

Heritage Impact Assessment *2plus*
Planned Proposal 2023 for the 'Heumarkt Neu' Construction Project



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ABSTRACT

1. Background:

The Heritage Impact Assessment 2plus (henceforth: HIA 2plus), commissioned by the Austrian Federal Ministry for Arts, Culture, Civil Service and Sports, intends to evaluate from an independent expert perspective positive and negative impacts of the modified design Proposal 2023 of the planned Heumarkt Neu construction project on the Outstanding Universal Value (OUV) of the World Heritage property Historic Centre of Vienna.

Following two previous Heritage Impact Assessments (HIA 1 / 2019, HIA 2 / 2021), which stated that partly severe or large negative visual impacts are to be expected, the planned Heumarkt Neu construction project was once more revised:

- The height of the building volume, planned to be used as a residential building, has now been reduced from 56.50 m building height above ground level to 49.95m. Omitting the so-called “Hanging Gardens” led to a reduction of the building in length by 5m and to a smaller total volume (a total of 20% less building mass).
- The dimensions of the hotel slab are also slightly changed. The 40 cm deep cornices surrounding the building will be removed. Consequently, the second slab will be reduced by 0.80 m in both length and width.

With the aim of obtaining a decision to remove the World Heritage Site Historic Centre of Vienna from the List of World Heritage in Danger, if possible as early as the 45th session of the World Heritage Committee, this variant (henceforth: Proposal 2023) was presented and discussed before and during the 45th meeting of the World Heritage Committee in Riyadh with representatives of the World Heritage Centre and ICOMOS. Following, *Decision 45 COM 7A.55* (cf. Chapter 1.2.7), adopted during the 45th session of the World Heritage Committee, stated that this further revised scheme needs to be assessed using the methodology of the previous HIAs.

2. Assessment:

HIA 2plus 2023, informed by these requirements, led to the following results:

- Functional impacts are assessed **major positive**, mainly due to the reduction of the existing barrier effects and improvements of the accessibility of the Heumarkt Area, the upgrading of surrounding public spaces, as well as the retained and newly added functions on the Heumarkt Area, which provide an added value for its neighbouring districts.
- Cumulative impacts are unlikely due to Vienna’s adapted building regulations.
- Structural impacts are **irrelevant**, as the previous HIAs led to the conclusion that no negative impacts are to be expected.
- Visual Impacts, seen from other lower viewpoints, are **moderate positive** (seen from street Am Heumarkt) or **moderate negative** (Lothringerstraße). The stronger negative visual impacts at Lothringerstraße are mainly caused by the building height and the façade design.
- There remain still **large negative** visual impacts with regard to the visual integrity of the World Heritage property Historic Centre of Vienna, especially when perceived from the higher viewpoints at the Upper Belvedere. These viewpoints are vital for the OUV of the World Heritage property, as they allow to understand the Attributes “Axiale baroque gardens” and „Baroque visual connections”.
- Furthermore, when seen from the Stadtpark the planned Proposal 2023 causes **moderate-large** negative impacts, mainly due to the enlarged building volume of the planned Hotel InterContinental (compared to length and height of the present building). However, it has to be noted in this context that the impact of the existing Hotel InterContinental building was assessed as „large“. This means that the Proposal 2023 will slightly improve the existing situation.

3. Testing Mitigation Measures:

As the positive impacts of the planned Proposal 2023 cannot be outweighed with the negative ones and as HIA 2plus was carried out in strict accordance with the requirements of Decision 45 COM 7A.55 and the

Desired State of Conservation Report 2020, possibilities to mitigate the remaining negative impacts were discussed. Using the methodology of the previous HIAs, the following alternative building heights were tested in order to identify a threshold to limit large negative impacts on the OUV of the World Heritage property to an acceptable extent:

- Mitigation proposal 1a: Minimization of residence slab by two more floors
- Mitigation proposal 2a: Minimization of hotel slab by two floors
- Mitigation proposal 2b: Minimization of residence slab by two more floors & hotel slab by two floors
- Mitigation proposal 3: Minimization of residence slab by two more floors & hotel slab by three floors

This test led to the result that the threshold to limit the negative visual impacts to an extent of moderate means that two storeys have to be removed from both the residence slab and the hotel slab (compared to Proposal 2023).

4. Recommendations:

In summary, the HIA 2plus led to the following recommendations:

Recommendation 1: Limitation of Building Height

In order to mitigate the remaining large negative impacts of the planned Proposal 2023 on the OUV of the World Heritage property Historic Centre of Vienna to an acceptable (=moderate) extent, or to an extent of the current state respectively, especially when seen from higher viewpoints, it is recommended to remove two more storeys from the residential slab and the hotel slab.

