Vic's Urban Development Planning (POUM) favours Heritage, understood as **layers of fabric which have been interwoven with time**, and have been transforming and adapting with the passage of time. It's the sum of the layers which give sense to the place and it is what gives us identity.

This **identity** transforms as the city evolves, as long as a large part of the fabric prevails and remains permanent. When the place is destroyed, identity is also destroyed. Localisation remains but the emotional places change.

Therefore, **the observation of our heritage**, when defining the new development plan, **has been one of due care and attention**, on the understanding that the old city is a wealth of knowledge. The old city is a city which accumulates essence, soul, time, history, evolution, techniques, anecdotes and so forth. One understands the city as an accumulation of many different necessities and of many different ways of living; a collection of series of slow decisions made with a respectful and thoughtful reading of the place; it is where integration and harmony emerge from this continuous transformation as there is dialogue with the environment.

The analysis of the place carried out before writing the POUM **has brought to the forefront the importance of traditional architecture** as the fabric which is continuous and harmonious and, what is more, assembles every value of the place. Therefore, **traditional architecture is considered to be part of the city's identity** together with other singular isolated heritage elements which already have an identity on their own.

Hence, the **POUM proposes to recuperate traditional architecture**, recuperate the value of knowledge of traditional construction formulas and techniques passed down through generations. The plan favours crafts, arts, good workmanship and carefully selected materials so as to ensure the new interventions in the historical centre are sensitive to and in keeping with the value of the traditional architecture.

Within the plan the intervention parameters are defined so as not to confront the new architecture with the traditional. As a result, defined parameters avoid the violence exerted towards traditional architecture and instead **sensitivity and delicacy in preservation**, protection or complementarity are rewarded. Recuperating the mastery of architects who at the beginning of the last century, despite being attentive to European trends, submitted their own architectural work to arts and crafts.

As the city has traditionally been shaped through its planning, **protection of historical, urban and architectural legacy is one of the main objectives of the plan**. Firstly, the protection of the monument heritage, but also of the urban structures and buildings which are inseparable and coherent in the historical set. The plan's aim is to protect but also to energise the recuperation of the historical centre and the historical fabric with safeguarding measures against the disappearance or inadequate transformation, prioritising rehabilitation.

BALANCE BETWEEN PROTECTION AND INTERVENTION. USES AND ECONOMIC VIABILITY.

However, this protection not only seeks the physical preservation of the elements or fabric but also understands they are part of a heritage-user ecosystem which cannot be separated or broken.

Therefore, it can be stated that **heritage is part of a collective memory and it is people who make it permanent**. Heritage needs maintaining and it is **the users who can care for it**. The harmony within the set contextualises heritage and the living spaces guarantee the continuous fabric. **The recognition of this heritage gives permanence in time and it is precisely the people who can offer this recognition.**

As a result of this balance between person and city mentioned above, **the Plan understands the management of heritage is to promote use and activity**, because this is what acts as a link between both parts and guarantees the intrinsic relationship. Therefore, the plan is far from understanding the physical preservation of heritage as the freezing of such, and as a result its non-usage. This fact would bring a direct vulnerability to the physical elements and its definitive loss.

The reverse effect must also be avoided; that the usage of heritage in a non-coherent way, or not understanding the relevance of each part, may again bring about its loss. Finally, one must bear in mind that the laws governing heritage and user's vulnerability are antagonistic, as today's society is dominated by speed, progress and globalisation whereas heritage demands slowness, permanency and peculiarity.

In conclusion, as we understand that heritage permanency occurs in order to maintain the user and heritage's ecosystem, and that the ecosystem's equilibrium occurs in order not to reach vulnerability, **the aim of this plan is the in-depth knowledge of the current heritage with all its historical, social and construction traditions. Also the in-depth knowledge of people, as future users or owners, with their economic capacity and their degree of implication and knowledge of heritage.** For this reason, anywhere the plan or catalogue does not cover, it is requested that a historical study should be carried out for each intervention or action of a certain extension in a traditional architectural building.

This historical study and the study of pathologies is what determines the degree of intervention so that it is economically viable

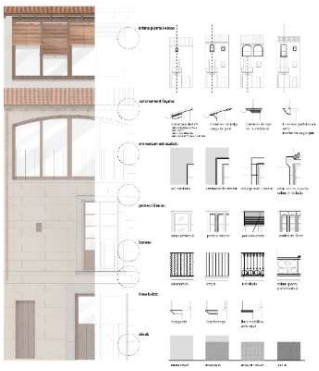
WORKING METHODOLOGY

The **analysis** carried out has been on different scales to obtain an **accurate view of the place.** On an urban level, the plot could be observed, the street layout, the materials, the location of some buildings of interest and the defining of homogenic and coherent areas.

