment. The areas necessary for the rectification or widening of streets are given to the

- municipality free of charge by the owners;
- b. The height of the facade and the building's construction areas may not exceed the dimensions prevailing in the vicinity, with the existence of some buildings exceeding the prevailing dimensions setting no precedent;
- c. The architectural typology will be defined by the predominant typologies of the surrounding buildings;
- d. The maximum depth of the buildings will be 15 m, but the new construction may not, however, exceed the depth of the adjacent buildings to a minimum depth of 11 m, without prejudice to the general regime;
- e. The construction of non-housing annexes is allowed, provided that the dimensions referred to in paragraph 1 of this Article are not exceeded, and the constructions do not occupy an area greater than 10% of the total area of the lot or property in which they are located, and do not exceed 40 m² or a ceiling height of more than 2.5 m.

In the PDM, Tapada Real is integrated in the municipal ecological structure, with the aim being to ensure that agricultural or forestry activities develop in a sustainable manner, avoiding the destruction of landscape compartmentalisation structures and others that ensure the continuity of ecological processes, aiming at compatible uses for agriculture and forestry, according to soil qualification.

ARTICLE 11 TEXT

- MUNICIPAL ECOLOGICAL STRUCTURE

Scope

- 1 - The land is listed as part of the municipal ecological structure with the aim being to

ensure the functions and ecological balance of the territory are maintained.

- 2 - The municipal ecological structure consists of:
 - a. Key Elements - water lines and adjacent areas, reservoirs and buffer strips and ecologically sensitive area and ecological corridors;
 - b. Complementary Elements - wooded or to be planted road axes, tapada real and urban ecological structure;
 - c. Singular Elements - natural or built features that, due to their uniqueness and landscape framing, must integrate the ecological structure.
- 3 - On this land, the uses provided for in the PDM planning are maintained, the occupation criteria and the conditions regarding the various classes of space to which they belong are applied.
- 4 - Agricultural, pastoral and forestry activities may develop in a sustainable manner, avoiding the destruction of landscape compartmentalisation structures and others that ensure the continuity of ecological processes.

2. URBANISATION PLAN

VILA VIÇOSA URBANISATION PLAN

The Vila Viçosa Urbanisation Plan implements the spatial planning and urbanism policy by providing the frame of reference for the application of urban policies and defining the urban structure, the land use regime and the criteria for the transformation of the territory. The intervention area includes urban soil (the urban perimeter) and rural soil. Its main objectives are: the safeguarding and enhancement of cultural heritage; ensuring balanced transition areas between the urban core and rural land; strengthening social cohesion and promoting sustainability; and boosting the local economy.

From among the various protection and cultural heritage enhancement mechanisms, the following are highlighted:

- The **ecological urban structure**, which corresponds to a set of areas (including green spaces, tree alignment, garden spaces, private thoroughfares) which, by virtue of their biophysical or cultural characteristics and their biophysical continuity, contribute to the ecological balance and protection, conservation and environmental and landscape enhancement of the territory;
- The **heritage system**, which integrates the cultural heritage consisting of the architectural and archaeological aspects and which, by their characteristics, are assumed to have recognized historical, archaeological, architectural, artistic, scientific, technical or social importance, whether listed or not, and privileges the protection, conservation and enhancement of its constituent features;
- The obligatory **archaeological monitoring** of all works to be carried out on listed buildings, or those located at a distance of up to 50 m, which require removal of the subsoil;
- The obligation that the future alteration or construction projects in the Vila Viçosa urban core be carried out in terms of **preservation and enhancement**, recommending the conservation and recovery of the volumes,

facades, materials and building system, as well as the characteristic materials and colours of the place.

EXTRACTS FROM THE VILA VIÇOSA URBANISATION PLAN

ARTICLE 10

The ecological urban structure

- 1 - The ecological urban structure (EEU), identified in the respective charter, corresponds to a set of areas that, due to their biophysical or cultural characteristics and their biophysical continuity, aim to contribute to the ecological balance and protection, conservation and enhancement of the territory's environment and landscape;
- 2 - The EEU is consists of:
 - a. Fundamental Features:
 - i. Green Spaces;
 - b. Green Spaces for Framing and Enhancement;
 - c. Green Spaces for Collective Use;
 - i. Riparian Galleries;
 - ii. Spaces of Greater Ecological Sensitivity.
 - d. Complementary Features:
 - i. Tree Alignments;
 - ii. Garden Spaces;
 - iii. Private Thoroughfares;
 - iv. Pedestrian Network;
 - v. Cycling Network.
- 3 - In EEU areas, the following must be observed:
 - a. The protection of areas of greatest ecological sensitivity and of value for the conservation of fauna, flora and habitats;
 - b. The protection of the soil and hydrological regime through the preservation

- of ecological corridors and their water lines;
 - c. Ensuring that preference is given in the EEU to uses or actions to restore ecological balance that favour the functionality of water lines, flood risk prevention and landscape enhancement in the case of degraded areas;
 - d. The preservation of traditional landscape features;
 - e. In cases where vegetation and tree alignments are in poor condition or even absent, phytosanitary treatments, replanting or planting actions with indigenous plant species should be promoted.
- 4 - In the areas making up the EEU, the following are not permitted:
- a. Landfill or excavation operations leading to alteration of the natural relief and arable soil layers, except those necessary for the implementation of the activities permitted by the Plan for the respective soil categories;
 - b. The felling or uprooting of hardwood trees associated with riparian galleries;
 - c. The artificialization of natural drainage lines.

HERITAGE SYSTEM

ARTICLE 12

Identification

- 1 - The Heritage system, represented in the Zoning Plan, integrates the architectural and archaeological features making up the cultural heritage and which, by their characteristics, are assumed to be of recognised historical, archaeological, architectural, artistic, scientific, technical or social interest, whether listed or not, and that favour the

protection, conservation and enhancement of their constituents;

ARTICLE 14

Archaeological Heritage

- 1 - The whole area covered by the Urbanisation Plan is considered sensitive from the point of view of safeguarding the Archaeological Heritage.
- 2 - Interventions on listed buildings or those within a 50 m perimeter, which involve building or demolition, with implications for the subsoil, are still subject to the obligation of archaeological monitoring during their execution.

ARTICLE 15

Archaeological remains

The discovery of any archaeological remains in the area covered by the Plan requires the immediate suspension of work on the site and also its immediate communication to the competent authorities, in accordance with the legal provisions.

ARTICLE 21

Central Space

- 1 - The central spaces correspond to the consolidated zones of the urban agglomerate where several uses coexist and where the main functions of the town are located.
- 2 - In these spaces, the regeneration of the building and the sealing of the urban fabric should be privileged, as well as the diversity of uses and requalification of the public space, respecting the morphotypological characteristics of the existing urban fabric.
- 3 - Without prejudice to the applicable provisions, the central space must comply with the following:

- a. The urbanistic operations must be carried out in terms of the preservation and enhancement of the Historic Centre, with the conservation and restoration of the volumes, facades, materials and constructive system being recommended;
- b. The urban image of the town must be respected, using the morphotypes, materials and colours characteristic of the place;
- c. Existing alignments should be maintained whatever the intervention;
- d. With the exception of the previous point, which refers to the alignment of the extrados facade, those cases where the technical feasibility (structural reinforcement solution or for the improvement of energy and acoustic efficiency) is proven and provided that the correct integration of the intervention is ensured, in the urban morphology;
- e. The articulation with the volume of contiguous constructions must be guaranteed;
- f. In the expansion works, the structural solutions must be duly grounded and compatible with the pre-existing ones;
- g. The number of homes may be increased provided that:
 - i. This does not lead to the decharacterization of the existing building;
 - ii. This does not lead to the total or partial destruction of structural and decorative features of architectural value;
- h. In the case of alteration or extension works that involve demolition, the demolition of resistant interior or exterior walls or other structural elements - such as arches, vaults, masonry staircases and chimneys - is not permitted, except

for buildings which are threatened with ruin, pose a danger to public health or the safety of persons and goods, and which are considered technically and financially unrecoverable, as evidenced by a Technical Report approved by the Town Council.

3. DETAILED PLAN FOR THE SAFEGUARDING AND ENHANCEMENT OF THE HISTORIC CENTRE OF VILA VIÇOSA

DETAILED PLAN FOR THE SAFEGUARDING AND ENHANCEMENT OF THE HISTORIC CENTRE OF VILA VIÇOSA

The Detailed Plan for the Safeguarding and Enhancement of the Historic Centre of Vila Viçosa is intended to detail the norms applicable to the historic centre, providing for land use and general building conditions, both for new buildings and for the transformation of existing buildings. It has come into effect fairly recently (September 2018). The main aim of the Plan is to promote both the conservation and restoration of the built heritage and urban requalification.

Its main aims are as follows:

- Urban requalification, to bring a new quality to the place and its inhabitants;
- Inventory of buildings in addition to the heritage features, which are important for the understanding of the urban group;
- Implementation of new uses to revitalise the experience of the space;
- Creation of new properly equipped leisure areas and public spaces and regeneration of others;
- Improvement of road and pedestrian infrastructures, as well as creating more car parks;
- Definition of intervention levels for each construction;
- Building quality control by defining building feature typologies.

The work carried out in support of the Detailed Plan for the Safeguarding and Enhancement of the Historic Centre of Vila Viçosa have established a hierarchy of architectural values corresponding to a differentiated framework, conditioning interventions. Besides this framework, a group of rules have been defined to ensure the integrated interpretation of the Vila Viçosa Historic Centre, set out in the plan's regulations.

- Level 1 - Corresponds to properties listed or in the process of being listed and adjacent buildings that are part of the same built group, according to the table of Art. 10, and also properties proposed for listing;

- Level 2 - Corresponds to the properties of major architectural value in their entirety or in parts, as an architectural expression of an era;
- Level 3 - Corresponds to the accompanying buildings, when some of these buildings contain features of architectural value.

The main formal characteristics of the accompanying buildings have also been studied, namely the different types of facades, roofs, spans and walls. Based on this work, it has been possible to create support rules for conservation or alteration building projects that guarantee the continuity of the characteristics and environment of the old urban core.

This plan is of major importance for the management of Vila Viçosa's historic centre, as it defines rules for activity (volumetrics, architectural design, materials, textures, colours and commercial signage) for the preservation of its authenticity and integrity.

The plan also provides for greater protection of archaeological heritage by defining five archaeological sensitivity zones (Figure 2) according to the likelihood of archaeological remains. This is based on heritage occurrences and historical analysis of human and urban occupation in the town over the ages.

- High Sensitivity Zone - intramural and zone of the "Villages" (the lower, upper and middle village) corresponding to the original Vila Viçosa groups, which is considered to cover as far as the 13th century;

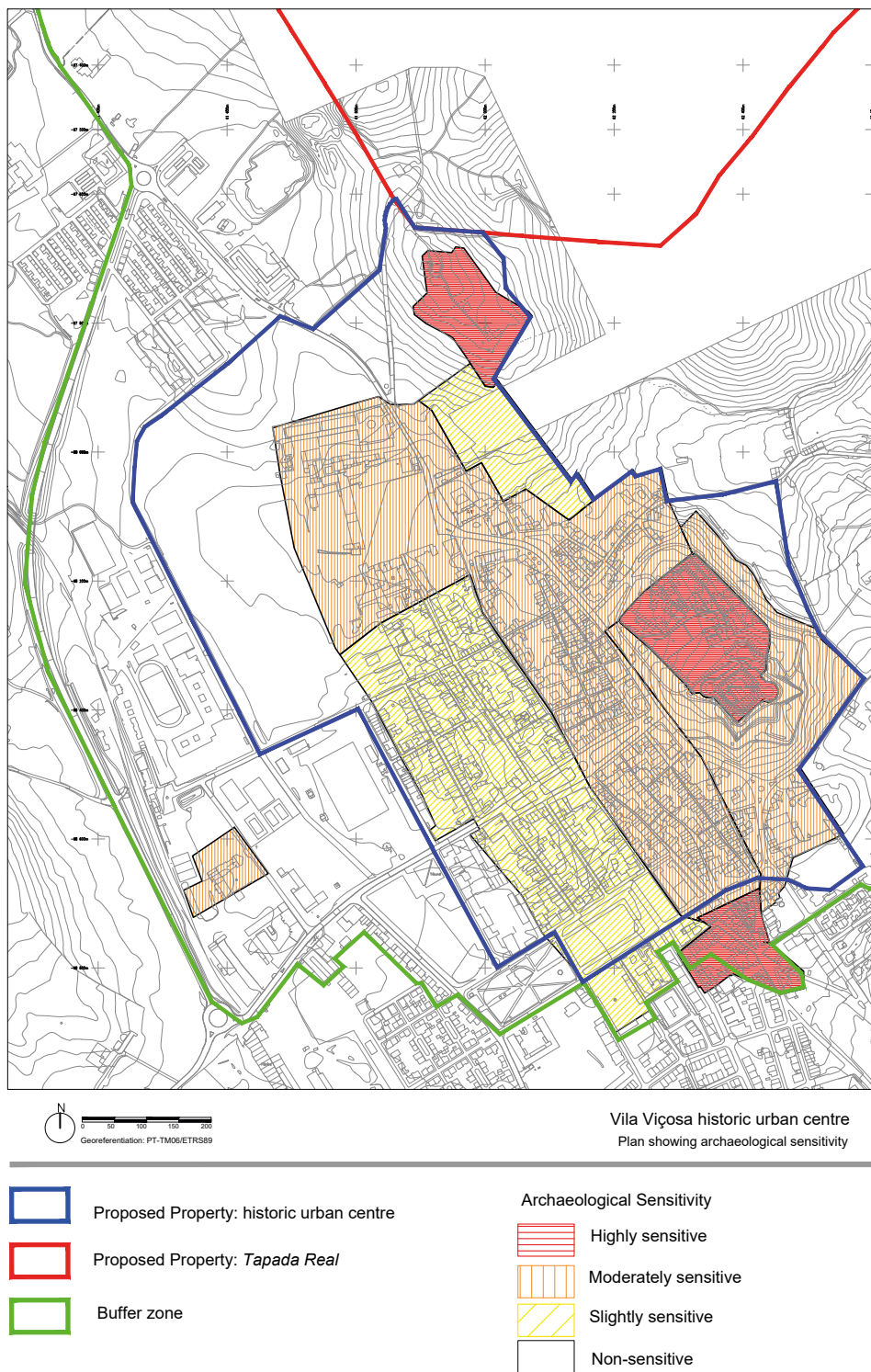


Fig. 2
Vila Viçosa Historic Core. Map of archaeological sensitivity.

- Medium Sensitivity Zone – central zone along the two longitudinal axes: Avenida dos Duques de Bragança and Rua Florbela Espanca / Rua Dr. António José de Almeida, Terreiro do Paço and the Ducal Palace, and Lapa Church;
- Reduced Sensitivity Zone – the whole intramural zone of the “New Enclosure”, excluding the zones mentioned above;
- Zero Sensitivity Zone – the rest of the area subject to intervention in the Plan.

The archaeological heritage protection rules are intended to regulate interventions on built heritage that involves demolition (on the facades or structure) or underground removal works. This type of work is subject to technical advice on the archaeological component, which is given by an archaeologist working for the municipality or, in the absence of an archaeologist, by the competent cultural heritage administration, which may lead to the imposition of systematized precautionary measures at four levels.