This means that, to meet a project status that maintains or even improves the negative impacts of the existing Hotel InterContinental and to enable a project status that supports the OUV of the World Heritage property, the following height levels should be achieved:

- Residential slab: approx. 44 m instead of 49,95 m (=height of Proposal 2023) above ground level
- Hotel slab: approx. 42 m instead of 48 m (=height of Proposal 2023) above ground level

The suggested height for the hotel slab results from the fact that the existing Hotel Intercontinental with a height of 38 m above ground level is comparable to the suggested height of 42 m, as the roof structures of the existing Hotel InterContinental are exceeding the height level of 38,00m considerably, thus disturbing its historic urban context both when seen from higher viewpoints as well as from street views.

Recommendation 2: Modifications of façades

Furthermore, it is recommended to thoroughly reconsider the concept of the “green façades” of the Heumarkt Neu project, as the surroundings of the Heumarkt area, despite the Stadtpark, are characterised by façades consisting of brickworks or stone masonry. Especially those parts of the planned Heumarkt Neu project facing surroundings of the 19th century districts of the Ringstraße should be reconsidered. This also applies for the parts of the planned Heumarkt Neu project facing views from the Upper Belvedere. Here, the green façade generates a sharp contrast to its historic surroundings, including the sensitive roofscape of Vienna’s historic city centre.

This does not apply for the facades of the Heumarkt building which are already very well adapted to their historic Gründerzeit context.

Recommendation 3: Intensive Communication throughout Development Process

Finally, it is also recommended to commence the communication activities between the State Party of Austria, the World Heritage Centre and ICOMOS International, started during the dialogue process in 2021. The monitoring mission foreseen for the beginning of 2024 is an excellent opportunity in this respect.





PART I

BACKGROUND

1. TASK AND OBJECTIVE OF HERITAGE IMPACT ASSESSMENT
2PLUS
2. METHODS

1. TASK AND OBJECTIVE OF HERITAGE IMPACT ASSESSMENT 2PLUS

1.1 OBJECTIVE

This *Heritage Impact Assessment 2plus* (henceforth: HIA 2plus) has been commissioned by the *Austrian Federal Ministry for Arts, Culture, Civil Service and Sports*. The objective of HIA 2plus is to evaluate from an independent expert perspective the impacts of the modified design Proposal 2023 of the planned *Heumarkt Neu construction project* on the Outstanding Universal Value (OUV) of the World Heritage property *Historic Centre of Vienna*.

Both positive and negative impacts are to be assessed. In case of negative impacts recommendations and potential mitigation measures are to be provided how to mitigate such negative effects.

1.2 BACKGROUND

1.2.1 List of World Heritage in Danger

The World Heritage property Historic Centre of Vienna was inscribed in the World Heritage List in 2001 at the 25th meeting of the World Heritage Committee in Helsinki according to criteria (ii), (iv) and (vi) (Decision 25 COM XA). The World Heritage site is „an outstanding testimony to the continuous exchange of values in the second millennium“, explicitly also to „the Middle Ages, the Baroque and the Gründerzeit period as key eras in the cultural and political development of Europe.“ Since the 16th century, the historic center of Vienna has been considered “the European capital of music”.

The World Heritage property was on the agenda of the World Heritage Committee in 2002, 2003, 2004, 2008, 2009, 2010, 2011, 2013, 2015 and 2016. In 2017, the site was added to the “List of World Heritage in Danger” under Decision 41 COM 7B.42 on the grounds that

- developments and the modernisation of historic building stock are

impacting on the OUV of the property,

- the control and planning instruments of the City of Vienna do not sufficiently protect the OUV,
- the modification of the planned Heumarkt Neu construction project do not meet the requirements and recommendations of the World Heritage Committee;

1.2.2 Heritage Impact Assessment 1 (2019)

Following this decision, a first Heritage Impact Assessment (henceforth: HIA 1), carried out by *michael kloos planning and heritage consultancy* (henceforth: *mkphc*), was submitted to the World Heritage Centre in the year 2019. This HIA 1 led to the result that partly large and severe negative impacts have to be expected from developments inside and outside the World Heritage property Historic Centre of Vienna. The assessment led also to the conclusion that control and planning instruments in Vienna are not sufficient to protect the OUV of the World Heritage property. Consequently, it was recommended to modify both the planned project Heumarkt Neu project and the control and planning instruments (including compilation of a Management Plan).

1.2.3 Compilation of Management Plan and modification of control planning instruments

As a reaction, Vienna Municipality meanwhile updated crucial control and planning instruments to improve the protection of the OUV of the World Heritage property. In parallel, a Management Plan was compiled. Both the amended control and planning instruments as well as the Management Plan have been approved by Vienna’s city council in November 2021. Further amendments of planning and control instruments were elaborated in 2022 and adopted in November 2023.

1.2.4 Modification of Heumarkt Neu Project and integrative dialogue process

On March 17, 2021, the Federal Ministry for International and European Affairs, represented by Dr. Peter Brezovsky, launched an integrative dialogue process regarding the Heumarkt Neu project. The basic concept of

this dialogue process was to enable its further revision with the participation of all stakeholders (Municipality of Vienna, project applicants & architects, BMKÖS & Ministry of Foreign Affairs). The aim was to come to a modified variant that could be accepted by all of the aforementioned actors, in particular the UNESCO World Heritage Committee (and World Heritage Centre) and ICOMOS International.

