

Municipal Regulation of the Construction, Rehabilitation and Urban Refurbishment of the Area involved in the University of Coimbra's application for UNESCO World Heritage status, including the protection zone.

Preliminary remarks

With the inclusion of the University of Coimbra on UNESCO's list of possible sites to be considered for World Heritage status, the University and the City have launched a joint effort to reaffirm their respective roles in Portuguese and world culture. Intervention is required in the nominated areas and the protection zone, involving the adaptation of certain buildings and spaces to other functions and the definition of the degree of intervention in the heritage and surrounding areas. The city and its inhabitants, timeframes, and historical processes of development and transformation will also have to be taken into account.

Many steps have already been taken in recent years. It is now important to take stock of the various strategies and action plans proposed in the light of concepts, methods, techniques and practices developed by UNESCO over the last 35 years and by the institutions and scientific organizations that advise it (a growing number of institutions and individuals worldwide).

This process involves an attitude of constant questioning, in order to correct, balance and advance the affirmation of this immense area and its rich heritage as a factor for economic and social development, while respecting the people, their culture and social organizations, and their differences. These differences, which exist on all physical levels (topography, typology and construction), are naturally reflected in the terms of this Regulation, which not only establishes the types of intervention contemplated and the general principles governing them, but also differentiates between the levels of protection applied to each zone, use or function.

Enabling Laws

Under Article 241 of the Constitution of the Portuguese Republic, under the powers conferred by sub-paragraph a) of paragraph 2, Article 53 and sub-paragraph a) of paragraph 6, Article 64 of Law No. 169/99 of September 18, amended by Law No. 5_A/2001 of January, this Regulation was elaborated under the following legislation:

- Decree-Law No. 555/99 of December 16, with the wording of Law No. 60/2007 of September 4, and Decree-Law No. 26/2010 of March 30 (Legal Regime of Urbanisation and Construction);
- Decree-Law No. 380/99 of September 22, as amended by Decree-Law No 46/2009 of February 20 (legal instruments of Land Management);
- Regulatory Decree No 9/2009 of May 29 (technical concepts in the areas of Planning and Urban Development to use the instruments of territorial management);
- Law No. 107/2001 of September 8 (Law on Cultural Heritage);
- Decree-Law No. 307/2009 of October 23 (Legal Framework of Urban Rehabilitation);
- Decree-Law No. 163/2006 of August 8 (Accessibility for people with disabilities);
- Decree-Law No. 287/2000 of November 10 (Amending the Rules of Archaeological Work, approved by Decree-Law No. 270/99 of July 15);
- Decree No. 517/2008 of June 25 (Minimum requirements for local accommodation establishment).

Chapter I

Goals and sphere of application

Article 1

Goals

With the purpose of protecting and revitalizing the urban ensemble of the Area involved in Coimbra University's application for UNESCO World Heritage status, including its protection zone, the following general objectives are hereby defined:

- a) Valorisation of the area for the purpose of preservation and improvement of its environmental quality, promotion of sustainable development and reinforcement of its cohesion and urban significance;
- b) Maintenance and enhancement of the residential as a propelling factor for downtown livening;
- c) Improvement in living conditions, through the definition of minimum standards of hygiene and sanitation;
- d) Protection and rehabilitation of relevant urban areas, buildings and spaces, and the expansion and improvement of the support facilities on which they depend;
- e) Maintenance of the morphological characteristics of the city and the typological features of buildings and their support structures;
- f) Rehabilitation of the various existing spaces, through the remodelling and creation of infrastructures and an increase in the traditional activities that take place there;
- g) Promotion of the area's integration into the general development of the city and its harmonious relationship with adjoining areas;
- h) Definition of formal and functional constraints to consider in all projects of urban intervention, correcting dissonance and architectural anomalies and allowing the demolitions for extreme cases of proven impossibility of maintaining the existing building;
- i) Supports and incentives for integrated development through the stimulation of balanced participation by economic, social and cultural agents.

Article 2

Sphere of Application

1 – This Regulation applies to the Area identified in attached letter No. 1, which coincides with the boundary of the Protection Zone «University of Coimbra Alta e Sofia», subject of application to integrate the list of UNESCO World Heritage.

2 – The area defined in the preceding paragraph is divided into three zones defined in attached letter No. 2, and subject to different rules of engagement:

- a) Zone 1 – includes the “University of Coimbra Alta e Sofia”. It consists of a complex of monumental buildings linked to the production and transmission of knowledge that includes a well-defined noble area of the city of Coimbra and the sixteenth century Sofia Street. Each of the buildings of the area is representative of the artistic and historical period which led to its construction, so the redevelopment of this area represents the preservation of their individual characteristics and the reassurance of the value of this set.

Zone 1 is divided into two areas, corresponding uptown University to Zone 1A and Sofia Street to Zone 1B.

- b) Zone 2 – this covers the Critical Area of the Historic Centre of the city of Coimbra (ACCHC), the Area of Intervention outlined in the Detailed Master Plan for the Western Slope of the Upper Town of Coimbra (AIPPEPAC) and the rest of the Lower Town (*Baixa*).

It corresponds to the historic part of the city, and includes buildings that once fell within the former city walls and the areas outside them. It consists of an urban continuum of medieval testimony mainly composed of ordinary constructions. The zone includes the foundational buildings of the city, which is why protection measures must take account of traditional architectural forms, maintaining the balance between residential, commercial and institutional functions.