- High Sensitivity Zone: study and characterization, including archaeological excavation, of areas of the property to be affected by demolition or underground intervention on buildings earlier than the second half of the 20th century;
- Medium Sensitivity Zone: study and characterization, including archaeological surveys, of areas of the property to be affected by demolition or underground intervention on buildings earlier than the second half of the 20th century;
- Reduced Sensitivity Zone: archaeological monitoring of demolition works or underground intervention;
- Zero Sensitivity Zone: absence of preventive archaeological constraints.

EXTRACTS FROM THE PLAN FOR THE SAFEGUARDING AND ENHANCEMENT OF THE HISTORIC CENTRE OF VILA VIÇOSA

ARTICLE 2

Aims

The main aims of the Plan are as follows:

- Urban requalification and regeneration based on sustainable development;
- Inventory of buildings that are important for the understanding of the urban ensemble;
- Implementation of new uses and functions that can revitalize the spatial experience;
- Regeneration and implementation of leisure areas and public spaces;
- Requalification of the road and pedestrian structure;
- Definition of intervention levels for each construction.

ARTICLE 13

Regime

Any intervention in the heritage identified in the previous article, as well as the demolition of parts corresponding to interventions dated after its origin and that, in some way, promote its enhancement, taking into account the building's original characteristics, without compromising the architectural integrity of the property or ensemble from a volumetric, structural or cultural value point of view must comply with the following:

- Demolition is not permitted without prior approval from the Vila Viçosa Town Council (CMVV);
- The adulteration of its features is not permitted without the prior approval of CMVV;
- Whenever works of low urban relevance take place on sites with “water architecture” features or within 5 m of these, the CMVV must approve the intervention.

SECTION III Archaeological heritage

ARTICLE 14 Identification

- 1 - Archaeological heritage includes all places where the presence of traces of human evolution can be identified, whose preservation and study enables the tracing of the history of mankind, and whose main source of information consists of excavations, surveys and other archaeological research methods.
- 2 - The sites with archaeological works inventoried by the Endovelic database, in the Plan's intervention area and marked on the Implementation Plan correspond to:

N.º	CNS	Type of Site	Designation
A	821	Church	Agostinhos Church
B	10709	Convent	Vila Viçosa - Chagas Convent
C	11474	Unspecified	Pilgrim's Lodge
D	4858	<i>Villa</i>	Vila Viçosa
E	30563	Site	Vila Viçosa - Rua Pública Hortência de Castro
F	30566	Building	Vila Viçosa - Braganza Ducal Pantheon

ARTICLE 15 Archaeological sensitivity

- 1 - The mapping of degrees of archaeological sensitivity has been defined according to the likelihood of archaeological remains. This is based on the heritage occurrences and historical analysis of human and urban development, defined in the Implementation Plan — Heritage and Archaeological Sensitivity.
- 2 - There are 4 defined levels of archaeological sensitivity:

- a) High Sensitivity Zone - intramural and zone of the "Villages" (the lower, upper and middle village) corresponding to the original Vila Viçosa groups, which is considered to cover as far as the 13th century;
- b) Medium Sensitivity Zone – central zone along the two longitudinal axes: Avenida dos Duques de Bragança and Rua Florbela Espanca / Rua Dr. António José de Almeida, Terreiro do Paço and the Ducal Palace, and Lapa Church;
- c) Reduced Sensitivity Zone – the whole intramural zone of the "New Enclosure", excluding the zones mentioned above;
- d) Zero Sensitivity Zone – the rest of the area subject to intervention in the plan.

ARTICLE 16 Regime

Any urbanistic operation involving demolitions or underground disturbances shall be subject to the carrying out of archaeological work by an archaeologist authorized by the competent administration. This will take into account the applicable legislation and be in accordance with the level of archaeological sensitivity of the area concerned, established in the Implementation Plan: heritage and archaeological sensitivity, namely:

- a) High Sensitivity Zone: study and characterization, including archaeological excavation, of areas of the property to be affected by demolition or underground intervention on buildings earlier than the second half of the 20th century;
- b) Medium Sensitivity Zone: study and characterization, including archaeological surveys, of areas of the property to be affected by demolition or underground intervention on buildings earlier than the second half of the 20th century;
- c) Reduced Sensitivity Zone: archaeological monitoring of demolition works or underground intervention;
- d) Zero Sensitivity Zone: absence of preventive archaeological constraints. However, in the case of any archaeological remains being found, the promoter of the work is obliged to suspend the work in question and to immediately report the find in ac-

cordance with paragraph 1 of art. 78 of Law No. 107/2001 of 8th September.

ARTICLE 17

Archaeological Remains

The identification of archaeological remains during any works, in places where the existence of archaeological heritage may or may not be foreseeable, implies the implementation of specific measures arising from the applicable legislation:

- a) The identification of archaeological remains during the execution of any works requires their immediate cessation in the place and the communication of the occurrence to the Town Council and competent authority;
- b) The municipality of Vila Viçosa Town Council or its competent authorities shall be entitled to suspend works in which archaeological remains are identified with a view to considering and applying measures to minimize archaeological impact in accordance with the legislation in force;
- c) The conditions for lifting the temporary suspension of the work, referred to in the previous paragraph, must be immediately defined;
- d) The temporary suspension of the work due to archaeological works also implies the suspension of the deadline, for the purposes of the respective Construction Licence validity.

SECTION II

General Provisions

ARTICLE 21

Common Provisions

- 1 - In the plan's intervention area, the regeneration of the building and the sealing of the urban fabric should be privileged, as well as the diversity of uses and the requalification of the public space. The morphotypological characteristics of the existing urban fabric should be respected, as well as the town's image regarding the place's characteristic materials and colours.

ARTICLE 30

The heritage framing space

- 1 - The heritage framing space is the west slope of Outeiro do Ficalho and aims to protect the views and setting of Vila Viçosa castle, where it is intended to maintain the existing situation and promote the surrounding landscape.
- 2 - The construction of new buildings should take into account the direct negative visual impacts on and from Vila Viçosa Castle, listed as a National Monument.
- 3 - In these spaces, allotment operations are prohibited.

SUBSECTION IV

Green spaces

ARTICLE 34

Common Provisions

- 1 - Green spaces aim to ensure the enhancement and protection of the natural ecosystems and the landscape, as well as the maintenance of the town's functions and ecological balance and correspond to the following:
 - a) Green spaces for Framing and Enhancement;
 - b) Green spaces for Collective Use;
 - c) Tree alignments.
- 2 - These spaces can have recreational functions, compatible with their protective purpose, with a preference for pedestrian, bicycle and equestrian circuits, maintenance circuit or belvederes.
- 3 - The placement of urban furniture is permitted, namely paper bins, benches, tables and benches for lunch and vertical signs to support activities compatible with the ecological structure in areas deemed appropriate and necessary.
- 4 - In these spaces, action must be taken to maximize their scenic quality and restore the landscape, namely in terms of plant material, using indigenous and traditional species of the regional landscape, and in terms of inert material for paving, using regional materials.

ARTICLE 35

Green spaces for Framing and Enhancement

Green spaces for Framing and Enhancement are spaces of environmental and scenic importance, being fundamental for the ecological balance of the place, and must comply with the following rules:

- a) Current uses and functions are preferably to be maintained;
- b) New construction is prohibited;
- c) Without prejudice to the previous paragraph, and as long as it does not significantly alter the morphology of the landscape, the implementation of urban furniture and light removable buildings supporting recreational and leisure activities is allowed;
- d) In the area surrounding the Castle, the sporting and recreational use of space by inhabitants and visitors should be privileged, through the placing of appropriate urban furniture, integrated pedestrian paths and living areas, the redefining of plantations and plant species, and recovery work on the Castle ramparts and barbican, whenever necessary;
- e) Soil sealing is prohibited, except in cases deemed essential for the fulfilment of the minimum parking requirements and other infrastructures provided for in these regulations, and constructive solutions should be adopted to minimize such sealing.

ARTICLE 36

Green spaces for Collective Use

- 1 - Green spaces for Collective Use are green areas, equipped or not, that allow for the population's recreation and leisure and the landscape framing of the urban structure where they are inserted, including garden spaces and squares or large green spaces, where the sealing of the soil and the construction of new buildings is prohibited, except for framing or circulation sealing, outdoor sports support equipment, children's playgrounds, recreational and leisure facilities, and food and beverage kiosks.

- 2 - In cases where vegetation and tree alignments are in poor condition or even absent, phytosanitary treatment, replanting or planting with indigenous plant species should be promoted.

SECTION IV

Building qualification

ARTICLE 39

Architectural qualification of buildings

Interventions in existing buildings are permitted according to their qualification after having been assigned a level, identified in the Implementation Plan, which reflects the architectural value of all buildings in the Plan area, as follows:

Level 1 - Corresponds to properties listed or in the process of being listed and adjacent buildings that are part of the same built group, according to the table of article 10, and also properties proposed for listing according to table n. 1 of article 12;

Level 2 - Corresponds to the properties of major architectural value in their entirety or in parts, as an architectural expression of an era, according to annex 5;

Level 3 - Corresponds to the accompanying buildings, when some of these buildings contain features of architectural value as identified in the Implementation Plan – use and occupation and annex 6.

ARTICLE 40

Permitted urban operations

- 1 - The works permitted in the present regulations should be carried out in terms of preserving and enhancing the Historical Centre and its historical and architectural characteristics. The conservation and restoration of the volumes, scale, facades, nature and colour of the materials, decorative features and building system is recommended.
- 2 - For each of the levels referred to in the preceding Article, and without prejudice to the applicable legal provisions, there is a

differentiated framework of intervention conditions, namely:

- a) Level 1 - conservation and, exceptionally, alteration works are only permitted in cases where this is indispensable to provide natural lighting and ventilation and a minimum living space.
 - b) Level 2 – the same as in the previous level and, furthermore, minor alteration works and in cases of evident property degradation and eventual expansion works, provided that they maintain the street front image, and also create a bay to solve the private parking problem.
 - c) Level 3 – the same as in the previous level and also construction, reconstruction and demolition works.
- c) Articulation with the volume of the contiguous constructions is guaranteed;
 - d) Frontal alignment and full occupation;
 - e) The existing remarkable plant species and water architecture features in the public places must be safeguarded;
 - f) No joint projects initiated by the Town Council may be compromised.
- 5 - In partial demolition works, the demolition of resistant interior or exterior walls or other structural features - such as arches, vaults, masonry staircases and chimneys - is not permitted, except for buildings that are threatened with ruin and pose a danger to public health or the safety of persons and property.

ARTICLE 41 Regulations

- 1 - In any type of work or urban operation, whether for new or existing buildings, except facilities for public use, the provisions in Chapter V shall be complied with;
- 2 - Any intervention in the building subject to urban operation should, whenever possible, include the optimization of the building's energy performance.
- 3 - The urban operations to be carried out on buildings with architecturally identified features in the implementation plan - use and occupation and in the Annex VI table shall preserve these features whenever possible and in an integrated manner in the new construction or give them to the Vila Viçosa Town Council.
- 4 - In addition to the previous paragraphs, the extension works must comply with the following provisions:
 - a) The area of implantation expansion may not exceed that foreseen in Art. 28 and the following in each space class;
 - b) The indispensable natural ventilation and lighting conditions should be ensured, as well as healthy conditions in the enlarged building and its surroundings, complying with the provisions of the General Regulations for Urban Buildings regarding minimum distances;

BUILDING INTERVENTION REGULATIONS

ARTICLE 42

General Provisions

- 1 - The provisions aim to guarantee the safeguarding and enhancement of the form, character and integrity of the buildings making up the Vila Viçosa historic centre.
- 2 - The provisions correspond to the intervention rules for colours and the following components:
 - a) Facades;
 - b) Roofing;
 - c) Bays;
 - d) Grills and railings;
 - e) Over-hanging bodies;
 - f) Walls;
 - g) Lofts and basements;
 - h) Garages;
 - i) Signs, awnings, announcements, information panels and shop windows;
 - j) Esplanades.
- 3 - Any intervention, material or colour that is not covered by the following rules should be the subject of an overall study showing that its integration is harmonious.
- 4 - The Town Council may enforce the demolition or removal of any feature or part of a building that is or may be deemed dissonant.

ARTICLE 43

Colours

The colours permitted are defined in Annex II and their combinations in the various features of a building are those set out in Annex III.

ARTICLE 44

Facades

Urban planning operations for existing or new buildings must comply with the following:

FACADES	Level 1*	Level 2	Level 3
They must be plastered, whitewashed or painted with a smooth white finish, matching the colours stipulated in Annex II and III.	X	X	
On the facades of buildings retaining lime plaster, only whitewashing or compatible paints will be permitted.	X	X	

FACADES	Level 1*	Level 2	Level 3
The use of ceramic tiles or stone or tile waste on any exterior wall is prohibited.	X	X	X
Bases must be in white marble or plaster painted in the colours stipulated in Annex III, with polished stone features prohibited.	X	X	
Later facades visible from public thoroughfares must be kept in good aesthetic and architectural condition and duly set within the surrounding building.	X	X	X

* Only buildings that are part of the complex but are not listed or are in the process of being listed are considered.

ARTICLE 45

Roofing

Urban planning operations for existing or new buildings must comply with the following:

ROOFING	Level 1*	Level 2	Level 3
The roofing must be red clay straw roof or Roman tiles.	X	X	X
Exceptionally, and if duly justified, lusa tiles with curved contours identical to straw roof tiles, and in natural colour, may be used.		X	X
Terraced roofing may be brick clad.	X	X	X
The gable slope cannot exceed 26°, with the exception of cases when this would be technically unviable.	X	X	X
The building firewalls cannot jut out from the respective gable cladding.	X	X	X
The types of eaves and chimneys allowed must respect the town's usual forms and materials, maintain the same type of integration in facades or roofs and correspond to those stipulated in Annex I.	X	X	X

* Only buildings that are part of the complex but are not listed or are in the process of being listed are considered.

ARTICLE 46

Bays

Urban planning operations for existing or new buildings must comply with the following:

BAYS	Level 1*	Level 2	Level 3
Ideally, the bays should be vertical and follow the rules defined in Annex II.	X	X	X
No wide bays may be created for commercial or other purposes.	X		
The bays cladding (mouldings) must be of white marble or traditional plaster, with a minimum width of 10 cm. Other solutions are permissible in the new buildings, as long as they do not compromise the town's characteristic image.	X	X	
The frames of the bays should, preferably, be painted or varnished wood or iron, with other materials permitted in the new buildings.	X	X	
The colours to be used in window frames are those stipulated in Annex II and III.	X	X	X
The use of PVC wood film is permitted, provided that it does not disturb the chromatic balance of the various bays in the same facade.		X	X
Mirrored, hammered and coloured glass is prohibited.	X	X	X
Apparent metallic door and frame finishes are prohibited.	X	X	X
Blinds will only be permitted in locations not visible from the public thoroughfare, unless traditional wooden types are used.	X	X	X

* Only buildings that are part of the complex but are not listed or are in the process of being listed are considered.

ARTICLE 47

Grills and Railings

- 1 - The materials used in grills and railings are to be either metal or wood.
- 2 - The colours to use are of the original materials or grey and green, as set out in Annex II.
- 3 - In existing buildings, the typologies permitted are set out in Annex I.

ARTICLE 48

Over-hanging bodies

- 1 - In new and existing buildings, the over-hanging bodies cannot have a balance greater than 0.50m.
- 2 - Over-hanging bodies cannot be closed by glass structures or similar features.

ARTICLE 49

Walls and Fences

- 1 - The walls should be built out of the same materials used in the facades or be in harmony with them.
- 2 - The fences must respect the building alignments and not exceed 1.5 m in height.