Within the integrative dialogue process, five different variants were initially examined regarding their compatibility with the OUV of the World Heritage property. At the request of MA 19 (representing the urban planning department of Municipality of Vienna) another variant was examined. Out of these 6 variants in preliminary examination variant 5 was ultimately selected (henceforth: Proposal 2021), in which the original tower of the competition design was replaced by a second disc-shaped structure with a height of 56.50 meters. Afterwards, the new proposal was presented to representatives of the UNESCO World Heritage Centre and ICOMOS International in an online meeting on April 22, 2021.

It was agreed at this meeting that a second HIA (henceforth: HIA 2 2021) should be carried out on this basis, the methodology of which corresponds to that of HIA 1.

1.2.5 Heritage Impact Assessment 2 (2021)

Given the above-mentioned facts, a second HIA was compiled (Heritage Impact Assessments 2: Planned new proposal for the 'Heumarkt Neu' construction project, December 20, 2021). This HIA 2 aimed to conclusively demonstrate why the Proposal 2021 was selected as an alternative solution under the given conditions and to assess the impact of this modified proposal on the OUV of the World Heritage property Historic Centre of Vienna.

In short, this HIA 2 led to the conclusion that no longer severe negative impacts would appear. However, especially from higher viewpoints of the Upper Belvedere as well as from the Stadtpark, still large negative

impacts had to be expected. Positive visual impacts would occur from close-by views (Lothringer Straße and Am Heumarkt) and furthermore, the assessment led to the conclusion that positive functional impacts had to be expected due to improvements with regard to its immediate environment, mainly due to reductions of existing barrier effects of the Heumarkt area.

1.2.6 Draft Decision: 45 COM 7A.55

Following this process, Draft Decision 45 COM 7A.55, which prepared the 45th session of the World Heritage Committee, noted, among other things¹:

The new (2021) HIA has been subject to Technical Review by ICOMOS, which acknowledged that the assessment is rigorous, authoritative and compliant with the methodology of the 2019 HIA. The new HIA concludes that the proposed revised project design no longer causes 'severe' impacts to the OUV of the property but does conclude that 'large' impacts remain related to the visual integrity of the property's OUV. The new HIA notes that: 'the New Proposal Heumarkt Neu 2021 should not be seen as a "solution". Rather, it should be seen as an approach to find a compromise which intends to suggest a "way out" in a very difficult situation which was characterised by a very limited latitude to develop alternatives'. The revision of the project therefore does not satisfy the method of verification for Corrective Measure 5 under 'Protection and Management' insofar as it still adversely impacts upon the OUV of the property (which the new HIA assesses as 'large' impacts from a number of relevant viewpoints). Therefore, it would appear that a solution would necessarily involve a more significant reduction in floor-space, and a concomitant reduction in scale, an outcome that faces many challenges in the complex circumstances of the proposed Heumarkt Neu development.

The corresponding draft decision stated:

¹ Highlighting and emphasises on this and the following decisions were added by the authors

The World Heritage Committee,

[...]

7. Acknowledges the efforts by the State Party and many other institutions and organisations to mitigate the negative impact of the proposed Heumarkt Neu project through design amendments, and *undertaking an HIA of the revised proposal using a methodology which is rigorous, authoritative, and compliant with the previous HIA, but regrets that this process has not resulted in an outcome, which achieves the DSOCR, including the verification requirements of the corrective measures;*

8. Also notes that while redevelopment is possible on the Heumarkt Neu site, *a project that does not adversely impact on the Outstanding Universal Value (OUV) of the property must necessarily involve further reduction, and therefore invites the State Party to consider alternative approaches which could deliver a further revised scheme with significantly reduced height, floorspace, and built form, in line with previous Committee decisions as well as the DSOCR and its corrective measures for the property;*

9. Further notes that the *determination of a reduced height, floorspace and built form for a further revised Heumarkt Neu development could be pursued through the modelling used to assess visual impact, which informed the previous HIAs, so that thresholds informing a further revised design which does not adversely impact on the OUV of the property can be identified;*

10. Requests the State Party to submit to the World Heritage Centre, by 1 February 2024, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 46th session;

1.2.7 Latest modification of the Heumarkt Neu project

In response to this Draft Decision 45 COM 7A.55, the Heumarkt Neu project was modified again. With the aim of obtaining a decision to remove the World Heritage Site Historic Center of Vienna from the List of World Heritage in Danger, as early as the 45th session of the World Heritage Committee, the height of Proposal 2021 was reduced by two floors to 49.95 m. Omitting the so-called “Hanging Gardens” led to a further reduction of the building volume (a total of 20% less building mass of the second slab).

Furthermore, the dimensions of the hotel slab were also slightly changed, the 40 cm deep cornices surrounding the building were removed. Consequently, the second slab was reduced by 0.80 m in both length and width. This variant (henceforth: Proposal Heumarkt Neu 2023) was presented and discussed before and during the 45th meeting of the World Heritage Committee in Riyadh with representatives of the World Heritage Centre and ICOMOS.