Zone 2 is subdivided into two areas, corresponding Critical Area of Coimbra’s Historic Centre to Zone 2A and the remaining area to Zone 2B.

- c) Zone 3 – this covers Sá da Bandeira Avenue, the Sereia Park, Bairro Santa Cruz, the Prison, Bairro Sousa Pinto, the Military Barracks and Hospital, Seminary, the Botanical Garden and the eastern side of Emídio Navarro Avenue.

This zone corresponds to the 19th-century part of the city, planned and laid out in accordance with the new hygienistic and functional guidelines of the period on land confiscated from the dissolved religious orders. It also includes some of the surrounding green spaces dating from the 18th century. Despite recent transformations, this area nevertheless maintains a formal unity that should be reaffirmed.

3 – The buildings classified as national monuments, protection zones and special areas of protection of classified real estate and buildings of public and municipal interest are subject to compliance with the rules established by this Regulation to the full extent of the municipal territory.

4 – The fundamental principles and provisions of the Regulation are extensible as long as they are consistent with the corresponding legal system, to material, environmental, scenic, archaeological or paleontological property.

5 – Whenever there are Areas of Urban Rehabilitation, Detail Plans or Plans for the Protection of Classified Property included in the area of this Regulation, they will all be subject to the rules and norms of those instruments.

6 – The planning instruments defined in the preceding paragraph shall be construed according to the Regulation and the recommendations of the ICOMOS.

7 – The Areas of Urban Rehabilitation “uptown”, “downtown” and “downtown by the river”, set totally or partially in the area pertaining to this Regulation, are identified in the attached letter No. 3.

Article 3

Composition

The following cartograms are an integral part of this Regulation:

- a) Attached letter No. 1 – Plan of the area allocated to the Regulation;
- b) Attached letter No. 2 – Plan of the areas that are subject to specific rules;
- c) Attached letter No. 3 – Identification Plan of Areas of Urban Rehabilitation ;
- d) Attached letter No. 4 – Identification Plan of the buildings belonging to the old colleges and university buildings identified as E01 to E33.

Chapter II Regime and Types of intervention

Article 4 Types of intervention and definitions

1 – This Regulation is subordinated to the definitions laid down in the Legislation governing Town Planning and Construction, and is connected with Coimbra’s Municipal Regulation for Town Planning and Construction, Urban Rates and Dues (RMUE).

2 – In addition to the definitions laid down in the Legislation governing Town Planning and Construction, all interventions to be performed on buildings within the zone covered, shall, for the effects of its application and correct interpretation, be classified as follows:

- a) «Adaption»: actions designed to prepare the building for a new function by changing its social, cultural or economic purpose;
- b) «Group of buildings»: the autonomous junction of adjacent buildings by opening spans of controlled size, which does not involve the demolition of architectural elements and maintains the relevant confining walls;
- c) «Consolidation»: actions designed to strengthen or reinforce the static supportive capacity of architectural materials and parts, whether structural or not, preferably using original/traditional building techniques and materials;
- d) «Correction of architectural inconsistencies or anomalies»: actions aimed at eliminating buildings or parts of buildings that stand out from their surroundings by virtue of their size, colour, texture, style or any other attribute that disfigures them or which contains parts that are not consistent with its typology;
- e) «Deconstruction»: the selective dismantlement, preferably by hand, in total or in part, of a building in the inverse order in which it was built, preserving the remaining structural and building parts and taking maximum advantage of reusable components and materials, recycling non-reusable leftovers, and separating and isolating potentially dangerous waste;
- f) «Maintenance and cleaning»: preventive actions designed to prolong the life of the building, taking into account its correct functioning;
- g) «Preservation»: actions designed to slow the rate of deterioration of a building and prolong its life, without modifying existing parts that correspond to a traditional/original type, and maintaining vestiges of ageing and the fragmentary parts of the building;
- h) «Rehabilitation»: actions designed to refurbish a building and improve its functional conditions, with the possibility of altering its spatial organization, while maintaining the structuring principles of that organization, the structural parts of the building and the overall external image;
- i) «Reconstruction»: the re-creation of a building or part of a building that no longer exists; this may also mean the reconstruction of a building that has been destroyed by natural or man-made causes, dissociated from the original historical form of the vanished heritage;
- j) «Reinterpretation»: the remaking of existing or disappeared parts of a building by (re)constructing some identifiable original/traditional features (such as size, geometry, materials, volume, proportions, metrics), distinguishing from these other features that enable the contemporary intervention to be identified as such;

- k) «Repair»: actions usually necessary due to lack of or defective maintenance, which aim at rectifying technical damage by the partial replacement of the building or of an architectural part without altering the nature of the materials;
- l) «Restoration and replacement of missing parts»: actions designed to wholly or partially restore a building that has deteriorated over time or been altered in successive periods to its original state or to that which it had at a later stage in its construction, in order to re-establish the unity and coherence of the building from the point of view of its original conception and legibility, and to enhance its aesthetic and historical aspects;
- m) «Relocation»: the dismantling, removal and reconstitution of a building or architectural parts at a new location or site, maintaining the various components in their original positions.