ARTICLE 50

Other Features

- 1 - In existing buildings, the corners, cornices, platbands, ridges, pilasters and pillars must be covered in the following materials:
 - a) Painted or whitewashed mortar according to the rules set out in Annexes II and III;
 - b) White or light-coloured marble, smooth or rough-hewn, provided it is fitted.

- 2 - Downspouts, downpipes and gutters should always be painted white or the colour of the base.
- 3 - It is prohibited to place clotheslines on the facades facing public thoroughfares.
- 4 - In existing buildings, the traditional door handles and door jambs must be preserved.
- 5 - Post boxes, which are exterior, must be properly integrated in the colours and materials of the facades to which they belong.

ARTICLE 51

Lofts

Lofts are allowed, as long as they are conveniently integrated into the architecture of the building to which it belongs.

4. MUNICIPAL REGULATIONS FOR URBANISATION AND BUILDING

MUNICIPAL REGULATIONS FOR URBANISATION AND BUILDING (RMUE)

The municipal regulations for urbanisation and building prepared by the municipalities have, among others, the following aims:

- Regulate the aspects related to urbanization and building not reserved by law to the territorial management instruments; namely in the municipal master plans;
- Detail, whenever possible, the morphological and aesthetic aspects which the urbanization and building projects must comply with;
- Regulate aspects related to safety, functionality, economy, harmony and socio-environmental balance, aesthetics, quality, conservation and use of the buildings;

The Vila Viçosa municipal regulations for urbanisation and building (Edict nº 110/20, 27th January), including restrictions and rules for intervention in the urban core, specifically prohibit:

- The installation of industries, except hotels and similar facilities, whether in existing or future buildings;
- The transformation of residential buildings into warehouses, depositories or storage spaces (Article 7);
- The use of materials and colours on facades and roofs that impair the integration of buildings from an architectural, landscape and cultural point of view (Article 84);
- The height of walls exceeding that of those existing in the same street;
- The use of roof coverings other than lusa, mission or Roman tiles;
- The creation of bays with different dimensions from those existing in the same street;
- The use of materials in frames other than those of painted iron and wood (exceptionally admitting lacquered aluminium with a compatible design).

RMUE stipulates a mandatory periodic maintenance of the buildings' exterior every 8 years.

EXTRACTS FROM MUNICIPAL REGULATIONS FOR URBANISATION AND BUILDING (RMUE)

ARTICLE 7

2. In the historic area of Vila Viçosa, the following are prohibited:
 - a) The installation of industries, except hotels and similar facilities, whether in existing or future buildings;
 - b) The transformation of residential buildings into warehouses, depositories or storage spaces (Article 7);

ARTICLE 58

Windbreaks and Esplanades

For the placement of Panels, Display Cases, Awnings, Announcements, Advertisements, Windbreaks and Esplanades, the specific regulations apply.

All classified immovable property, in the process of being classified, within special protection zones (ZEP) and buffer zones must comply with the norms and recommendations of the former IPPAR, signs and awnings, basic guidelines (1993).

SECTION III

Buildings — Exterior Aspects, Compartmentation, Materials and Colours

ARTICLE 84

Integration

The colours and materials to be used on the facades and roofing should be chosen to ensure the building is integrated in its surroundings in terms of architecture, landscape and culture.

In mouldings, lower sections, socle, pilasters, etc., the regional colours (blue, ochre, whitewash and dark red) should preferably be used, and the use of any waste ornamental stone and tile is prohibited.

ARTICLE 85

Listed Buildings

With listed buildings and others of recognized architectural value or that are part of urban ensembles to be protected or preserved, only alterations that do not call into question any of their architectural, budgetary or other features, and that safeguard their unity will be accepted.

ARTICLE 86

Later Facades

Buildings which, due to their location, have later facades visible from the public thoroughfare should present them in acceptable aesthetic and architectural conditions.

ARTICLE 87

Building Heights

- 1 - All volumes and heights of new buildings or alterations to existing buildings that cause scale disruptions with the average volume of current buildings shall be avoided.
- 2 - In the case of buildings located in streets already flanked for the most part by buildings, the maximum height will be that already dominant in the street in buildings with an equal number of floors.
- 3 - In the Historic Centre, the height of the buildings cannot be superior:

- a) to that of buildings immediately adjacent to that lot;
 - b) to one and a half times the width of the street or square bordering the lot, if existing buildings exceed these proportions;
 - c) to three floors in any case;
 - d) to one and a half times the width of the courtyard in the facade bordering the same.
- 4 - Exceptions are the cases of new buildings integrated in full approved set, but in no case should the height of the buildings exceed 9.5m.

ARTICLE 88

Roofing

- 1 - The roofing should be in lusa, mission or Roman red clay tiles, or in a terrace solution, with Marseilles tiles being prohibited in the Vila Viçosa historic centre.
- 2 - With the exception of the Vila Viçosa historic centre and old areas of the Rural Districts, other materials may be permitted on the roofs, as long as they are not visible from the outside.
- 3 - Mixed roofs, with terraces, will only be permitted on facades with platbands or as long as they are incorporated into the roof gables in a discreet manner.
- 4 - (Revoked.)
- 5 - Only firewalls are allowed, as long as they do not protrude from the respective gable coating.
Wherever possible, traditional eaves, cornices and ridges should be maintained in the area in roof finishings.
- 6 - The eaves should be "Portuguese style", with mortar tile (curved contours).
- 7 - The chimneys must respect the usual forms of the region, with the construction of chimneys with forms and materials not in harmony with the traditional ones not being permitted in the Vila Viçosa historic centre and Rural Districts. The rhythm and / or sequence of existing chimneys should be maintained.

- 8 - The provisions of the preceding paragraphs does not apply to industrial and rural areas in non-residential buildings.

ARTICLE 89 Wall coating

- 1 - The exterior walls of buildings should be plastered with a smooth finish and whitewashed or painted in white.
- 2 - In the Historic Centre, the facades and walls can only be whitewashed / painted.
- 3 - In addition to white, the exterior walls may also be whitewashed or painted in local colours, such as: light ochre, cobalt blue, etc.
- 4 - Outside the Historic Centre, colours are still allowed, provided they are very light and soft, and tiles may also be applied, sticking to the plain / light colour variant and only used in the interiors of porches located on the rear elevation.
- 5 - The marking of slabs on gables and granular (Tyrolean) plastering is prohibited.

ARTICLE 90 Coating of bays, socles, corners, jambs and pilasters

- 1 - The following materials are permitted:
Painted / whitewashed mortar in one of the traditional colours;
Marble, granite and lioz, provided that they are well-fitted; or another material in a duly justified "plain colour" variant.
Socle, corners, jambs, cornices and other ornamental features are to be constructed as described above.
- 2 - Tiles may not be used in the Historic Centre and old areas of the Rural Districts. The application of stonework is only permitted on sills, thresholds or when lining the whole bay, but must have exterior frames of not less than 10 cm.
- 3 - Marble remains and/or mosaics are not permitted in lower sections and socles. Only full slab stonework with standing joints is acceptable, as well as polished slab stonework as long as it is grounded.

- 4 - The recovery and maintenance of stonework in all reconstruction and remodelling works is mandatory. The stonework should be washed but never painted or whitewashed.

ARTICLE 91 Bays

- 1 - In the Vila Viçosa historic centre:
 - a) The largest window bay dimension must be the vertical;
 - b) The distance between the axes of the facade bays should be higher than or equal to the average distance between the bays of the buildings along the street "front";
 - c) There should be vertical correspondence between the widths and axes of the door and / or window bays, on the facades, on the different floors;
 - d) No wide bays may be created for commercial or other purposes.
- 2 - The finishing of doors and frames will always be coloured, with metallic seeming finishes not being accepted. The different frames should have a chromatic relationship with each other and with the other features.
- 3 - In the Vila Viçosa historic centre and old areas of the Rural Districts, wood or iron must be used. Lacquered aluminium may also be applied, provided that a sufficiently detailed and justified frame design is approved.
- 4 - In areas other than those referred to in paragraph 2 of the preceding Article, any type of material shall be accepted, provided that it complies with the provisions of paragraph 1 and the application of anodized dark bronze and black aluminium.
- 5 - In the Vila Viçosa historic centre and old areas of the Rural Districts, the colours to be adopted for the window frames and glazing will be white and dark green and brown for the exterior doors and window frames with visible wood being permitted as long as the bay has a stonework frame.
- 6 - Outside the Vila Viçosa historic centre and old areas of the Rural Districts, varnished or waxed woods may be applied.

- 7 - Any blinds used should respect the architectural unity of the buildings and be of uniform colour, with non-metallised finishes, and the respective tracks not exceeding 2 cm in width. In the Vila Viçosa historic centre, blinds will only be permitted in locations not visible from the public thoroughfare unless traditional wooden types are used.
- 8 - (Revoked.)

ARTICLE 92

Over-hanging bodies

- 1 - On the main facades of the buildings, no over-hanging bodies exceeding 1/3 of the width of the pavement or 1 m in depth will be allowed.
- 2 - In the case of there being no pavement, the width of the gutter or of the curb shall be taken as a reference, defining a road of 6.5 m.

ARTICLE 132

Periodic Conservation

- 1 - The periodic conservation, every 8 years, of the exterior of the buildings (walls, facades and roof) may be ordered by the Vila Viçosa Town Council, by edict, for all buildings in a street or area of the Vila Viçosa historic centre.
- 2 - At the end of this period, the owners whose buildings are not preserved, will be fined and ordered to carry out the necessary works.



© Rádio Campanário de Vila Viçosa



Public discussion: December 2018
 A Meeting between the Scientific and Executive Committees and the nomination's Institutional Partners
 Heritage Forum
 Heritage Fairs

Vila Viçosa Town Council was naturally responsible for preparing the dossier for the nominated property “Vila Viçosa, Renaissance Ducal Town” to be inscribed on the UNESCO World Heritage List. However, it was also the local community’s responsibility to participate actively in constructing the nomination.

Therefore, following approval of the preliminary documents for the aforementioned nomination dossier at a meeting at the Vila Viçosa Town Council, the process immediately entered into a public discussion phase, for a period of around forty-five days, during November and December 2018. For this purpose, several previously disclosed public consultation locations were made available.

In this process, the examination of the nomination documents was subject to wide public consultation, which was always imbued with the spirit and determination to reinforce solidity and associate the local, academic, institutional and scientific community with this collective design.

It was current practice in the Vila Viçosa Town Council, as the entity responsible for preparing the nomination, to read the contributions and suggestions that came to us throughout the period of public discussion, to which we paid attention with all humility and well-founded expectations. On both an individual and institutional basis, the dozens of participants in this process had the opportunity to make their contribution and express their opinion. For this, a support and information platform was made available to facilitate the public consultation and discussion process.

All existing information related to the proposals made through hundreds of contributions, suggestions or comments on the nomination dossiers was meticulously monitored, systematised and analysed according to the existing criteria, in order to complement, update or expand what had already been done. The maps and documents with all the relevant information have been filed with the Vila Viçosa Town Council. The end result was precisely versatility, transversality and broad participation in the proposals, the combined strength of the flow of new ideas and new perspectives and, above all, the positive impact of the process that contributed to enrich the quality of the final document.

To this, it must be added that the nomination’s institutional partners already included the important representation of the local community, mainly, through representatives of the Vila Viçosa Town Council Assembly, the Municipal Parish Councils, as well as the Vila Viçosa school clusters and charitable parish institutions.

This process culminated in the Scientific and Executive Committees meeting with the Institutional Partners regarding the Nomination of Vila Viçosa for UNESCO World Heritage in Vila Viçosa, on 5th January 2019.

It is essential to emphasise that the interlinked contributions of public discussion and the various specialists making up the Scientific and Executive Committees, as well as those of the Institutional Partners, ensured a better understanding of the unique character of Vila Viçosa’s heritage and made it possible to substantiate the exceptional values of the nominated property.

GRAPHICS



0 375 750 1.500
Km

Portugal in Europa

- Europa
- Portugal

01

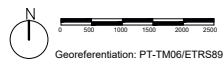
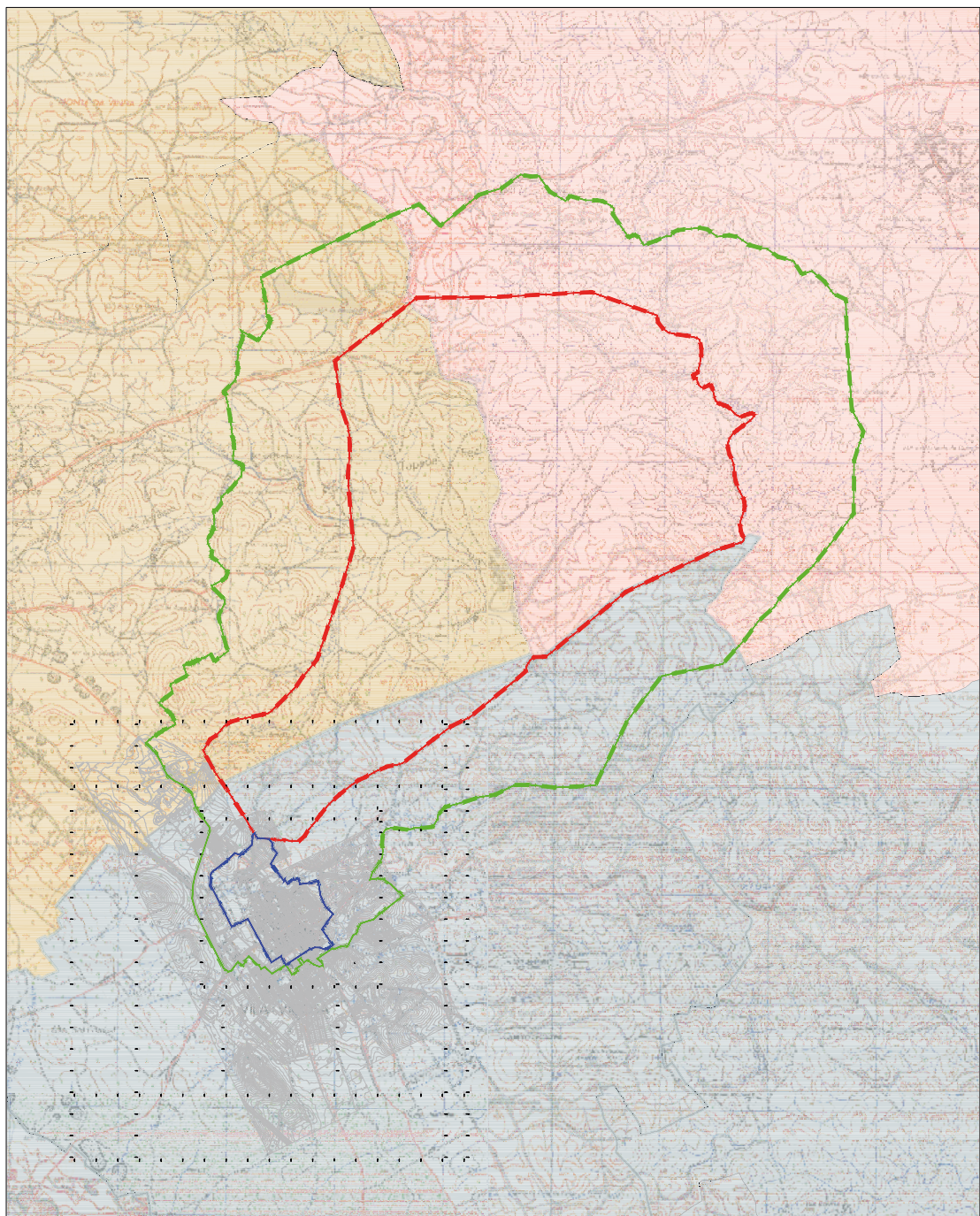