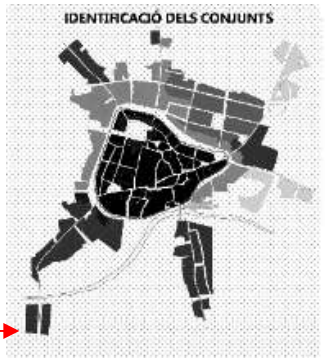
These areas had been detected within the Special Protection Plan of the historical centre from 1985. In comparing the aforementioned plan and the present analysis a great number of discontinuities in the fabric have been observed due to demolition; gaps have been created and even when the plot has been maintained or even the whole facade, the continual transformation of the surfaces of these facades with single coats, plastic paints, inappropriate thicknesses, misinterpreted regulations lead to a strong distortion altering the ambience of these homogenic areas.

When one acknowledges the importance of the small scale and the strong presence at street level of materialization and relation of these materials with specific dispositions and shapes, it is when a more profound analysis is needed, property by property, and element by element.

For each property of the old city an analysis file is created, where proportions of the building are recorded, as well as the openings, the organization of the facade with axis, how many axis there are, whether there is a main one, the number of floors, stating clearly the presence of attics, predominant colour, crowning system, presence of balconies, size and materials, railings, door jambs, ironwork, facade material, lintels, ground floor uses….



These files permit the understanding that there are typologies more or less repeated, which answer to a historical evolution, and also permit one to monitor those properties which apparently are not coherent but can be recuperable. All this information is gathered in **typological files**, together with a **heritage map** where the coherent, recuperable properties, singular elements catalogued or not catalogued are distinguished, and a **glossary** of all the material and elements which are found in the city.



The exhaustive analysis in different scales has enabled the **identification of homogenous urban areas named 'sets'**, which have a different fabric and architecture given that the origin of its formation has had a different evolution and process.

The heritage map and the sets map are the basis of work and have been normalized as a been normalized as an environmental protection level within the urban regulation and has been recorded in the catalogue as an urban set because of its environmental value. In this sense, the **regulations and catalogue complete and assist each other to preserve an architecture which is not singular enough to be catalogued but instead is the essential traditional fabric** which gives continuity, nurtures and generates the environment of those buildings which are of interest, identitarian and generators of the city origins.

From the definition and regulation of these areas and fabrics, those buildings which have been identified as non coherent or non harmonic with the set have been regulated as level 4 or without specific protection and have been left out of the catalogue.

And of those buildings, which also apart from being coherent have added value such as symbolic, religious, artistic, witnesses to historical facts, witnesses of a way of inhabiting or productive activity, generator elements of the city, authenticity… have been defined as monument protection (level 1) or architectural protection (level 2).

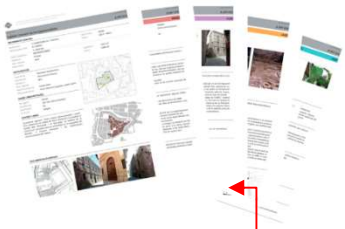
MULTIDISCIPLINARY EQUIPMENT AND SIMPLICITY OF APPLICATION

The **catalogue** has maintained a transversal and global view in the whole municipality, understanding that the city of Vic, located at a proportional distance from all points in 'la Plana', has functioned as a centre of trade contacts and as a meeting point for an extensive dispersed population. As the city is relatively nearby, historically, people would go there often, and it would trigger the urban development and the creation of neighbourhoods along its access roads.

Moreover, geographically, the Plana of Vic is surrounded by hills called 'Turons testimoni' (Witness Hills) which in olden times had created the territorial protection limit (The Ausetans); together with the geological uniqueness where the impervious base of marl stone, with the old porous sediment, have converted the place into a large water supply with a good soil for agriculture. This transformed the area into an attractive and also disputed place, and later on into a trade area.

Therefore, if one wants to understand the city, in the catalogued elements one cannot lose sight of the relationship with the geographical, geological, natural, social and economic elements. That is why **the catalog has had a multidisciplinary team** of architects, archaeologists, agronomists, archivists, and works by art historians and biologists.

In the urban space, the elaboration process of the catalogue and the selection process of the catalogued elements has been the same as the one outlined in the elaboration of the POUM. Analysis at different scales and in relation to the historical and geographical environment of the Plana; definition of certain homogenous urban areas; identification of coherent and harmonious elements of these areas; superposition of layers and values for each element and statement of the protection value depending on the sum of these layers or on the uniqueness or symbolism of each element.



This **catalogue**, apart from being regulatory, **is intended to be a useful consultation tool**, and **also a dynamic open tool which can be extended with time**. One also understands that history is being overwritten as new studies or archeological excavations are carried out.

The files have been organised from the cadastral reference (official and obligatory identifier for real estate), and avoid cataloguing element by element; in this way **all the heritage properties are stored in only one file**. One introduces the concept that heritage is global, continuous and with layers superimposed, and it allows us to read all the historical and heritage layers of a property in a single file.

The idea of restructuring it in this way also comes from the fact that interventions are nowadays associated with a property or a group of properties. Therefore, it makes the everyday work of the technician or the owner easier because they have the necessary information to know and understand the heritage in a more transversal way and establishes a relationship with the different catalogued elements.

In addition, a consultation tool has been generated, the Urban Information Portal (PIU), which is a viewer that allows obtaining all the urban information of the property in a transversal and global way,