3 - The types of intervention listed above clarify the various urbanistic operations defined in the Legislation governing Town Planning and Construction, with the following correspondences:

- a) «Adaptation» is included in the definition «Alteration works»;
- b) «Group of buildings» is included in the definition of «Extension Works»;
- c) «Consolidation» is included in the definition «Conservation works»;
- d) «Correction of architectural inconsistencies or anomalies» is included in the definition «Demolition works»;
- e) «Deconstruction» is included in the definition «Demolition works»;
- f) «Maintenance and cleaning» is included in the definition «Conservation works»;
- g) «Preservation» is included in the definition «Conservation works»;
- h) «Rehabilitation» is included in the definition «Alteration works»;
- i) «Reconstruction» is included in the definition «Building works» and «Reconstruction works involving the preservation of the façade»;
- j) «Reinterpretation» is included in the definition «Reconstruction works»;
- k) «Repair» is included in the definition «Conservation works»;
- l) «Restoration and replacement of missing parts» is included in the definition «Conservation works»;
- m) «Relocation» is included in the definition «Alteration works»;

4- For the effects of the application of this regulation, the following definitions are also taken into account:

- a) «Dormers»: traditional way of converting the loft into an inhabitable space by raising part of the main roof;
- b) «Classified building»: building protected under the Cultural Heritage Protection and Valorisation Act;
- c) «Urban equipment»: all items installed in the public space for the management of urban structures and systems (namely road signs traffic lights; vertical and horizontal signs, information plaques, etc; lamp posts; technical storage units; metal railings and pillars);
- d) «Urban furnishings»: all items installed in the public space to enable the area to be used by providing a service or supporting an activity (e.g. kiosks, esplanades, telephone booths, flowerpots, benches, litter bins and bus shelters);
- e) «Usable penthouse»: habitable area resulting from the vertical expansion of the building, built in its upper part, retreated for plans and façades without changing their upper edge;

- f) «Ruin»: building whose structural or fundamental parts are in a general state of collapse;

Chapter III Rules and Intervention

Article 5 General Rules

Notwithstanding the general rules established by RMUE, any interventions in the areas covered by this Regulation are subject to the following general rules:

- a) All interventions should aim to valorise the urban ensembles and buildings by actions designed to protect them;
- b) All historical and architectural features of existing urban ensembles and buildings should be preserved, such as their position and alignment, grounds, interior structure (including master walls and stairwells), height, volume and shape of roof, as regards both their general typology and the particular architectural parts that characterise them;
- c) Interventions that ensure protection and/or rehabilitation of historic and architectural features of buildings and of their integration into the surroundings, insuring their future permanence;
- d) In the absence of the planning instruments referred to in paragraph 5 of Article 2, any intervention must ensure that the property retains the characteristics defined in b). Therefore, no physical intervention can be made if that results in the significant change of the properties' characteristics;
- e) Whenever the enforcement of specific legislation or regulations for general buildings, particularly concerning safety, noise, environment and accessibility results in the loss of the characteristics defined in b), its non-compliance is accepted if duly justified. However, the improvement of the building performance through compensatory measures cannot be aggravated by the intervention, or non-conformity of laws and regulations;
- f) All works of maintenance, conservation and preservation should be undertaken in a regular systematic manner, so as to preclude the need for more profound interventions in the future, and should envisage an integrated strategy for protecting the building;
- g) The option should always be consolidation, repair, restoration and replacing the missing parts of construction systems and structural and architectural features, such as structural walls, stairwells, floor and roof structures;
- h) For full rehabilitation, the original/traditional elements should be restored in their characteristics, primitive dimensions and configuration, unless a historical and artistic study proves the justified preservation of posterior elements.
- i) All rehabilitation and reconstruction operations should make use of the traditional materials, techniques and building systems characteristic of the original project or surrounding ensemble, only admitting those that are compatible;
- j) Adaptive re-use is permitted provided that the alterations are compatible with the character of the buildings and existing structure, and do not cause any rupture with architectural types; occupancy programmes should be suitable for the existing constraints;

- k) The subdivision of a building into a number of functional units is only permitted if the morphological and architectural features of the building are preserved;
- l) It is possible to act upon a group of buildings when the areas of the buildings do not provide minimum habitability standards as defined in this Regulation;
- m) The extension of buildings should not jeopardize the existence of the backyard as a constituent element of the building, and it should be maintained and enhanced;
- n) Buildings that clash, aesthetically or architecturally, with their surroundings, due to their size, shape, materials or colour, should undergo intervention with a view to reintegrating them into the surrounding environment, with the deconstruction and correction of aspects that are inconsistent or disfiguring, in accordance with the defined in subparagraph d) of paragraph 2, Article 4 of this Regulation;
- o) Ruined buildings should only be demolished when they are completely irretrievable, and when the technical impossibility of maintenance has been proven, the architectural elements in the reconstruction have been defined and its translocation has been assured;
- p) The total or partial non-authorized demolition of buildings will compel rebuilding the property with its pre-existing features, subject to the provisions of paragraphs h) and i); and it must not result in gains of floor area;
- q) The demolition/deconstruction of buildings with the purpose of urban reconversion of a specific area, namely regarding the improvement of public accessibility to the buildings, can only take place after the approval of the reorganisation project for the area of intervention, and of the containment plan. It will only be possible if it proves undisputed public interest, or if it is expressly provided for in the planning instrument in force;
- r) New buildings and actions resulting from reinterpretation should be integrated into the whole, as regards both shape and materials, and harmonize with the surrounding architecture, helping to emphasise and valorise the surrounding buildings and urban fabric;
- s) An area of vegetal cover should be maintained wherever possible, so as to prevent the total paving of the ground;
- t) Trees and bushes should be preserved wherever possible, and may only be destroyed when it is necessary to raise minimum habitability standards; in cases of landscape dissonance; in situations of infestation by invasive species, where the characteristics of the plant threaten the affective or heritage value of the whole; and when the building itself is at risk of damage by the plant's physical characteristics, being replaced by others in their vicinity, whenever possible.