0 20 40 80
Km




Vila Viçosa in Portugal




-  Portugal
-  Vila Viçosa

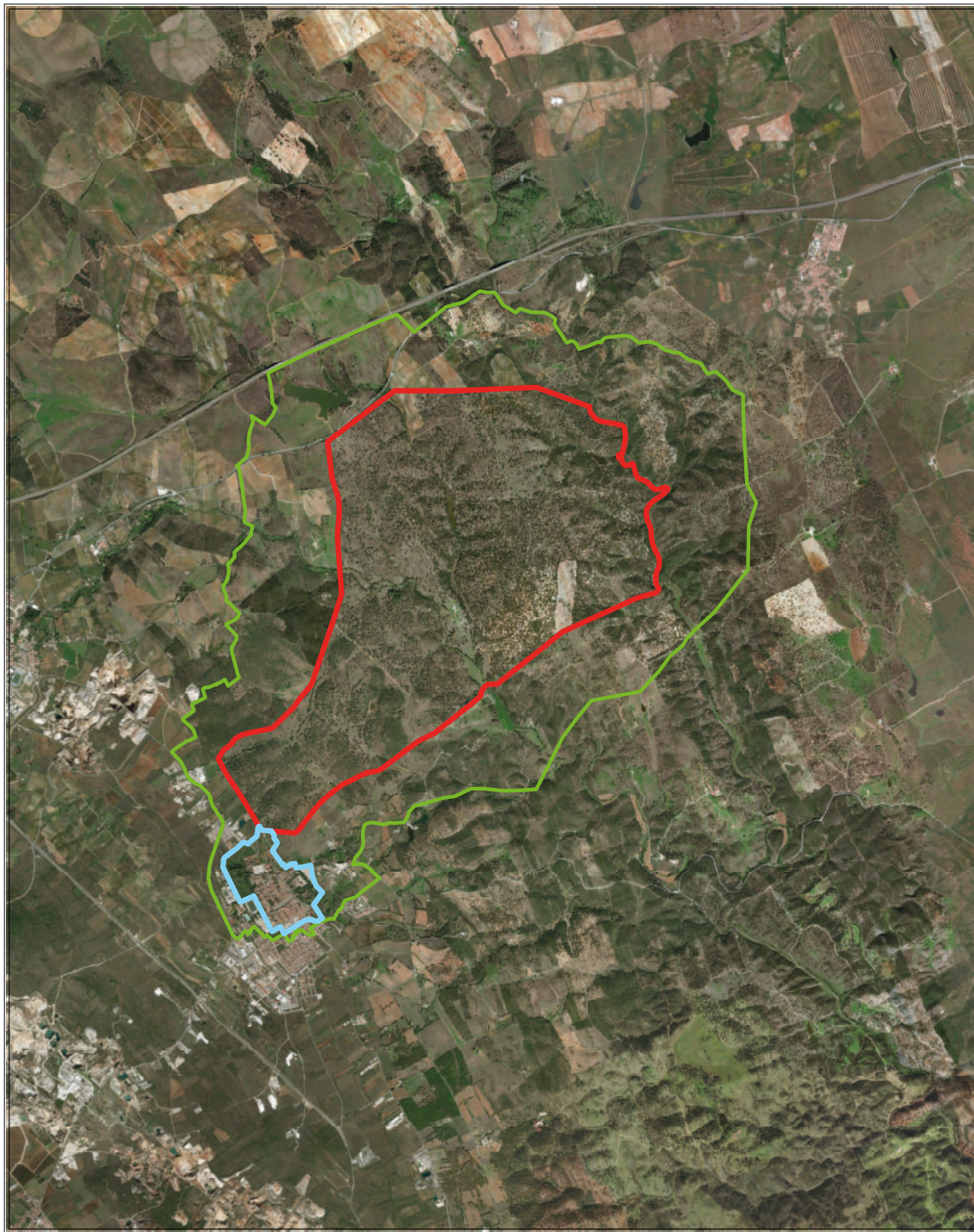
02



Boundaries of property nominated for inscription and buffer zone
Location in the municipalities of Vila Viçosa, Borba and Elvas

-  Proposed Property: Historic urban centre
-  Proposed Property: *Tapada Real*
-  Buffer zone

- Municipalities:
-  Vila Viçosa
 -  Borba
 -  Elvas

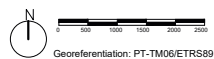
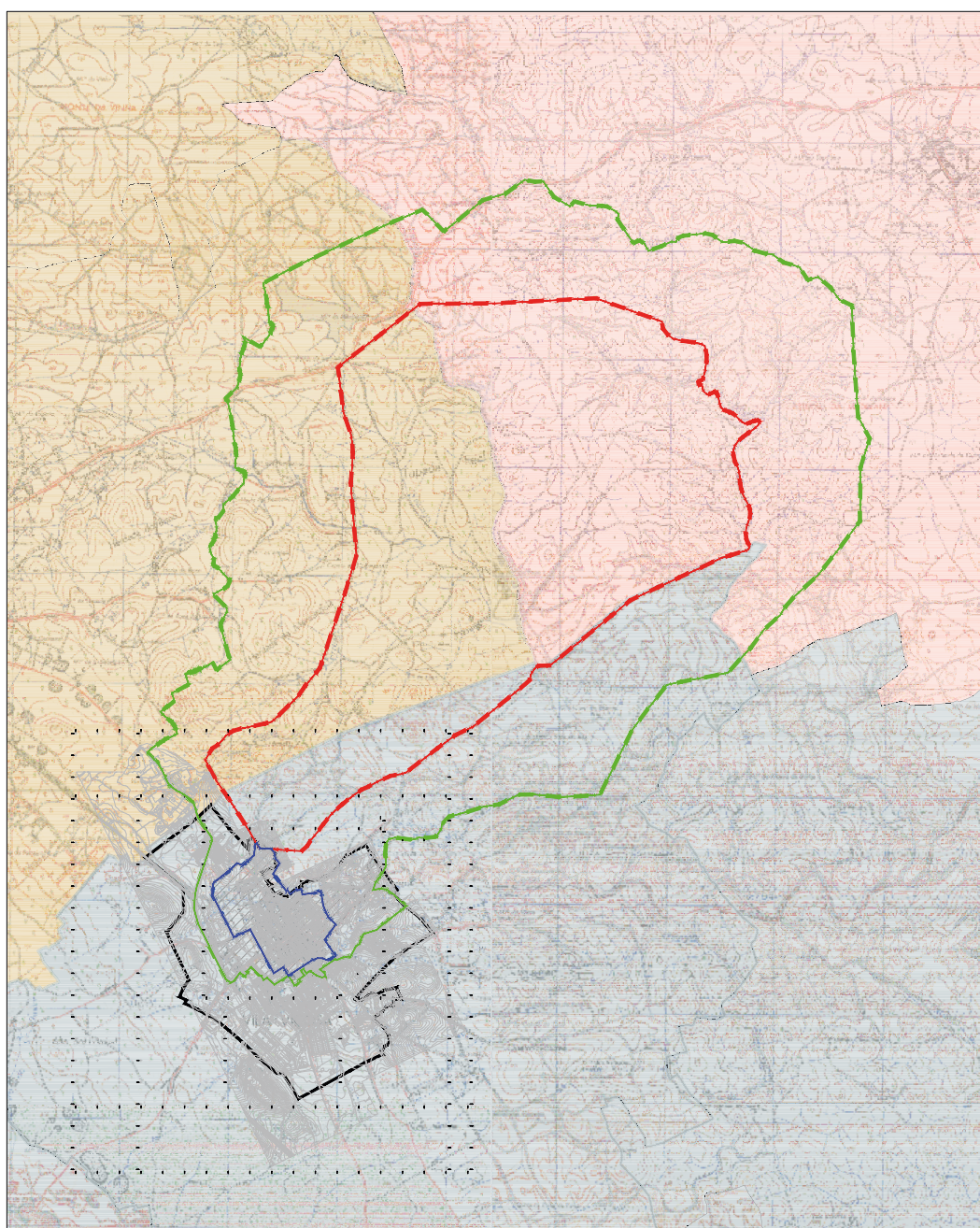


0 0,5 1 2 Km

Boundaries of Property Nominated for Inscription and Buffer Zone

- Property Nominated for Inscription: Historic urban centre
- Property Nominated for Inscription: *Tapada Real*
- Buffer Zone

04



Boundaries of Property Nominated for Inscription and Buffer zone
Location in the municipalities of Vila Viçosa, Borba and Elvas



Proposed Property: Historic Urban Centre Property



Proposed Property: Tapada Real



Buffer zone



Vila Viçosa Municipal Master Plan



Borba Municipal Master Plan



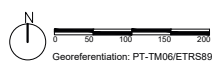
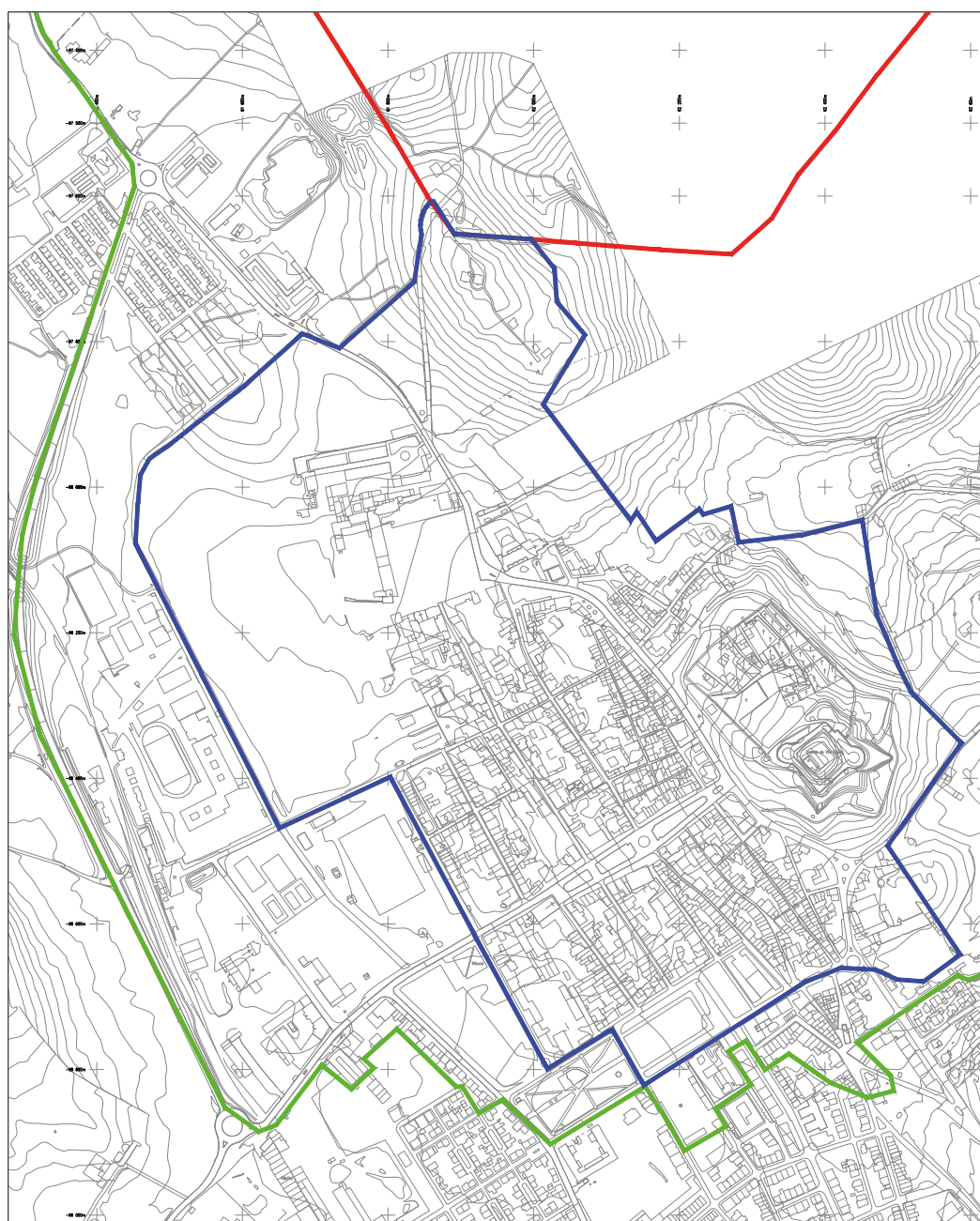
Elvas Municipal Master Plan



Vila Viçosa Urbanisation Plan

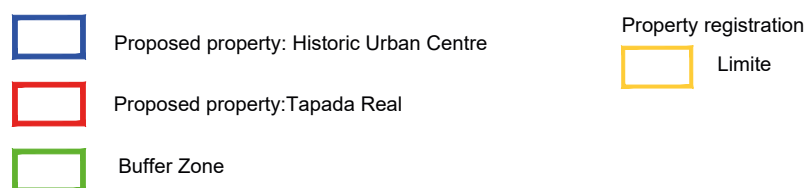
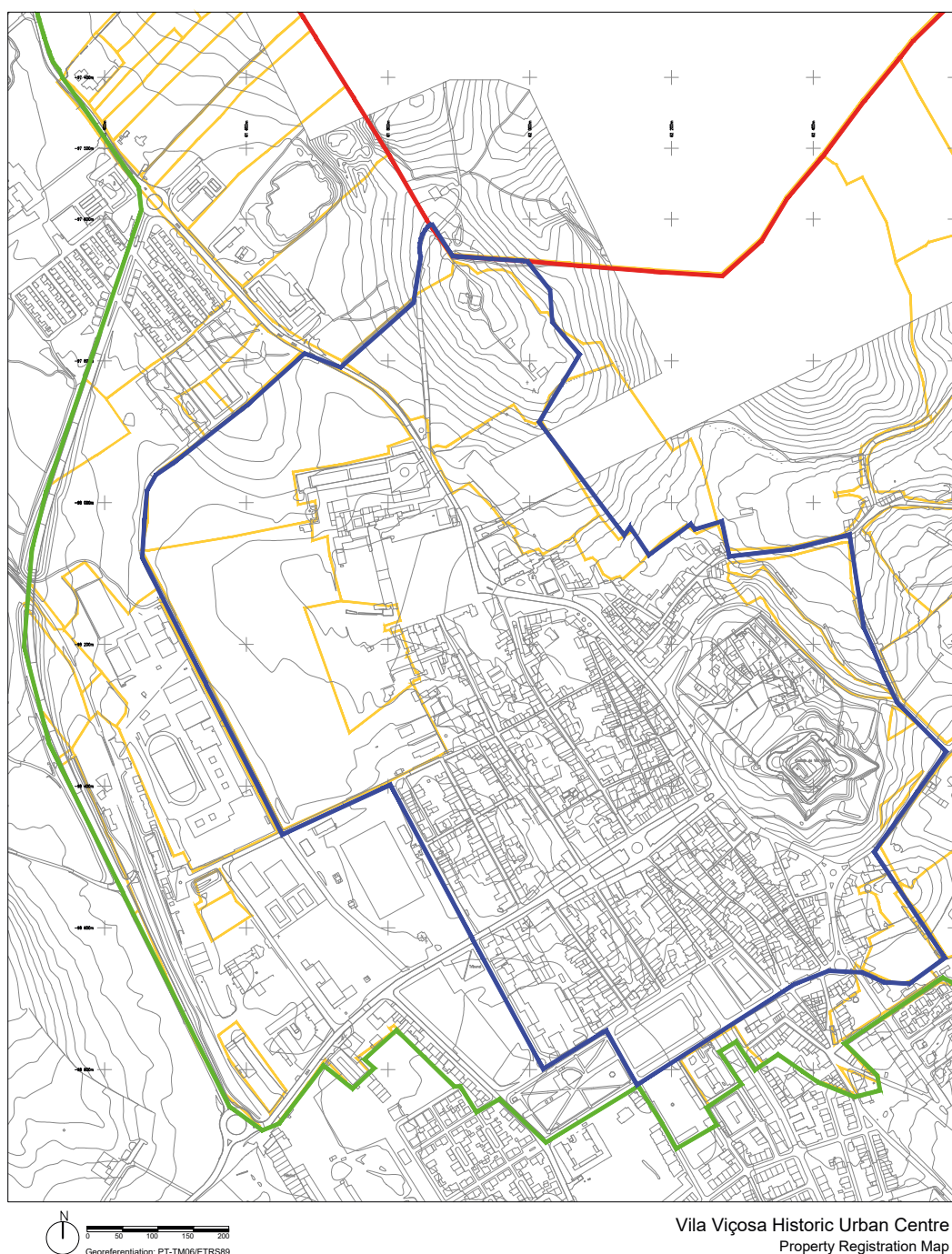