1.2.8 Extended 45th session of the World Heritage Committee (Riyadh 10-25 September 2023) und Decision 45 COM 7A.55

Following Draft Decision 45 COM 7A.55 and the discussion of the further modifications to the project, the World Heritage Committee made the following decision:

The World Heritage Committee,

[...]

4. Acknowledges the efforts by the State Party and many other institutions and organisations to mitigate the negative impact of the proposed Heumarkt Neu project through design amendments, and undertaking an HIA of the revised proposal using a methodology which is rigorous, authoritative, and compliant with the previous HIA, *but notes that this process has not resulted in an outcome, which achieves the DSOCR, including the verification requirements of the corrective measures;*

5. Notes also that redevelopment is possible on the Heumarkt Neu site to *achieve a project that does not adversely impact on the Outstanding Universal Value (OUV) of the property, necessarily involving a reduction, and further acknowledges the progress made by the State Party in developing a further revised scheme with a reduced height and volume;*

6. Further notes that, in line with previous Committee decisions, the DSOCR and its corrective measures for the property, *the further revised scheme will need to be assessed using the methodology of previous HIAs, and notes furthermore that determination of the height, floor-space and built form which would achieve the desired improvement, such that the proposed development would not adversely impact on the OUV of the property, could be pursued through the modelling used to assess visual impact, which informed the previous HIAs;*

7. Requests the State Party to submit to the World Heritage Centre, by **1 February 2024**, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 46th session;

1.2.9 Conclusion: Objectives of HIA 2plus (2023)

To conclude, several modifications of the planned Heumarkt Neu project and two previous Heritage Impact Assessments have been executed up until now (HIA 1, 2019, and HIA 2, 2021).

In light of this process, this Heritage Impact Assessment (henceforth: HIA 2plus 2023) intends to assess the positive and negative impacts of the latest proposed Heumarkt Neu project (henceforth: Proposal 2023). It is also the intention of this HIA2plus to provide recommendations for future steps with regard to the results of the assessment.

Regarding this process, as well as the suggestions provided throughout the various Technical Reviews and Decisions of the World Heritage Committee, this HIA intends to

- assess the visual, functional and cumulative impacts of the proposed Heumarkt Neu project 2023 on the OUV of the World Heritage property (negative structural impacts will not be examined as the previous HIAs stated that no structural impacts are to be expected).

In case negative impacts would still remain and in consideration of Decision 45 COM 7A.55 this HIA plus will address

- thresholds informing a further revised design which does not adversely impact on the OUV of the property by the modelling used to assess visual impact, which informed the previous HIAs,
- further recommendations to mitigate expected negative impacts;

Generally, HIA 2plus intends to provide a basis for a Joint UNESCO World Heritage Centre / ICOMOS Reactive Monitoring Mission which is planned for January 2024 in Vienna.

2. METHODS

Regarding the background set out in chapter 1, the HIA 2plus is based on the methods set out in HIA 1 2019. In general, the results of various analytical steps carried out throughout HIA 1 form the starting point for the assessment of the above-mentioned planned Proposal 2023.

2.1 PRELIMINARY REMARKS CONCERNING METHODS OF HIA 2PLUS

Throughout the visual impact assessment HIA 2plus will show the current version of the planned Proposal 2023 together with all previous projects. *However, it is not intended to compare the impacts of these projects. Rather, the intention of HIA 2plus is to provide a transparent assessment of positive and negative impacts of the planned Proposal 2023 on the OUV of the World Heritage property Historic Centre of Vienna.*

Since the methodological starting point of HIA 2plus report are HIA 1 (2019) and HIA 2 (2021), including the results and recommendations set out here, the authors recommend to keep these two HIAs at hand for a better overview. References to HIA 1 and HIA 2 will be indicated when necessary

- HIA 1 (2019): https://www.bmkoes.gv.at/dam/jcr:6853b892-55ee-4d1b-903a-d9ca565ede74/HIA_en.pdf²
- HIA 2 (2021): <https://www.bmkoes.gv.at/kunst-und-kultur/architektur-baukultur/welterbestaetten.html>

2.2 GUIDANCE AND TOOLKIT FOR IMPACT ASSESSMENTS IN A WORLD HERITAGE CONTEXT (2022)

UNESCO and its advisory organizations ICCROM, ICOMOS and IUCN have drawn up an international guidance for carrying out Heritage Impact Assessments in World Heritage properties. The content and process of

the evaluation process of the present plans must therefore be developed in accordance with the recommendations of this *Guidance and Toolkit for Impact Assessments in a World Heritage Context 2022* (henceforth: *Guidance and Toolkit 2022*)³.