Article 6

Special Rules

Without prejudice to Article 5, and in the absence of planning instruments in paragraph 5 of Article 2, the performance of all interventions in the areas covered by this regulation is subject to the following rules:

1 – Use of buildings

- a) Given the decline in the residential function, it is prohibited to alter housing for other purposes;
- b) Exceptions to the provisions of the preceding paragraph:

b1) Buildings defined in attached letter No. 4, referred to as E07, E22, E23, E25 and E27, as well as buildings intended for hotels, local housing and fraternity houses.

b2) Buildings housing facilities for collective use, public utility associations and institutions for social, cultural and sporting events, as long as they contribute for the qualification and for the local dynamics.

b3) Buildings, which do not meet and are unlikely to meet, even after rehabilitation, the minimum housing conditions, or when it is impossible to group buildings.

b4) Ground floors or mezzanine floors between two ground floors, when, for its deployment characteristics, the building contains opposing façades, in pedestrian shopping streets and other commercial streets, that the instruments referred to in paragraph 5 of Article 2 may define, ensuring that the upper floors maintain their residential use and have independent entrance. It is, however, forbidden to cause rupture in the architectural elements.

b5) Buildings, units or fractions for independent use, located in commercial streets and pedestrian streets or others that the instruments referred to in paragraph 5 of Article 2 may define, and that are being used, at the time of the implementation of the Municipal Master Plan of Coimbra, for other purposes;

c) Given the lack of parking facilities for residents, garages may not be used for other purposes, except in exclusively pedestrian zones and others listed in the documents defined in Article 2 Paragraph 5 and those which do not meet the access conditions for motor vehicles;

d) The ground floor of buildings that are currently used for commercial purposes or as hotels may not be adapted for different purposes in the exclusively pedestrian zones and others listed in the documents defined in Article 2, Paragraph 5.

2 – Subdivision of the building:

When a building is subdivided into several households or other units, the interior structure of the building should be maintained if possible (including master walls and stairwells), and the height of the existing floors should remain unaltered;

3 – Volume, grounds and basements:

- a) The total volume of the buildings and their grounds should be maintained;
- b) Exempt from the provisions of the previous paragraph are the buildings already classified or under the process of classification defined in attached letter No. 4 and referred to as E02, E04, E06, E16, E17, E19, E23, E24, E25, E30, E31 and E32, since they contribute for the enhancement of the building set to which they belong;
- c) Whenever it is necessary to provide minimum living conditions, irrespective of the use that is being made of the building at that moment, the area occupied by the grounds may be reduced and/or the volume of the building increased, provided that these operations do not affect the characteristics of the building and the group of buildings of which it is part; thus, there should be a maximum of 10 square metres of usable area, subdivided into 6.5 square metres for the kitchen and 3.5 square metres for sanitary facilities;
- d) The annexes that exist in the occupied backyards, courtyards and atriums must be eliminated, releasing the space for areas of no edification;
- e) The percentage of paved ground may only be increased and vegetal cover reduced to ensure minimum living or safety conditions, and/or to provide covered parking facilities, provided that these operations do not threaten the characteristics of the building or group of buildings of which it is part;

- f) Exempt from the provisions of the previous paragraph are the buildings referred to in subparagraph b);
- g) Interventions should be restricted to partial deconstruction, with the reduction of the built volume and/or increase in ground space, if that is necessary to provide good living conditions, or if the existing building, due to its size or inconsistencies, obstructs or spoils the view of buildings classified as cultural heritage;
- h) The height of buildings, whether newly constructed or resulting from reinterpretation, should be similar to and compatible with the buildings on either side, and with the average height of the buildings in the stretch of road between the two nearest side roads on each side;
- i) Basements are permitted only in new buildings, and must not destabilize adjoining buildings or the group of which they are part.

4 – Outer walls and architectural surfaces:

- a) As regards outer walls that are characteristic of the group of which the building is part, all constituent features should be respected and maintained (such as masonry, cornices, corner pieces, friezes, mouldings, circular windows, pillars, openings, balconies and other existing features);
- b) When the original materials have been lost, the restoration of the outer walls should aim to achieve a finished effect similar to what it was like originally in terms of design, materials, proportions, texture and colours;
- c) The colours used on the architectural surfaces, including plasterwork and other such parts, should fit in with the colours traditionally used, supported by a technical and a historical study;
- d) The application of textured, sand-textured, porous or glossy paints on the surfaces of buildings is forbidden;
- e) All masonry that has to be destroyed should be replaced by something similar, in terms of size, texture, colour and type; the use of siding or cladding is forbidden;
- f) Exempt from the provisions of the previous subparagraph are cases where the stonework has been partially destroyed, and where the gaps may be filled with stone dust or mortars, provided that these are compatible in terms of composition, texture and colour;
- g) Any stone-based material applied to the façade should be calcareous, and walls may not be polished, painted or given a glossy finish, but instead whitewashed;
- h) It is prohibited to affix any type of object in the stone elements of the façades;
- i) When renderings need to be replaced on outside walls, a material should be used that is compatible with the wall itself, with priority given to lime-based materials, so as to recover the original/traditional appearance and suit the building systems and techniques used in the building;
- j) Renderings on the outside walls of new buildings should use a material that is compatible with the wall itself, and the finished appearance should be in keeping with the surrounding buildings;
- k) Old glazed tiles covering the outer part of buildings or walls should be maintained and restored;
- l) When building work is to be carried out on premises used or to be used by service industries, the architectural character of the outside of the building should be respected, particularly at ground level;
- m) The installation of structures to provide shade, such as awnings or canopies, whether temporary or permanent, is prohibited, with the exception of publicity features listed in Article 8 of this Regulation.

5 – Doors, windows and other openings:

- a) In the characteristic outside openings where they are inserted, the wooden garrisons, the limestone masonry and the feigned mortar must be respected and kept;
- b) To fill gaps and replace parts of limestone masonry, identical materials can be used, as well as restoration mortar, or other compatible with the stone elements;
- c) Jambs and lintels, windowsills and doorsteps should be in limestone masonry or wood, with a texture, colour and type similar to that which already exists; no other kind of stone, mosaics, brick or cement profiles are permitted;
- d) Varnished wood may not be used for jambs, lintels, windowsills or any type of frame;
- e) Frames should be of a shape, style, material and design that are in keeping with the tone of the building;
- f) The use of profiles to imitate or reproduce the design of wooden frames is prohibited;
- g) Arches and nailing fins may not be omitted from door and window frames and should be perceptible from the outside;
- h) It is prohibited to use mirrored, crinkled or hammered glass in windows and doors, or indeed any other type of glass that does not harmonise with the building or surrounding area due to its colour or configuration;
- i) For thermal and acoustic insulation, double window and door frames should be used, preferably fitted on the inside, and may be associated with the shutters;
- j) In situations where it is possible to provide thermal and acoustic insulation without altering the style and size of the original/traditional frames, double glazing may be used;
- k) External blinds or grilles may not be used, irrespective of type or material;
- l) The balconies must not be closed, not even with glazing;
- m) Any cast iron, wrought iron or wooden railings on old balconies should be preserved, restored and painted in the original/traditional colours, when identifiable;
- n) Frames, and their respective parts, should be painted in a traditional colour, supported by a technical and historical study;
- o) Door numbers should be placed above the lintel, and may be in enamelled metal, stencilled directly onto the wall or carved in stone; they may be detachable, provided that they are of wrought iron, brass or brushed stainless steel, and do not exceed 0.13 metres in height and 0.18 in width.

6 – Roofs:

- a) The shape, structure and type of roof should be maintained, as should gradients and pitch direction;
- b) Skylights, dormer windows, domes, pinnacles and other existing features should be restored and maintained in their original/traditional form;
- c) The roofs of new buildings should be in keeping with others in the area as regards scale, shape, pitch direction and gradient, particularly those of adjoining buildings, assuming flat roof vegetation;
- d) The construction of dormers is only permitted when this does not affect the aesthetic appearance of the building;
- e) All roofs should be covered in red clay tiles;
- f) In cases where the roof material is associated with a specific architectural style, the original material used should be maintained;

- g) All existing platbands should be maintained, except when these do not harmonise with the rest of the building;
- h) Drainpipes and gutters, when visible, should be circular in section and made of metal (iron, zinc, copper or brushed stainless steel);
- i) The downpipes should be embedded in the wall or protected at a level that should not be inferior to 3.00 meters of the floor, counting from the street level;
- j) The downpipes should have a reception box, at the entry point in the wall, in connection with the gutter, and the discharge should be done through an embedded infrastructure for rainwater collection, or when it does not exist, at a horizontal level on the street;
- k) The installation of structures to provide temporary or permanent shade is prohibited, except for those of tissue or any vegetal element or provisional or temporary nature.

7 – Technical fittings:

- a) Telecommunications antennae, external air conditioning devices, television aerials or accessories of a similar nature that could affect the aesthetic appearance of the building and its surroundings may not be placed upon rooftops;
- b) The placement of solar and /or photovoltaic panels is allowed on roofs or covers, provided that the solar orientation is suitable; only a single part of the roof is used (the one that faces the backyards, annexes or courtyards); it occupies more than 5% of the roof total area to a maximum of 3.00 square meters, and be flush and embedded in the roof;
- c) The assembling of satellite aerials and air conditioning devices (even when integrated or dissimulated in the wall), photovoltaic solar panels, electricity and telephone pylons, TV aerials or any other accessory elements that may affect the aesthetics of the buildings and their surroundings is prohibited on the façades;
- d) The air conditioning devices can be installed on doors, windows or are openings, as long as they are not visible and are integrated into fanlights or other parts of the frame, without interfering with the vertical appearance of the building and without spoiling the type and dimension of the original/traditional frame and keeping the vertical reading;
- e) Chimneys, ventilation shafts or extractor shafts may not be placed on the outside of façades overlooking the public space;
- f) Provided that their infrastructures are underground, all cables and tubes belonging to distribution/interconnection networks must be integrated into the building; it is forbidden to place them on the outer façade;
- g) Meters and meter cabinets may only be fitted to the outer façade provided that they are placed together, with reduced dimensions in such a way that it does not affect the visual appearance of the building, they should be hidden and should not have any visible displays, and they should be equipped with a single door similar to the façade.