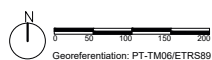
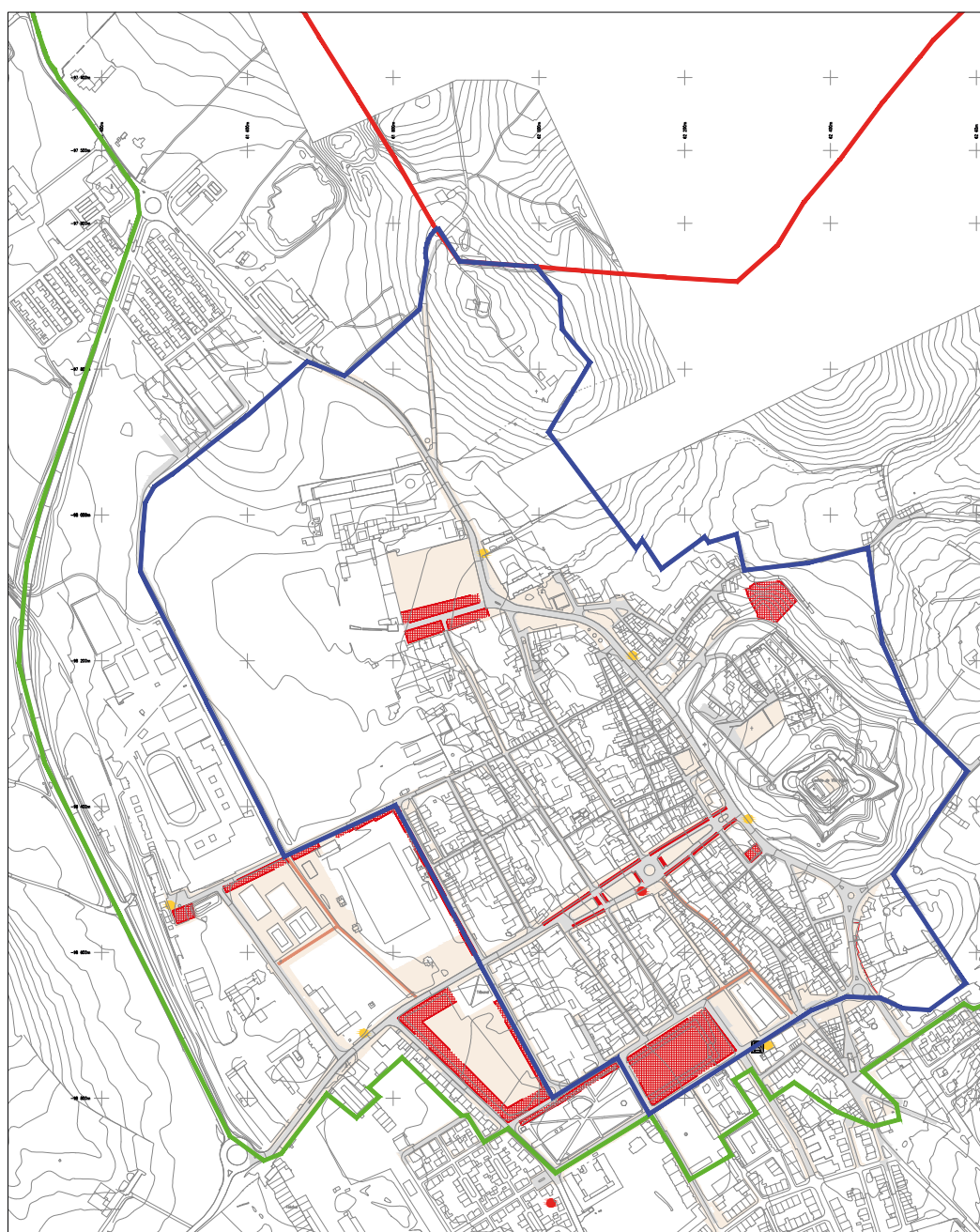
Detailed Plan for Safeguarding the
Enhancement of the Historic Centre of
Vila Viçosa






Boundaries of Property Nominated for Inscription and Buffer Zone
Historic Urban Centre detail

- Property nominated for inscription: Historic urban centre
- Property nominated for inscription: *Tapada Real*
- Buffer zone










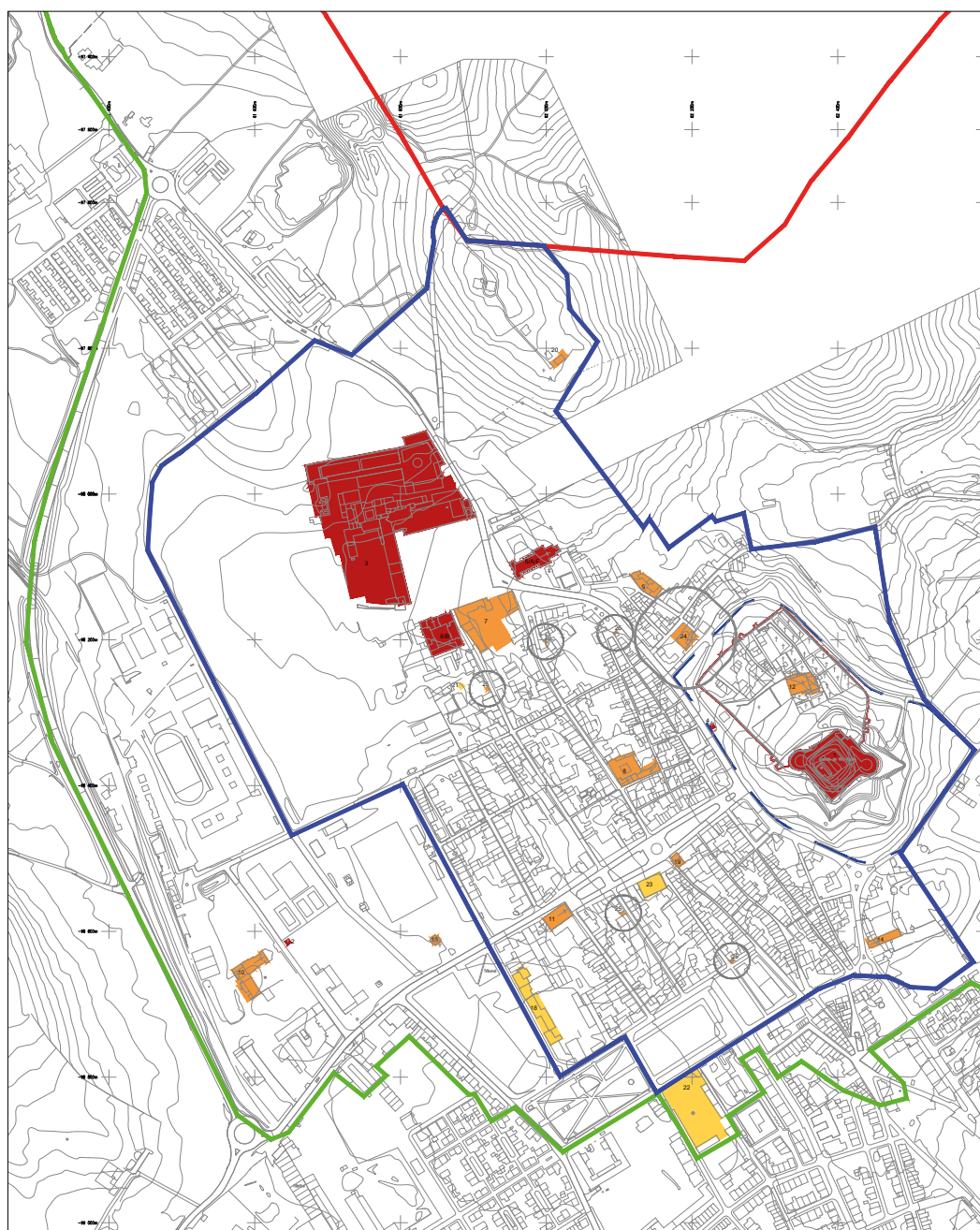


Vila Viçosa Historic Urban Centre
Guide to Urban Mobility

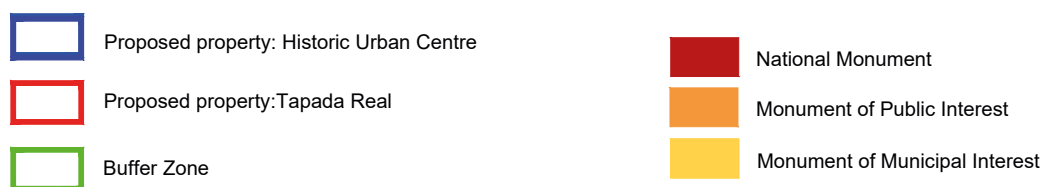
-  Proposed property: Historic Urban Centre
-  Proposed property: *Tapada Real*
-  Buffer zone

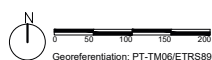
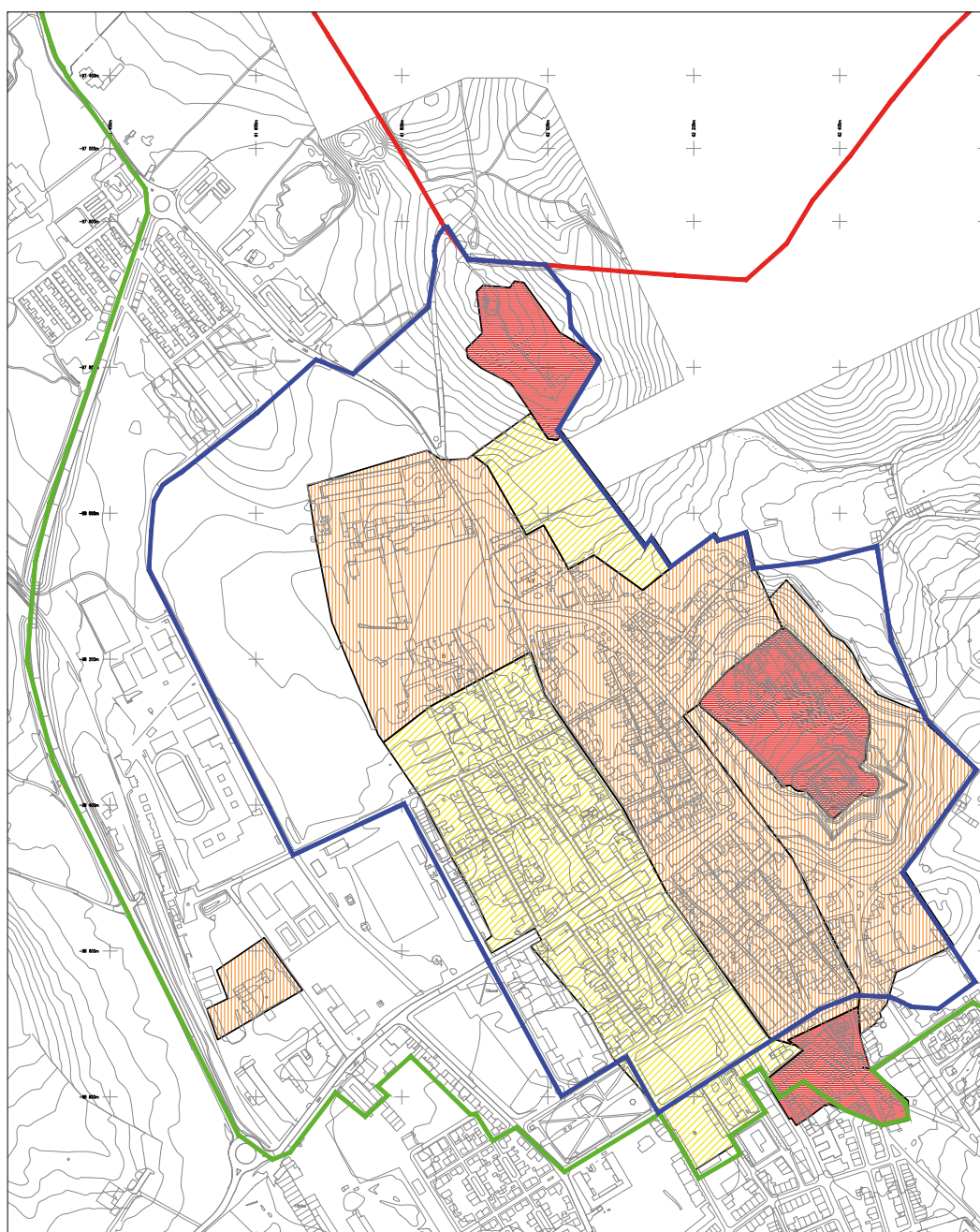
ROAD AND PEDESTRIAN NETWORK

-  Road
-  Pavement/
Hard Shoulder
-  Car Park
-  Parking metres
-  Taxi Rank
-  Bus Stops
-  Bus Station