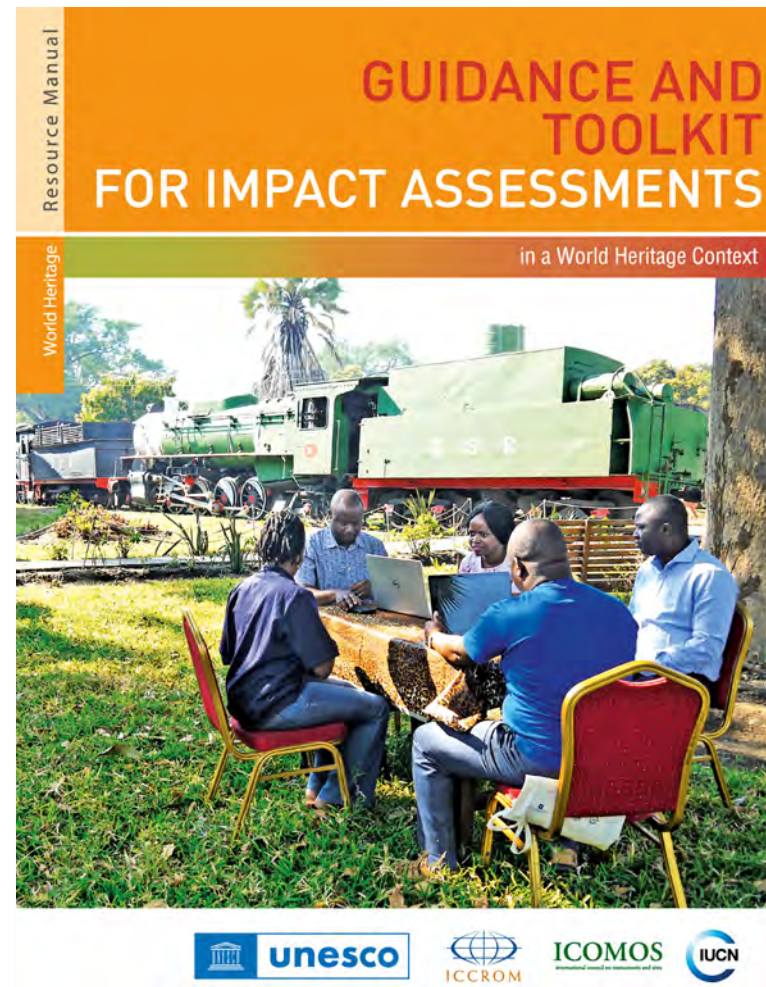


Fig. 2.1: Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022)

² Internet: Federal Ministry for Arts, Culture, Civil Service and Sports (HIA in german language: https://www.bmkoes.gv.at/dam/jcr:f8be32d0-294f-4155-bebe-a33b37a66019/HIA_de.pdf)

³ https://www.iccrom.org/sites/default/files/2018-07/icomos_guidance_on_heritage_impact_assessments_for_cultural_world_heritage_properties.pdf

This guidance therefore serves as a methodological basis for examining the World Heritage compatibility of the planned Proposal 2023. It sets out a sequence of steps for carrying out impact assessments, which will be considered throughout this study.

2.3 OUTSTANDING UNIVERSAL VALUE AND (KEY) ATTRIBUTES

The OUV of the World Heritage property Historic Centre of Vienna, serving as the starting point of HIA 1 2019 and HIA 2 2021, will also be used as the baseline for this HIA 2plus. Hence, the OUV, defined in the Retrospective Statement of Outstanding Universal Value (RSOUV), as well as the analysis of the inscription criteria carried out in HIA 1, forms also the starting point of HIA 2plus (cf. HIA 1, Ch.3, p.32).

Throughout HIA 1, a preliminary analysis was carried out concerning the relevant (key) attributes conveying the OUV of the World Heritage property Historic Centre of Vienna in the investigation area. As a result, seven attributes were identified which were used as a baseline to assess positive and negative impacts of Proposal 2019 on the World Heritage property. This analysis was reused in HIA 2 (2021).

Meanwhile, as part of the *Management Plan UNESCO World Heritage Historic Centre of Vienna*, adopted by City of Vienna in November 2021, 18 key attributes were defined for the entire World Heritage property. In order to refer the assessment methodology used in HIA 1 (2019), HIA 2 (2021) and HIA 2plus to these 18 attributes defined in the Management Plan, chapter 2 compares these two approaches in order to assign them to each other.

2.4 IDENTIFICATION OF IMPACTS

Impact identification brings together information about the attributes of OUV (and other heritage/conservation values) and the proposed action, to determine what would happen to the attributes of a World Heritage property if a proposed action took place. *Guidance and Toolkit 2022* requires that all relevant positive and negative impacts should be

►
Fig. 2.1: *Management Plan UNESCO World Heritage Historic Centre of Vienna (2021)*



considered, including direct, indirect and cumulative impacts, as well as those on intangible attributes, which are reflected in physical elements of the property.

However, similar to HIA 2 (2021), HIA 2plus will focus mainly on the assessment of visual impacts of the planned Proposal 2023. Consequently, visualizations are relevant in this context. A compressed overview about potential positive and negative functional and cumulative impacts will be provided in Chapter 5 of this report. As the two previous HIAs led to the result that no negative structural impacts have to be expected from the Heumarkt Neu construction project, structural impacts will not be considered.