8 – Advertising:

- a) Whenever the original/traditional advertising elements installed on the walls prove to be a relevant characteristic for the shops and a value for the building, they should be restored;

- b) The advertising media, including racks, banners, ribbons, loose letters or symbols, tarpaulins or screens, panels, awnings, blades or other structures addressed to façades, fixed or movable, should always prove to be value elements for the building and not mischaracterisation elements;
- c) The advertising elements should be suggestive and have a individual character, and should not be fixed or overlap architectural elements of the façade;
- d) Each commercial establishment is allowed retractable awnings, with or without valances, in accordance with the number of openings it possesses, and one sign for each façade directly overlooking the street, placed in the transom or attached to the façade;
- e) Unless proven to be impossible, the features listed in the previous subparagraph of this article should be placed beneath the level of the first floor, and should never be attached to important architectural features of the façade, such as balconies and masonry, nor should they be allowed to disturb the circulation of people and vehicles;
- f) No advertisements or name plates, including those identifying liberal professionals, may be placed on the railings of balconies, roofs or terraces;
- g) Awnings should have white as a base colour, a maximum projection of 1.00 meter when fully extended (unless it is proven that a more generous size brings no harm to the movement of people and vehicles), not exceeding 0.20 meters when measured in the plane of the façade, beyond the size of the openings;
- h) If the street is less than 1.80 metres wide, the placement of awnings is forbidden;
- i) If the street is more than 1.80 meters wide and less than 3.80 meters, the space available for awnings should be divided in two, always leaving 0.90 meters wide free on each side, in relation to the axis of the street;
- j) On awnings, publicity is only permitted on the valance, and should be restricted to the name of the establishment;
- k) Signs should have an attractive appearance and be made of durable, resistant materials, such as painted wood, brushed stainless steel, cast iron, wrought iron, copper, brass, transparent acrylic or limestone;
- l) Encased signs are prohibited and should preferably be placed inside the establishment; alternatively, signs or advertising symbols may be placed on the façade, either engraved or in relief;
- m) In terms of size, signs should be adapted to the specific conditions of the site, and must not be too large, nor affect the overall appearance of the façade of the building;
- n) The advertising media should not have light and can be illuminated by external light points of reduced size, or by retro-illumination when salient from the façades;
- o) Lighting elements should not be dynamic, intermittent or varying colour or intensity, except when placed within the shops;
- p) Pharmacy signs, which need to stand out to facilitate localization, may use specific methods of advertising, to be approved by the competent authorities, preferably in the form of a simple green cross, which may be self-lit; the use of flashing lights and the inclusion of other advertising symbols are prohibited;
- q) As for the signs identifying automated teller machines (ATMs) and of Santa Casa da Misericórdia games, as these also need to stand out for easy localization, they should be placed in the transom and be self-illuminated; the use of flashing lights and the inclusion of other advertising symbols are prohibited;

- r) Name plaques identifying liberal professionals, which are not considered publicity, should be of a colour and material appropriate to the site where they are located, and should be placed at ground floor level next to the main entrance, between the plinth, if one exists, and the lower limit of the lintel, when this is straight, or the bottom of the arch in the case of a curved lintel; the plaque itself should be no more than 0.20 metres high and 0.30 metres wide, or smaller in the case of buildings that house a large number of liberal professionals, so that the plaques together do not exceed the space allocated on the façade for them.

Article 7

Specific Rules for Zone 1A

Without prejudice to the provisions described in Article 6, the following regulations should be applied to Zone 1A:

1 – Outer walls and architectural surfaces:

- a) On outer walls, renderings and coatings should preferably be lime-based, and should not use pebble-dash, spar dash or Tyrolean finishes;
- b) Glazed surfaces are only permitted in new buildings or extensions of existing buildings when they enhance the pre-existing building or group of buildings of which it is part.

2 – Doors, windows and other openings:

- a) All existing frames should be maintained and restored when they correspond to the type originally/traditionally used, except in situations of dissonance;
- b) When frames need to be replaced, this should be done using designs, types and materials specific to each building;
- c) In new buildings or extensions of existing buildings, frames may be of painted wood, painted iron, copper or brushed stainless steel, and should enhance the building and group of buildings of which it is part;
- d) Shade should be provided by means of interior shutters in painted wood;
- e) Exempt from the provisions of the previous subparagraph are buildings that already have a shade system of a different material, of an original type and which harmonises with the rest of the buildings;
- f) External shutters are forbidden for the provision of shade.

3 – Roofs:

- a) In buildings that originally had a flat roof, this should be maintained, though it may be replaced, when justified, using compatible materials and maintaining its original form;

Article 8 Specific Rules for Zone 1B

Without prejudice to the provisions described in Article 6, the following regulations should be applied to Zone 1B:

1 – Outer walls and architectural surfaces:

The use of glazed surfaces, imitation brick or masonry, siding, spar-dash or Tyrolean-style finishings, clay or glazed tiles is prohibited on outer walls.