Vila Viçosa Historic Urban Centre
Map of Listed Buildings

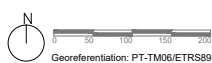
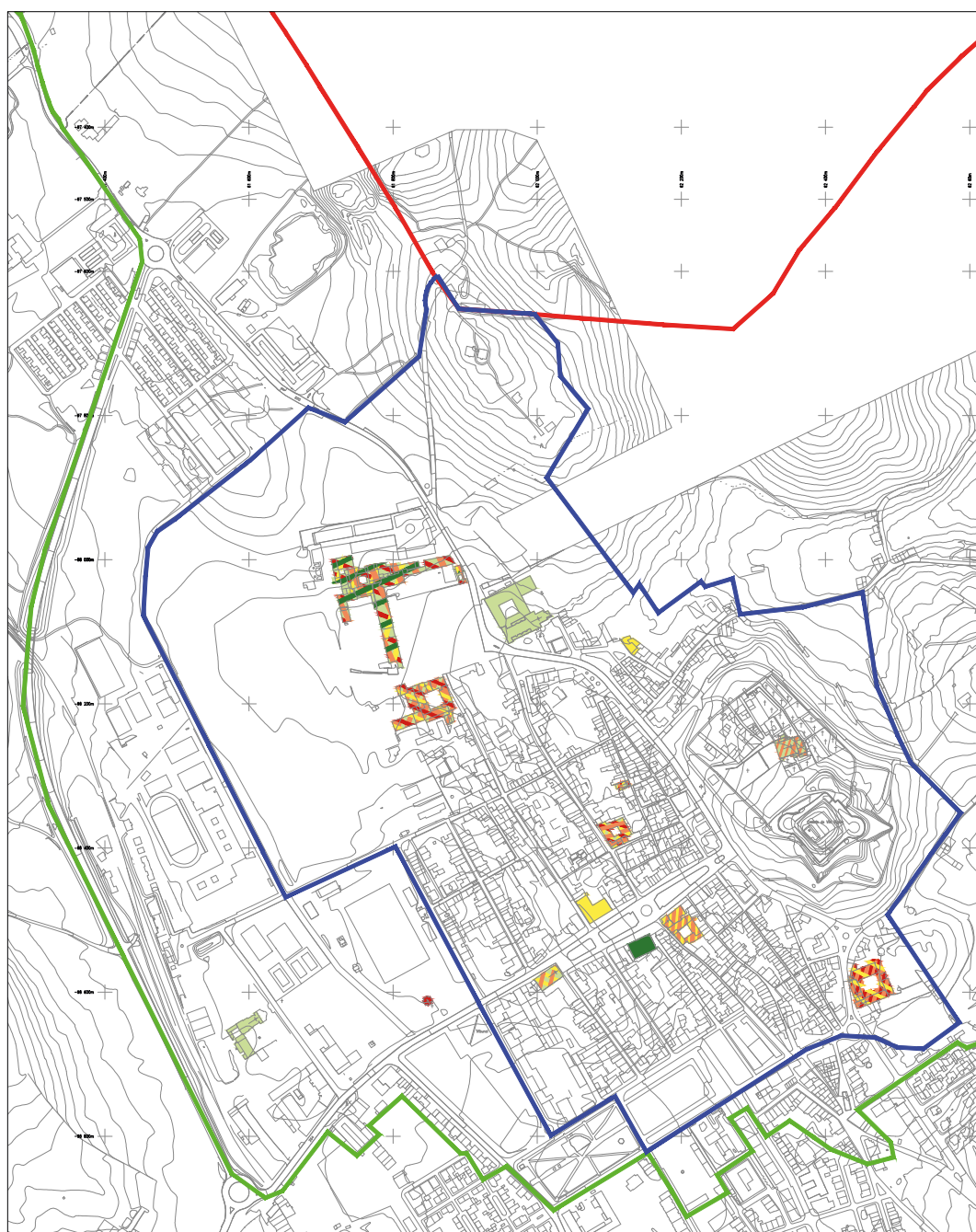




Vila Viçosa historic urban centre
Plan showing archaeological sensitivity

-  Proposed Property: historic urban centre
-  Proposed Property: *Tapada Real*
-  Buffer zone

- Archaeological Sensitivity
-  Highly sensitive
 -  Moderately sensitive
 -  Slightly sensitive
 -  Non-sensitive

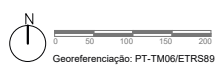
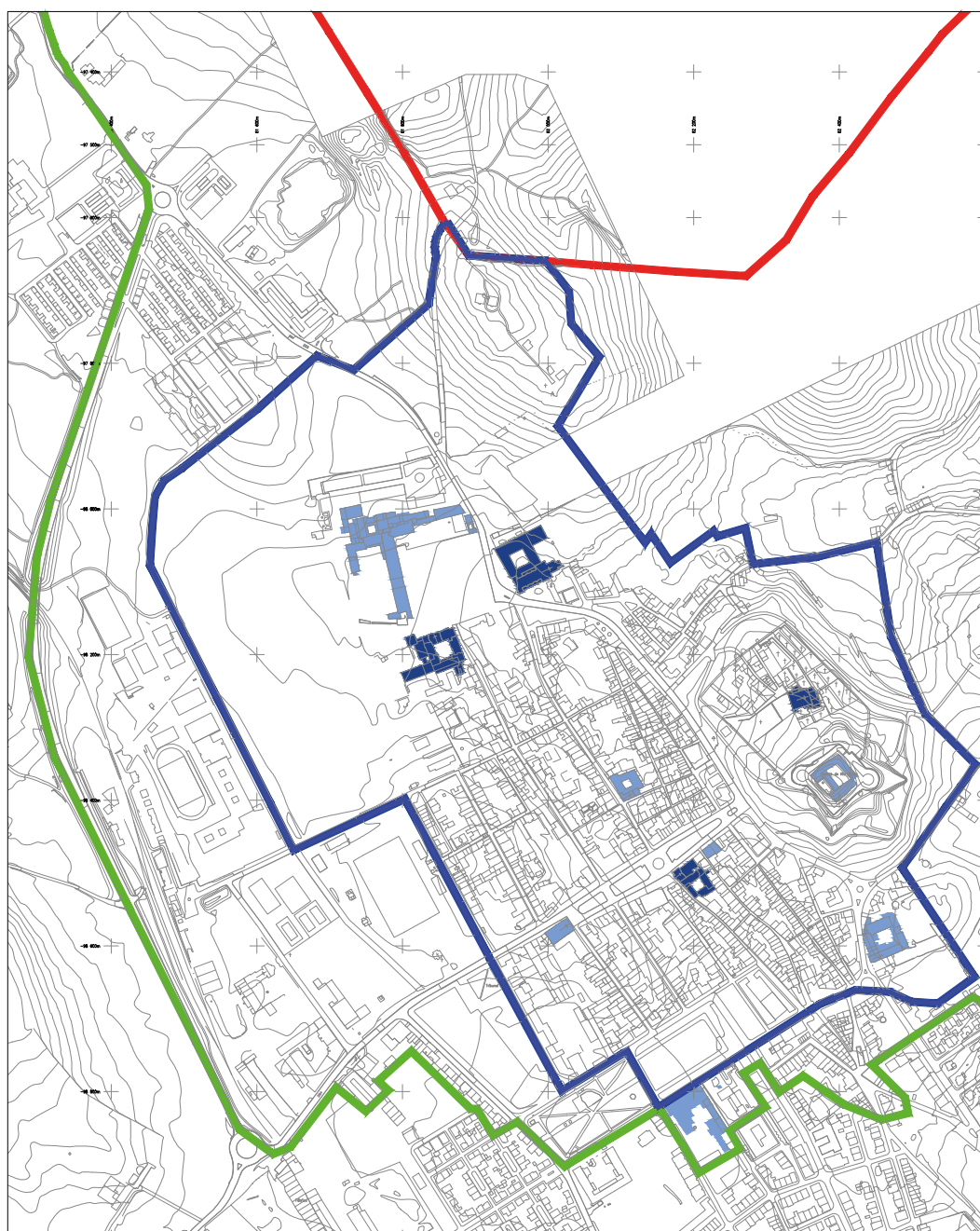


Vila Viçosa Historic Urban Centre
The buildings' main uses

- Proposed Property: historic urban centre
- Proposed Property: *Tapada Real*
- Buffer zone

FAÇADE DECORATION

- | | |
|--|--|
| 16 th century | 19 th century |
| 17 th century | 20 th century |
| 18 th century | |

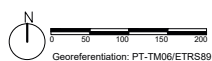
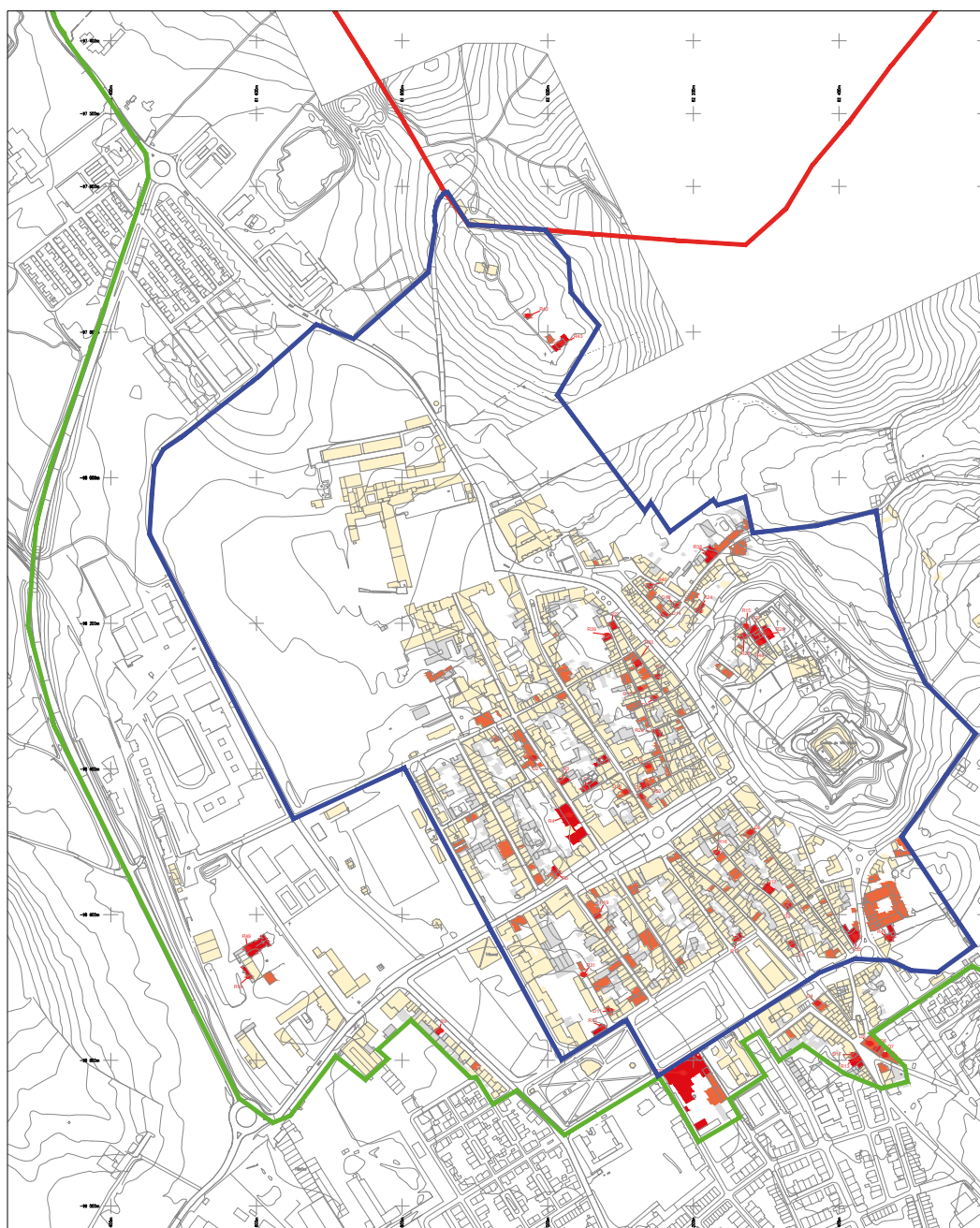


Vila Viçosa Historic Urban Centre
Tiled buildings

- Proposed Property: Historic Urban Centre
- Proposed Property: Tapada Real
- Buffer zone

TILED BUILDINGS

- Normal
- Most interesting and representative

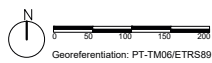
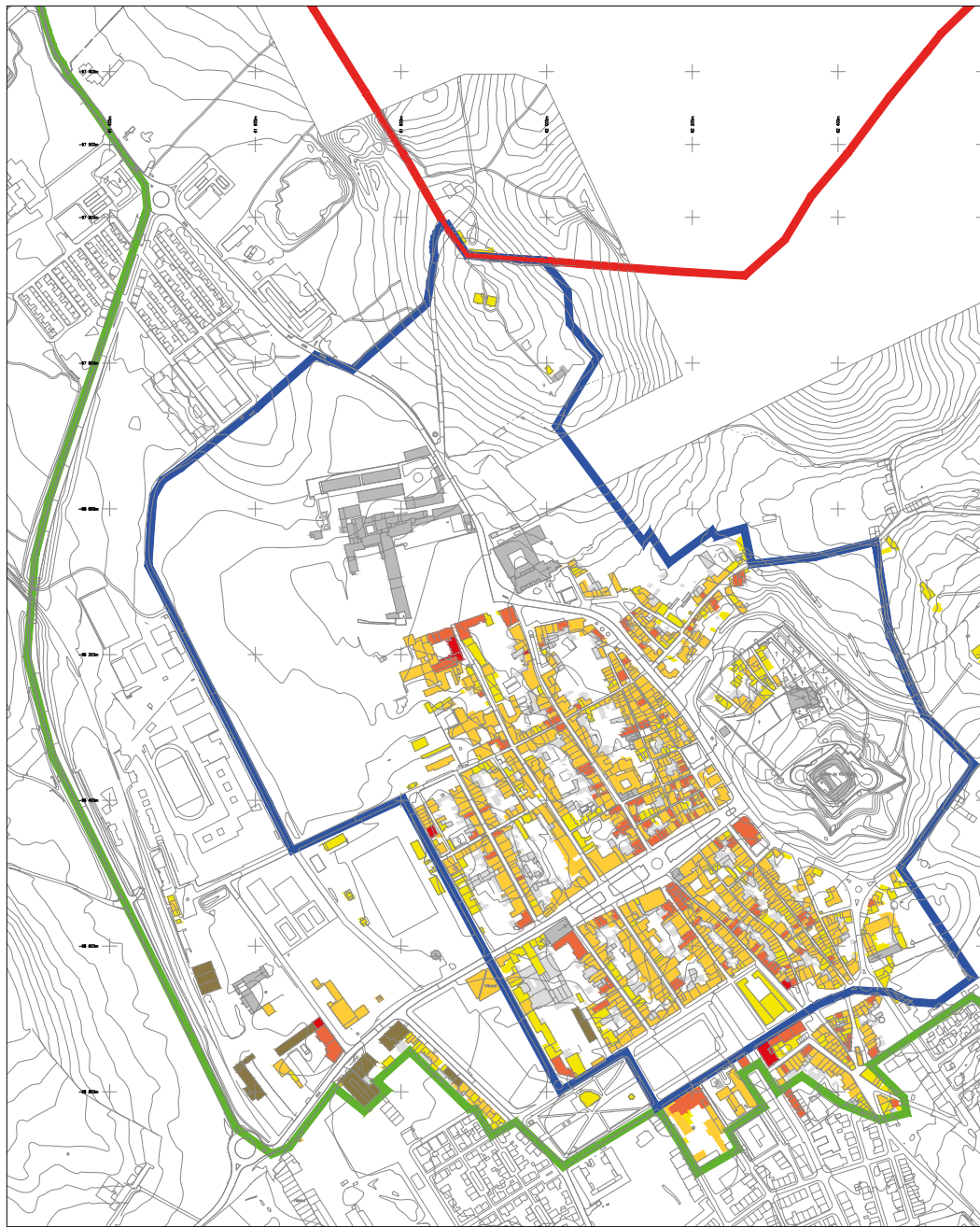