2.5 VIEW POINTS

Throughout HIA 1 (2019), a set of relevant viewpoints and view corridors has been defined to visualise the planned *Project Heumarkt Neu 2018*. HIA 2 did not show all of these viewpoints again and focused on views assessed to be critical throughout HIA 1 (2019). The same set of critical viewpoints will be used and assessed again throughout HIA 2plus (2023).

2.6 GENERATION OF VISUALIZATIONS

Based on the geo-referenced digital photographs used in HIA 1 as well as data delivered by hochform ZT GmbH, a complete 3D model of the planned Proposal 2023 was generated by the office v-cube (the same office that also worked on the visualizations of HIA 1 and HIA 2). In so doing, also the 3D city model, provided by Vienna Municipality (MA 41) for HIA 1 and HIA 2, was reused. The renderings that were created on this basis were finally overlaid by mkphc with the photographs created for HIA 1 in 2018 to create photorealistic montages. These photomontages form the basis for examining the visual integrity and comparison with the images of HIA 1 and HIA 2.

2.7 ASSESSMENT OF THE IMPACT ON THE OUV OF THE WORLD HERITAGE PROPERTY

The Guidance and Toolkit 2022 replaces and supersedes the *2011 ICOMOS Guidance for Heritage Impact Assessment for Cultural World Heritage Properties*.

The two previous HIAs 1 (2019) and HIA 2 (2021) assessed the magnitude and severity of positive and negative impacts of the planned *Heumarkt Neu construction project* according to the grading system set out in the 2011 ICOMOS Guidance.

However Guidance and Toolkit 2022 suggests to use another method to assess the magnitude of impacts than the 2011 ICOMOS Guidance, which was used in HIA 1 (2019) and HIA 2 (2021). For a better comparability with the two earlier HIAs, it was decided to assess positive and negative impacts on the World Heritage property Historic Centre of Vienna throughout this HIA 2plus in line with the 2011 ICOMOS Guidance. Consequently, according to the 2011 ICOMOS Guidance, impacts will be graded on a score of ‘no change’ (neutral) to ‘major change’ (severe). The latter grade indicates a very severe impairment of the OUV.

VALUE OF HERITAGE ASSET	SCALE AND SEVERITY OF CHANGE / IMPACTS				
	No change	Negligible Change	Minor Change	Moderate Change	Major Change
For WH properties Very High – attributes which convey OUV	SIGNIFICANCE OF EFFECT OR OVERALL IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	Neutral	Slight	Moderate/ Large	Large/ Very Large	Severe

2.8 MAGNITUDE OF IMPACTS

When assessing the impacts, the significance of individual attributes must be closely linked to the assessment scale. A relatively slight change has major impacts if the cultural heritage value of the attribute concerned can be rated as “large” or “very large”. Following the 2011 ICOMOS Guidance, this assessment will be related to the key attributes of the World Heritage property Historic Centre of Vienna (ICOMOS Guidance mentions “key components” here). The 2011 ICOMOS Guidance provides the following table for orientation:



Tab. 2.1: Assessment Table (ICOMOS Guidance, S. 9-10, January 2011)

IMPACT GRADING	ATTRIBUTES: BUILT HERITAGE / HISTORIC URBAN LANDSCAPE / HISTORIC LANDSCAPE/ INTANGIBLE CULTURAL HERITAGE
Major Change	Change to key historic building elements that contribute to the OUV, such that the resource is totally altered. Comprehensive changes to the setting. Change to most or all key historic landscape elements, parcels or components, extreme visual effects; gross change of noise; fundamental changes to use or access, resulting in a total change to historic landscape character and loss of OUV. Major changes to area that affect the ICH associations or visual links and cultural appreciation.
Moderate Change	Changes to many key historic building elements, such that the resource is significantly modified. Changes to setting of an historic building, such that it is significantly modified; change to many key historic landscape elements, visual changes to many key aspects of the historic landscape, noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character. Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor Change	Change to key historic building elements, such as the asset is slightly different. Changes to setting of an historic building, such that it is noticeably changed; change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access, resulting in limited change to historic landscape character. Changes to area that affect the ICH activities or visual links and cultural appreciation.
Negligible Change	Slight changes to historic building elements or setting that hardly affect it. Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise level or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character. Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
No Change	No change to fabric or setting, no change to elements, parcels or components, no visual or audible changes, no changes in amenity or community factors. No change to ICH

Tab 2.2: Table copied from: ICOMOS HIA Guidance, Annex 3B, S. 16f, January 2011

2.9 DATA SOURCES

As this HIA *2plus* is based on the results of the various methodological steps of HIA 1 (2019) and HIA 2 (2021) also the data applied earlier will be reused. (cf. HIA 1 / 2019, p.23.). Further relevant data for HIA *2plus* was provided by hochform ZT GmbH, in charge of the planning activities of the Heumarkt Neu construction project 2023.

In detail, the following data was delivered:

- Digital 3D model
- Detailed information about the façade and program of the finally chosen alternative (Proposal 2023)
- Information about the planned modifications of the public spaces surrounding the Heumarkt Neu planning area.