2 – Doors, windows and other openings:

- a) All existing frames should be maintained and restored when they correspond to the type originally/traditionally used, except in situations of dissonance;
- b) Frames that need to be replaced, or to be fitted into new buildings, should use traditional designs and types, and the use of painted wood is mandatory;
- c) Exempt from the provisions of the previous subparagraph are the frames of buildings whose original/traditional style uses another type of material, when this does not clash with the surrounding buildings;
- d) Also exempt from subparagraph b) are ground floor premises used for commercial purposes, where painted iron, copper, brass or brushed stainless steel may also be used, where justified by the architectural features of the building;
- e) Exempt from the provisions of subparagraph b) is the possible closure of doors and windows in the cloisters of buildings already classified or under the process of classification defined in attached letter No. 4 and referred to as E22, E23, E24, E25 and E26, that can be in painted iron, steel, brass, copper or unframed, provided that they contribute to the enhancement of the pre-existing group;
- f) Shade should be provided by means of interior shutters in painted wood;
- g) Exempt from the provisions of the previous subparagraph are buildings that have a shade system of a different material, of an original type and which harmonises with the rest of the buildings;
- h) Exterior shutters are forbidden for the provision of shade.
- i) Railings should use traditional designs and types, and must be of painted wood or painted iron.

3 – Roofs:

- a) Inaccessible flat roofs are prohibited;
- b) Exempt from the provisions of the preceding paragraph are the buildings already classified or under the process of classification defined in attached letter No. 4 and referred to as E23, E24 and E25, as long as they contribute to the enhancement of the pre-existing group;
- c) Also exempt from subparagraph a) are the roofs of technical areas, provided that these are small in size and contribute to the enhancement of the building and group of buildings of which they are part;
- d) Roofs should be made of red clay barrel tiles, placed in alternating convex and concave rows, or of Marseille-type tiles;
- e) The eaves should retain their traditional style, in single, double or triple barrel tiles, and in new buildings should be simple;

- f) Exempt from the two preceding paragraphs are the extensions performed in the buildings already classified or under the process of classification defined in attached letter No. 4 and referred to as E23, E24 and E25, in which other materials can be used as long as they contribute to the enhancement of the pre-existing group;
- g) Gutters and their respective wrought iron supports should be preserved, restored and painted in the original/traditional colours, where identifiable, as should drainpipes;
- h) Old chimneys should be consolidated and preserved, and any new chimneys to be built should be integrated into the surroundings.

Article 9

Specific Rules for Zone 2A

Without prejudice to the provisions described in Article 6, the following regulations should be applied to Zone 2A:

1 – Grounds:

Whenever the building has a yard, a structure should be built there for the collection and deposit of rainwater from the roofs and from the yard itself in order to rationalize the amount of water used for irrigation and sanitation, provided that this does not pose a health threat, damage the structure of the building or adjoining buildings, and is not incompatible with the heritage values in question.

2 – Outer walls and architectural surfaces:

- a) The use of glazed surfaces, imitation brick or masonry, siding, spar-dash or Tyrolean-style finishings, clay or glazed tiles is prohibited on outer walls;
- b) In extensions performed in the buildings already classified or under the process of classification defined in attached letter No. 4 and referred to as E29, the use of stone or limestone is acceptable as long as it contributes to the enhancement of the pre-existing group.

3 – Doors, windows and other openings:

- a) All existing frames should be maintained and restored when they correspond to the type originally/traditionally used, except in situations of dissonance;
- b) Frames that need to be replaced, or to be fitted into new buildings, should use traditional designs and types, and must be of painted wood;
- c) Exempt from the provisions of the previous subparagraph are the frames of buildings whose original/traditional style uses another type of material, when this does not clash with the surrounding buildings;
- d) Also exempt from subparagraph b) are ground floor premises used for commercial purposes, where painted iron, copper, brass or stainless steel may also be used, where justified by the architectural features of the building;
- e) Exempt from paragraph b) is the possible closure of doors and windows in the cloisters of buildings already classified or under the process of classification defined in attached letter No. 4 and referred to as E29, that can be in painted iron, steel, brass, copper or unframed, provided that they contribute to the enhancement of the pre-existing group;

- f) Shade should be provided by means of interior shutters in painted wood;
 - g) Exempt from the provisions of the previous subparagraph are buildings that have a shade system of a different material, of an original type and which harmonises with the rest of the buildings;
 - h) Exterior shutters are forbidden for the provision of shade;
 - i) Railings should use traditional designs and types, and must be of painted wood or painted iron.
- 4 – Roofs:
- a) Inaccessible flat roofs are prohibited;
 - b) Exempt from the provisions of the previous subparagraph are the roofs of technical areas, provided that these are small in size and contribute to the enhancement of the building and group of buildings of which it is part;
 - c) Roofs should be made of red clay barrel tiles, placed in alternating convex and concave rows, or of Marseille-type tiles;
 - d) The eaves should retain their traditional style, in single, double or triple barrel tiles, and in new buildings should be simple;
 - e) Gutters and their respective wrought iron supports should be preserved, restored and painted in the original/traditional colours, where identifiable, as should drainpipes;
 - f) Old chimneys should be consolidated and preserved, and any new chimneys to be built should be integrated into the surroundings.