Vila Viçosa Historic Urban Centre
State of conservation of built area

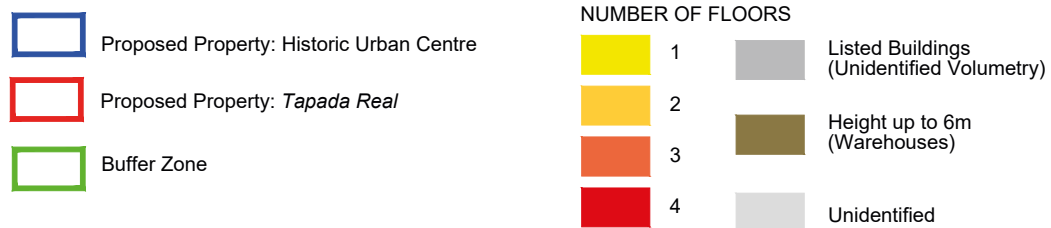
- Proposed Property: Historic Urban Centre
- Proposed Property: *Tapada Real*
- Buffer zone

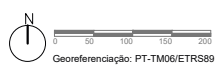
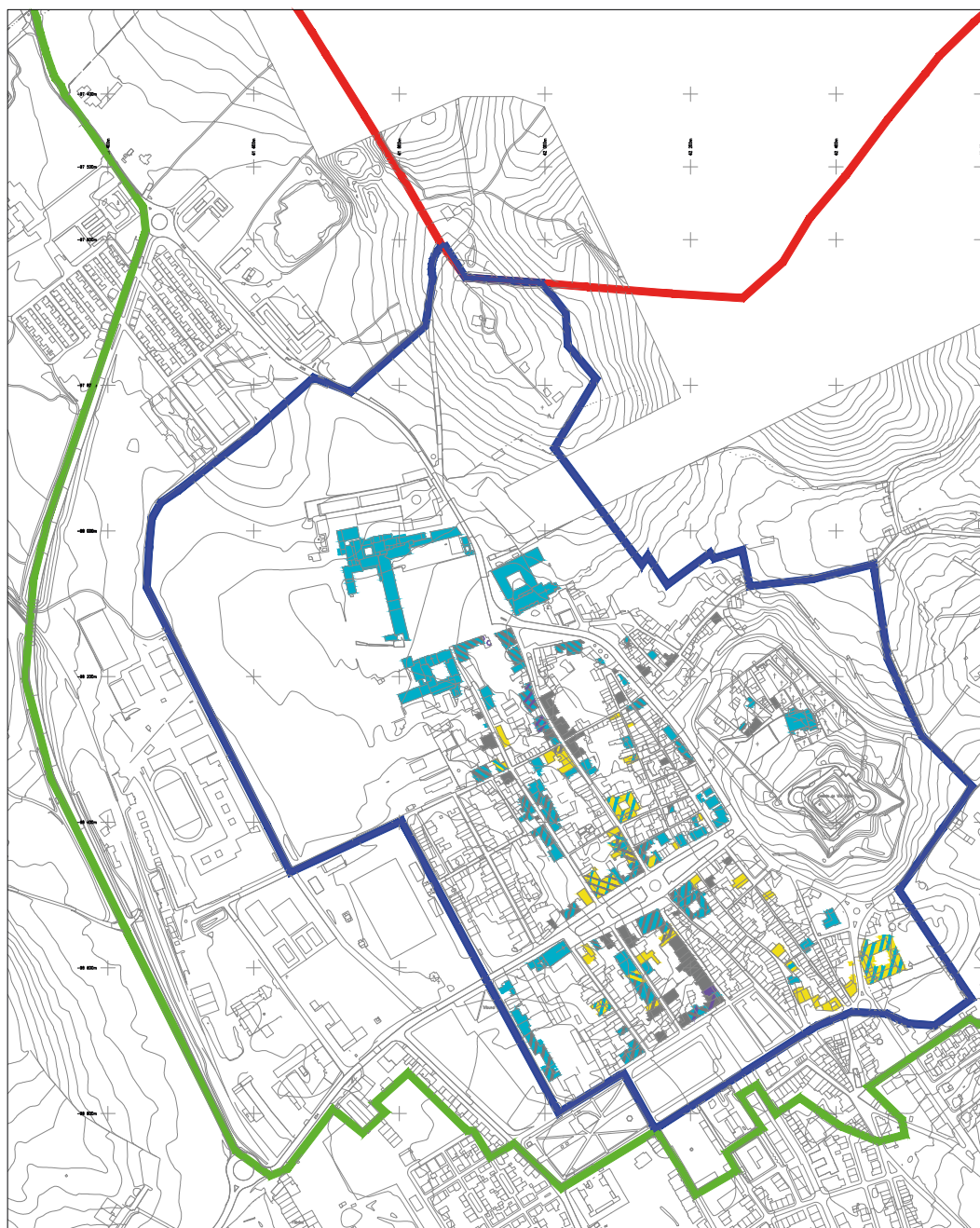
STATE OF CONSERVATION

- Good / Regular
- Poor
- Ruin
- Unidentified



Vila Viçosa Historic Urban Centre
Guide to Buildings' Volumetry



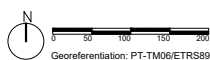
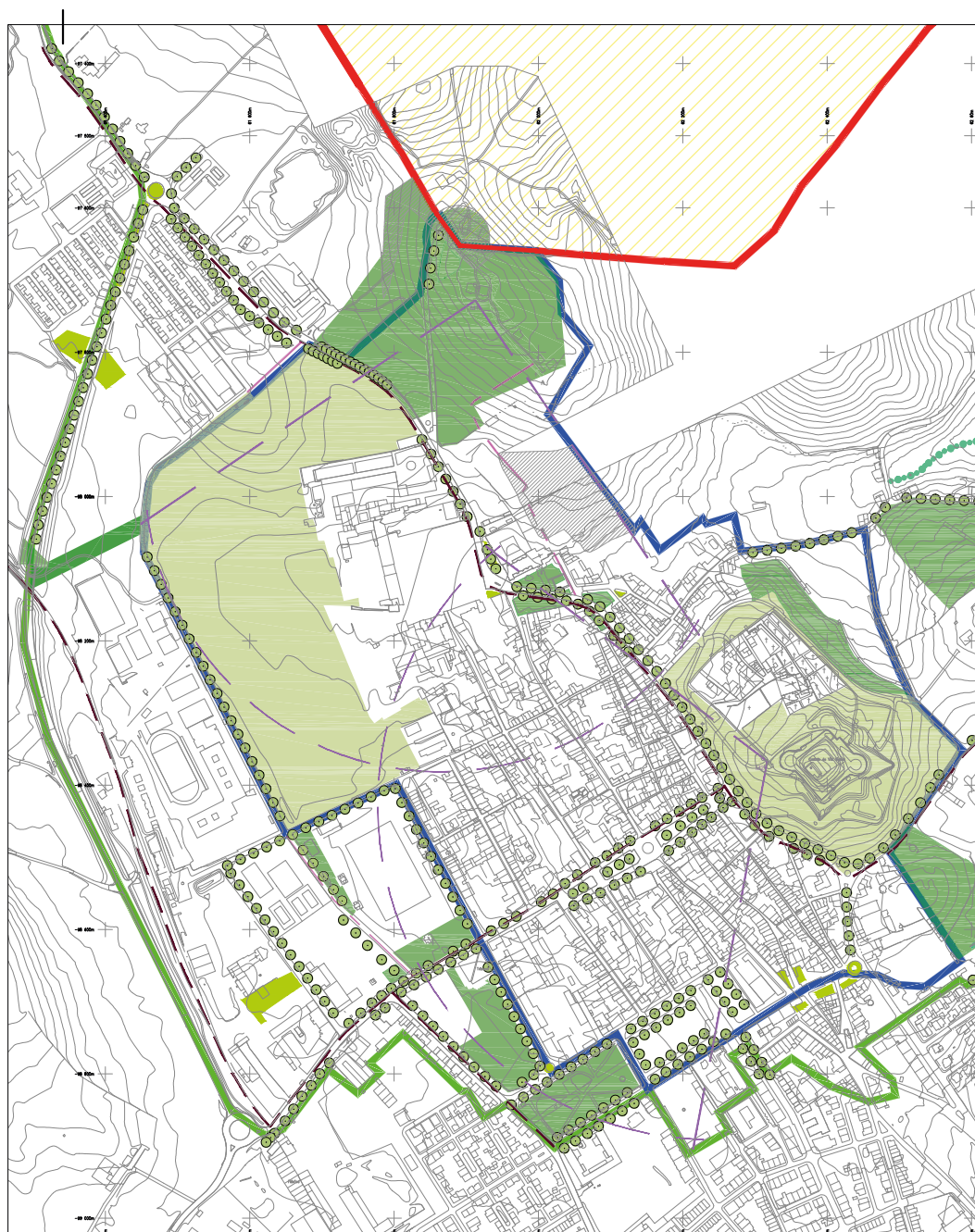


Vila Viçosa Historic Urban Centre
Architectural features of the facade decoration

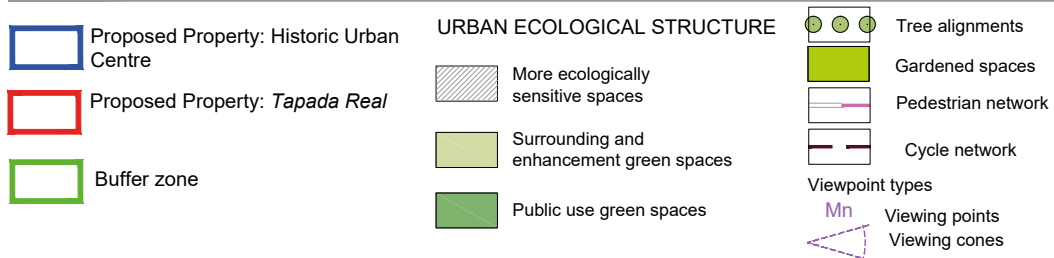
- Proposed Property: Historic Urban Centre
- Proposed Property: *Tapada Real*
- Buffer zone

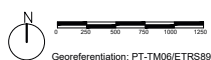
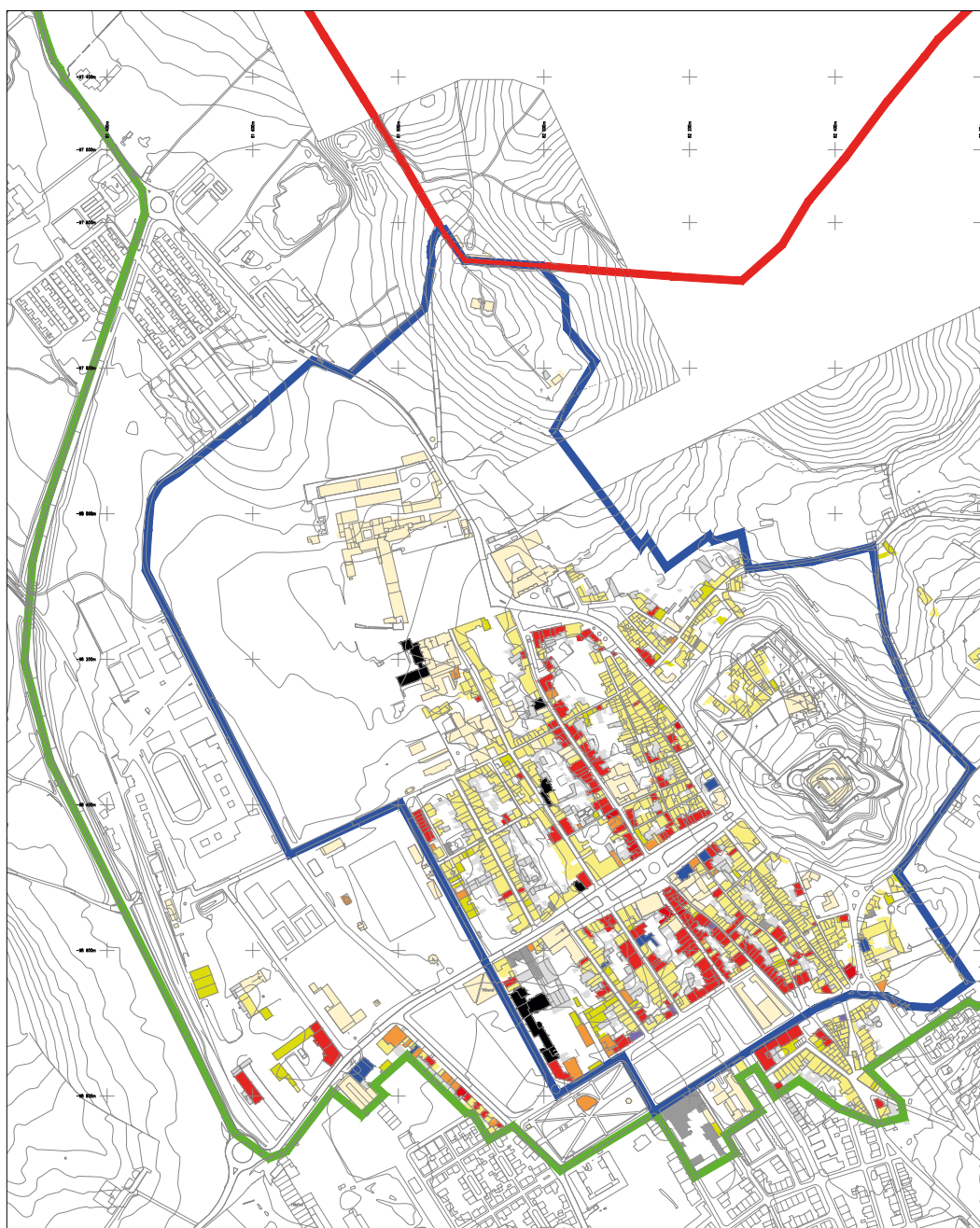
FACADE DECORATION

- Mortar Features
- Ceramic Features
- Iron Features
- Stone Features

















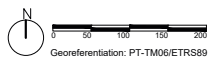
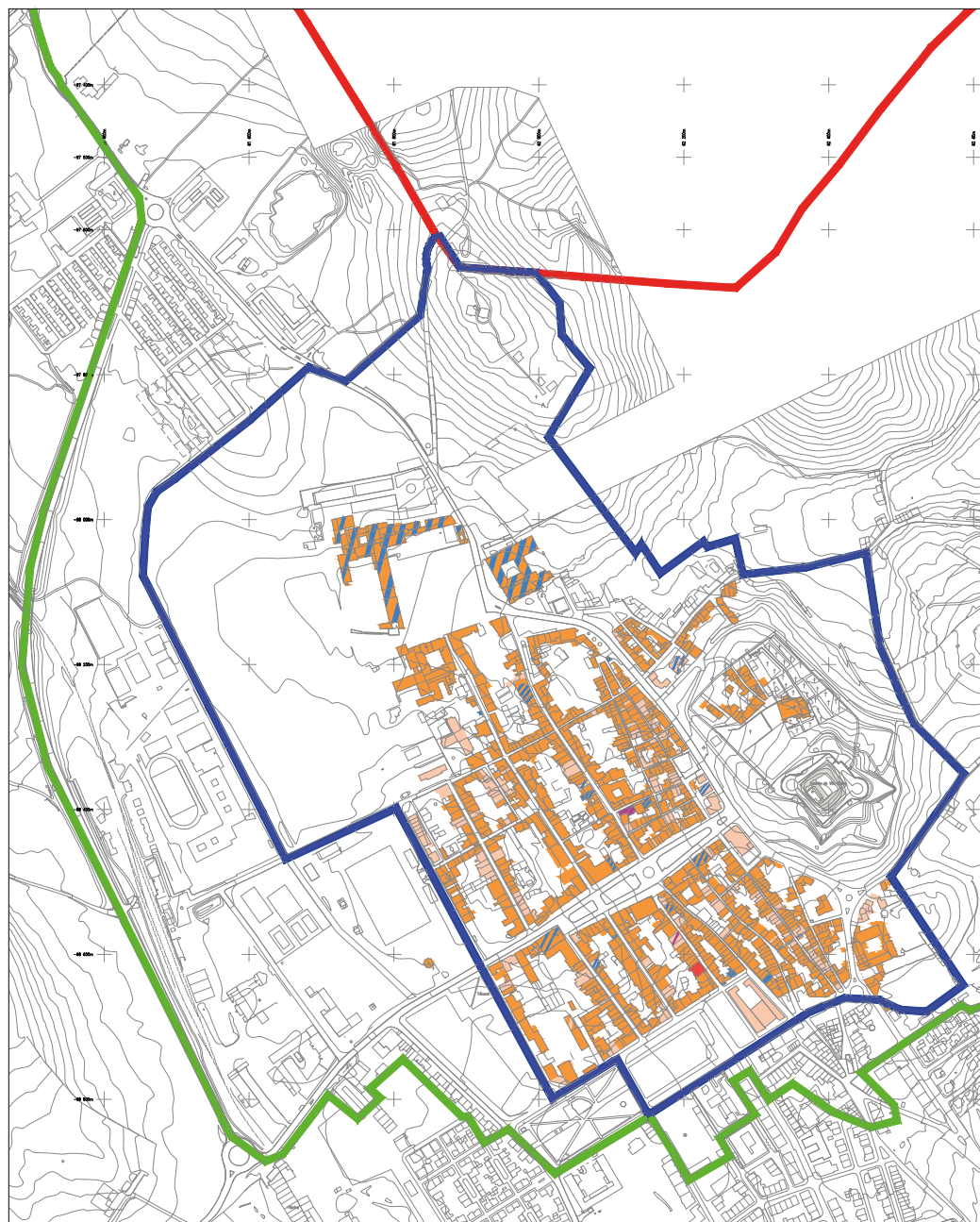
Vila Viçosa Historic Urban Centre
Map of the ensembles' landscape features