2.10 CONCLUSION: METHODOLOGICAL STEPS OF HIA 2

Overall, this HIA *2plus* report consists off the following parts:

PART I BACKGROUND

1. Task and objective of HIA *2plus*
2. Methods of HIA *2plus*

PART II ANALYSIS

- 3- Attributes
4. Description Proposal 2023

PART III ASSESSMENTS

5. Impacts of Proposal 2023

PART IV CONCLUSIONS & RECOMMENDATIONS

6. General Conclusions
7. Recommendations

PART V Appendix



photo: Philipp Tebart



PART II ANALYSIS

3. ATTRIBUTES

4. DESCRIPTION PROPOSAL HEUMARKT NEU 2023

3. ATTRIBUTES

3.1 OUTSTANDING UNIVERSAL VALUE AND (KEY) ATTRIBUTES

The Outstanding Universal Value (OUV) of the World Heritage property *Historic Centre of Vienna*, which served as the starting point for HIA 1 (2019) and HIA 2 (2021), also forms the baseline for this HIA 2plus. Hence, the OUV defined in the Retrospective Statement of Outstanding Universal Value (RSOUV) and in the analysis of the inscription criteria of HIA 1 is of fundamental importance also for this HIA 2plus (see HIA 1, Chapter 3, p.32).

An analysis of the relevant (key) attributes that convey the OUV of the World Heritage property was carried out as part of HIA 1. The results were summarised in an attribute table, which also was used for HIA 2 (2021) in order to assess the positive and negative impacts of Proposal 2019 on the OUV of the World Heritage property *Historic Centre of Vienna*.

At the time when the first two impact assessments were compiled, no Management Plan existed for the World Heritage property. Hence, the above-mentioned attribute table was compiled first and foremost with regard to the Heumarkt Neu project to be assessed and the investigation area of these HIAs. Meanwhile, a Management Plan for the World Heritage property *Historic Centre of Vienna* was adopted by Municipality of Vienna in 2021. As part of this Management Plan, 18 attributes have been defined for the entire World Heritage site. In order to generate a maximum consistency of this HIA 2plus with both the Management Plan and HIA 1 and HIA 2, these two approaches to identify attributes will be compared and assigned to each other hereinafter.

3.2 COMPARISON OF THE ATTRIBUTES IDENTIFIED IN HIA 1 AND HIA 2 WITH THE ATTRIBUTES DEFINED IN THE 2021 MANAGEMENT PLAN

The following relevant attributes were determined for HIA 1 (2019) and HIA 2 (2021) with reference to the Heumarkt Neu planning project:

World Heritage property <i>Historic Centre of Vienna</i>		
No.	Attributes	
1	<i>Continuing interchange of values:</i> Urban development and construction development of three key periods of European cultural and political development – Middle Ages, Baroque, Gründerzeit – build upon each other over a long period without mutual impairment. These development steps complement each other in a symbiotic way to form a ‘total work of art’ representing Vienna as the political and spiritual centre of the multi-ethnic <i>Austro-Hungarian Empire</i>, which strongly contributed to European history from the Middle Ages up to the breakdown of the Austro-Hungarian monarchy.	
MIDDLE AGES (from ca. 1137) Emergence of Vienna as a capital and residence city		
2	<i>Monocentric urban structure</i> is established by the geographic location and the integration of Roman developments into the medieval city structure, and construction of <i>St. Stephen's Cathedral</i> as a symbolic and visual centre. Key elements related to the assessment: • <i>St. Stephen's Cathedral</i> (from 1137)	
BAROQUE (from 1683) Emergence of a specific Austrian Baroque culture after final defence of Ottoman attacks.		
3	<i>Axial Baroque structures</i> radiate from the centre in a ring shape, linking the city centre to the outskirts without altering the forms the medieval centre. Key elements related to the assessment: • <i>Belvedere</i> (from 1697) • <i>Palais Schwarzenberg</i> (from 1751)	
4	<i>Visual relations</i> document the visual and spiritual connection of the Baroque building developments with the medieval city centre and <i>St. Stephen's Cathedral</i>. Key elements related to the assessment: • <i>City views from Belvedere</i>	

Tab. 3.1: Attributes of the World Heritage property Historic Centre of Vienna which are relevant to the assessment in HIA 2019 and HIA 2020