Article 10

Specific Rules for Zone 2B

Without prejudice to the provisions described in Article 6, the following regulations should be applied to Zone 2B:

1 – Grounds:

Whenever the building has a yard, a structure should be built there for the collection and deposit of rainwater from the roofs and from the yard itself in order to rationalize the amount of water used for irrigation and sanitation, provided that this does not pose a health threat, damage the structure of the building or of those adjacent to it, and is not incompatible with the heritage values in question.

2 – Outer walls and architectural surfaces:

The use of glazed surfaces, imitation brick or masonry, siding, spar-dash or Tyrolean-style finishings, clay or glazed tiles is prohibited on outer walls.

3 – Doors, windows and other openings:

- a) All existing frames should be maintained and restored when they correspond to the type originally/traditionally used, except in situations of dissonance;
- b) Frames that need to be replaced, or to be fitted into new buildings, should use traditional designs and types, preferably the use of painted wood or, exceptionally, lacquered aluminium with thermal cut;
- c) Exempt from the provisions of the previous subparagraph are the frames of buildings whose original/traditional style uses another type of material, when this does not clash with the surrounding buildings;

- d) Also exempt from subparagraph b) are ground floor premises used for commercial purposes, where painted iron, copper, brass, stainless steel or lacquered aluminium with thermal cutting may also be used, where justified by the architectural features of the building;
- e) Shade should be provided by means of interior shutters in painted wood;
- f) Exempt from the provisions of the previous subparagraph are buildings that have a shade system of a different material, of an original type and which harmonises with the rest of the buildings;
- g) Exterior shutters are forbidden for the provision of shade.
- h) Railings should use traditional designs and types, and must be of painted wood or painted iron.

4 – Roofs:

- a) Inaccessible flat roofs are prohibited;
- b) Exempt from the provisions of the previous subparagraph are the roofs of technical areas, provided that these are small in size and contribute to the enhancement of the building and group of buildings of which they are part;
- c) Roofs should be made of red clay barrel tiles, placed in alternating convex and concave rows, or of Marseille-type tiles;
- d) The eaves should retain their traditional style, in single, double or triple barrel tiles, and in new buildings should be simple;
- e) Gutters and their respective wrought iron supports should be preserved, restored and painted in the original/traditional colours, where identifiable, as should drainpipes;
- f) Old chimneys should be consolidated and preserved, and any new chimneys to be built should be integrated into the surroundings.

Article 11

Specific Rules for Zone 3

Without prejudice to the provisions described in Article 6, the following regulations should be applied to Zone 3:

1 – Outer walls and architectural surfaces:

- a) The use of glazed surfaces, imitation brick or masonry, siding, spar-dash or Tyrolean-style finishings, clay or glazed tiles is prohibited on outer walls;
- b) In the support equipment to be installed in the Botanical Garden and Sereia Park, the use of glass, masonry or limestone siding is permitted, provided that this contributes to the enhancement of the whole.

2 – Doors, windows and other openings:

- a) All existing frames should be maintained and restored, when they correspond to the type originally/traditionally used, except in situations of dissonance;
- b) Frames that need to be replaced should use designs, types and materials specific to each building;
- c) Exempt from the provisions of the previous subparagraph are ground floor premises used for commercial purposes, where painted iron, lacquered aluminium, copper, brass or brushed stainless steel may also be used, where justified by the architectural features of the building;

- d) In new buildings or in extensions of existing buildings, window and door frames may be in painted wood, painted iron, lacquered aluminium, and on ground floors used for commercial purposes, copper, brass or brushed stainless steel may also be used, provided that this enhances the building and group of buildings to which it belongs;
- e) Outer shutters may not be made of aluminium or PVC;
- f) Railings should be of traditional designs and types, and the use of aluminium and PVC is prohibited.

3 – Roofs:

- a) Flat non accessible roofs are allowed in garages and buildings where the original typology integrates this type of coverage, provided that they do not endanger the harmony of the whole building and that the fire safety is assured;
- b) In the support equipment to be installed in the Botanical Garden and Sereia Park, the use of flat or sloping glass roofs is permitted, provided this contributes to the enhancement of the whole;
- c) The material used for the roof may be changed to zinc or copper, when justified, maintaining the shape of the roof;
- d) Gutters and their respective wrought iron supports should be preserved, restored and painted in the original/traditional colours, where identifiable, as should drainpipes;
- e) Old chimneys should be consolidated and preserved, and any new chimneys to be built should be integrated into the surroundings.

Chapter IV

Final and Transitional Provisions

Article 12

Revoking Norm

1 – All provisions that may come to contradict the present Regulation will be revoked.

2 – The Regulation for Municipal Buildings, Restoration and Conversion of the Critical Area of Coimbra's Historic Centre, published in Diário da República, II Series, of January 7, 2003, is revoked with exception of Article 22, amended in Diário da República, II Series, January 25, 2010.

Article 13

Implementation

This Regulation shall be implemented 30 days after its publication in Diário da República.

Article 14

Transitional Provisions

This Regulation applies to the proceedings already initiated by the date of its implementation, notwithstanding the safeguard of the actions already carried out.