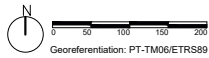
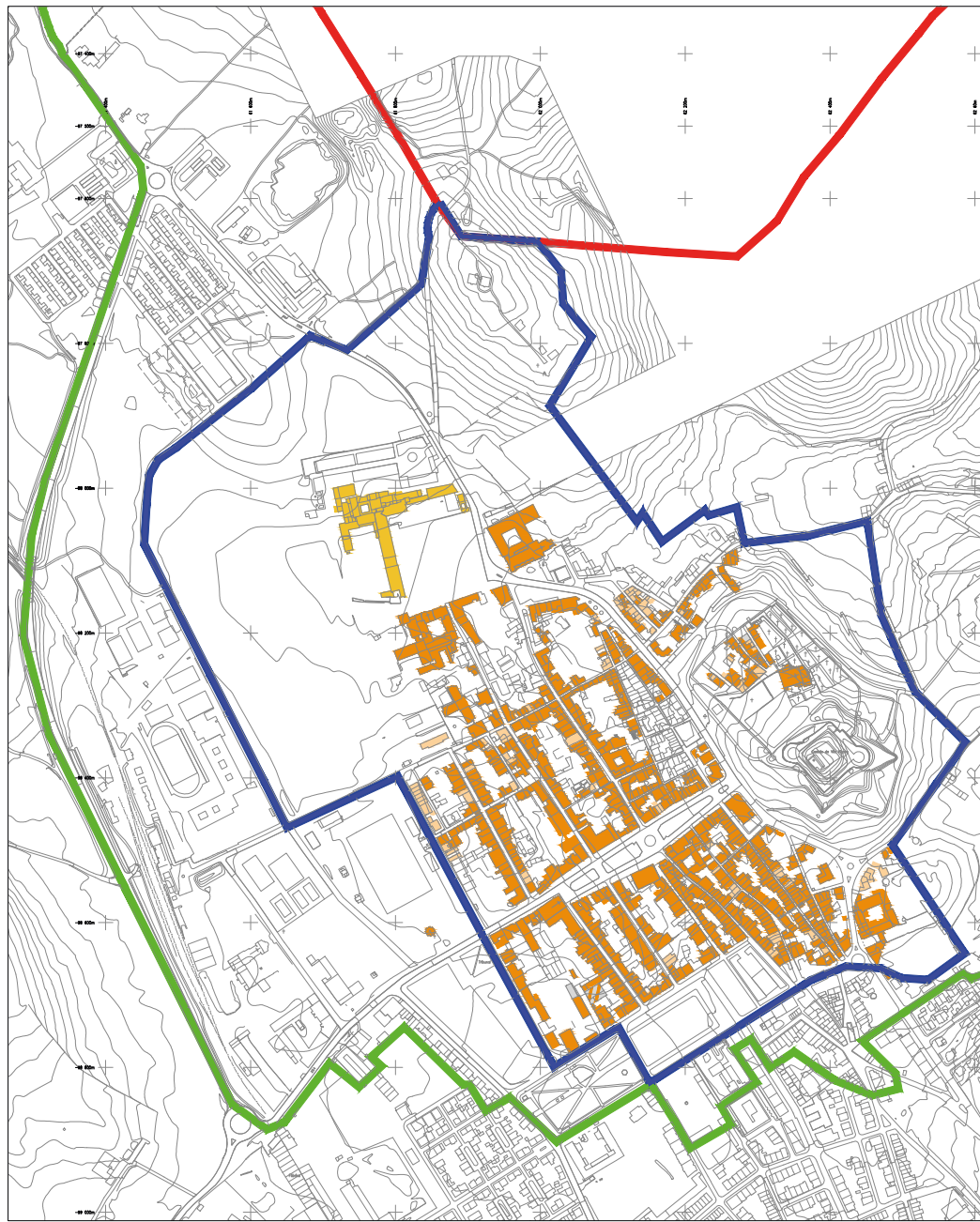
Vila Viçosa Historic Urban Centre
Guide to the Buildings' Main Uses

		USES AND FUNCTIONS			
	Historic Urban Centre		Residential		Industry
	Tapada Real		Residential + Others		Facilities
	Buffer Zone		Residential + Facilities		Tourism
			Services + Commerce		Commerce
			Services + Facilities		Warehouses / Garages
					Unidentified Use











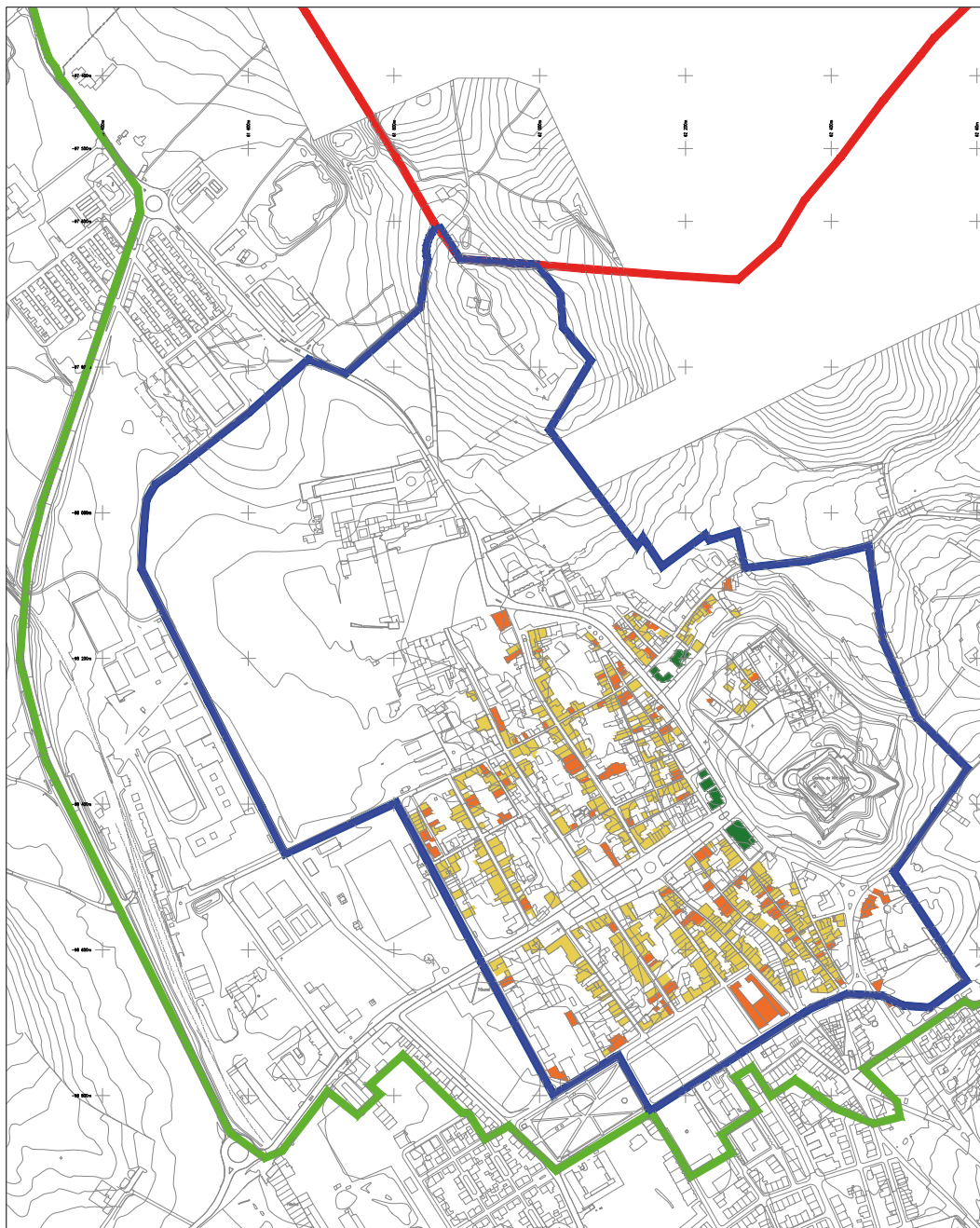
Vila Viçosa Historic Urban Centre
Guide to Facade Cladding Materials

	Proposed property: Historic Urban Centre	Facade Cladding Materials	
	Proposed property: <i>Tapada Real</i>	 Tiles	 Stone
	Buffer Zone	 Whitewash	 Paint
		 Ceramics	 Uncladded Facade



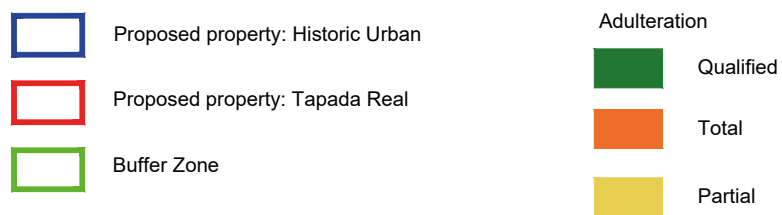
Vila Viçosa Historic Urban Centre
Guide to Roof Cladding Materials

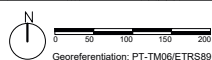
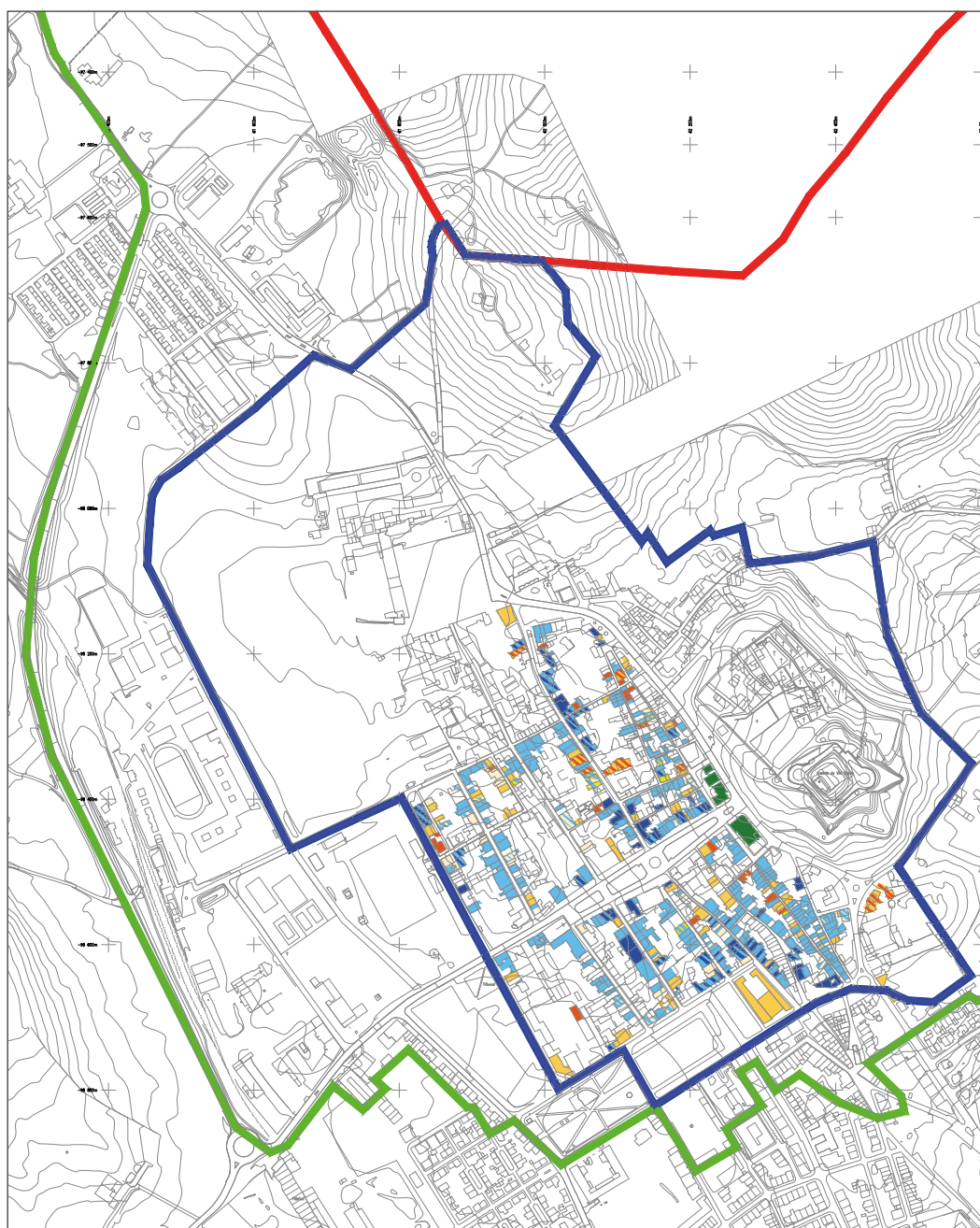
Roof Cladding Materials	
	Proposed property: Historic Urban Centre
	Proposed property: <i>Tapada Real</i>
	Buffer Zone
	Screed
	Sheet Metal
	Straw Roof Tiles
	Lusa Roof Tiles
	Marseille Roof Tiles













Vila Viçosa Historic Urban Centre

Guide to Adulterated Buildings





Vila Viçosa Historic Urban Centre
Guide to Building Adulteration Typology

	Proposed property: Historic Urban Centre	Adulteration typology			
	Proposed property: <i>Tapada Real</i>		Qualified		Cladding and Colours
	Buffer Zone		Volumetry		Window Frames and Blinds
			Composition		Awnings, HVAC and Antennas
			Bays		