World Heritage property <i>Historic Centre of Vienna</i>	
No.	Attributes
GRÜNDERZEIT (1857 – 1918) Construction of the <i>Ringstraße ensemble</i> as the centre of bourgeois culture: Designed as a large ensemble with its own urban design and typological rules, with open space systems radially aligned to the city centre with a tangential design.	
5	<i>Old Vienna brick</i> format serving as module dimensions of the Gründerzeit urban landscape creates specific wall thickness, room and building heights and street widths (Hans Puchhammer). <i>Vienna Building Code</i> creates strict spatial frameworks (for example for the building height). <i>Residential buildings</i> with homogeneous eaves height and facades of a mostly historicist design use closed building stock to generate coherent streetscapes. <i>Magnificent buildings</i> with public uses are higher, out of context and have historicist facades clad with natural stone to underline their significance: Key elements related to the assessment: • <i>Vienna State Opera</i> (1869) • <i>Vienna Konzerthaus</i> (1913)
6	<i>Mixed use</i> represents the bourgeois culture emerging since 1848 in a framework of green boulevards, squares and parks: Key elements related to the assessment: • <i>Vienna Ice-Skating Club</i> (1867) • <i>Stadtpark</i> (1872) • <i>Vienna Konzerthaus</i> (1913)
LEADING EUROPEAN MUSIC CENTRE from the Middle Ages until the 20th century	
7	<i>Birthplace and place of inspiration of numerous composers</i> (e.g. J. Haydn, W. A. Mozart, L. van Beethoven, F. Schubert, Familiendynastie Strauß, A. Schönberg), venues with international significance Key elements related to the assessment: • <i>Vienna State Opera</i> (1869) • <i>Konzerthaus</i> (1913)



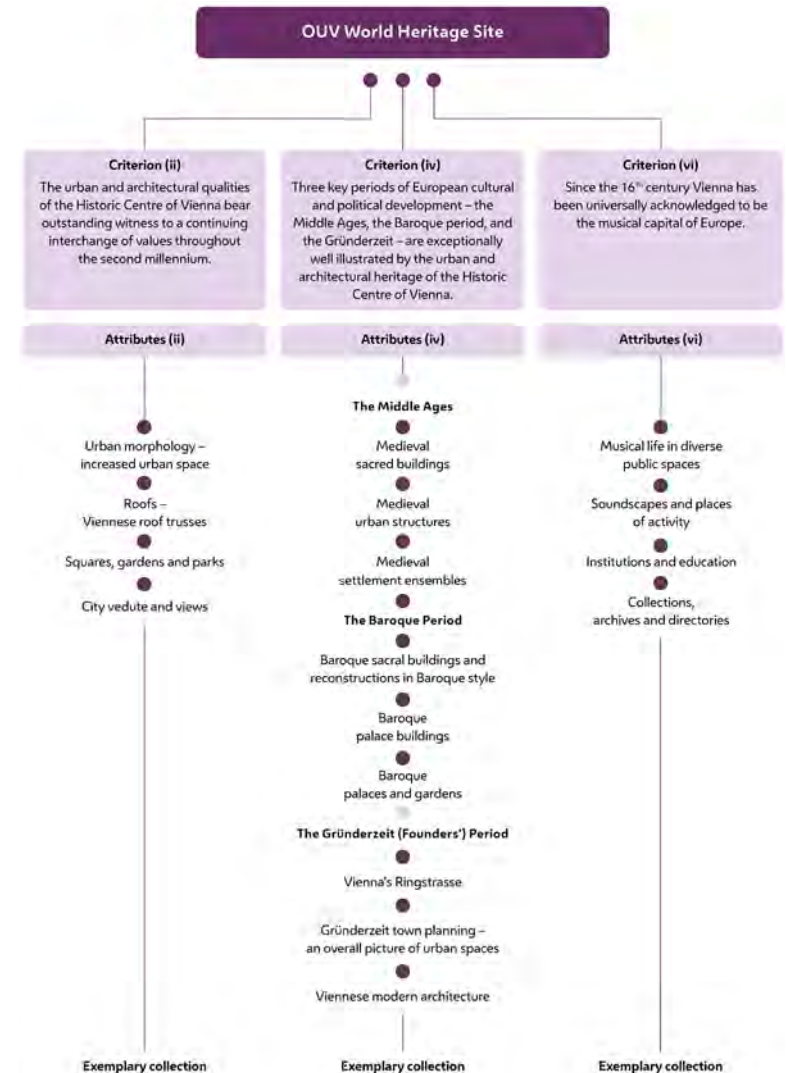
In order to assess the impacts of the Proposal 2019 and 2021, the attributes of the World Heritage property, throughout the assessments carried out in HIA 1 and HIA 2, were listed in the evaluation tables. (see Fig. 3.1)

No.	Attributes
1	Continuous exchange of values
2	Monocentric urban structure
3	Axial Baroque gardens
4	Baroque visual connections
5	Consistent design of the streetscapes
6	Mixed use
7	Leading European music centre

Fig. 3.1: Extract from the evaluation table of the HIA1 and HIA2 assessments

The attributes of the World Heritage property listed in the Management Plan (2021) were summarised in three categories and assigned to the three criteria that justify the inscription of the World Heritage property (Fig. 3.2). Further textual explanations characterise the attributes and describe their key characteristics.

Fig. 3.2: Attributes of the UNESCO World Heritage Site „Historic Centre of Vienna“ (Image source: Management Plan Vienna 2021)



3.3 ASSIGNMENT OF THE IDENTIFIED ATTRIBUTES FROM HIA 1 AND HIA 2 TO THE ATTRIBUTES DEFINED IN THE 2021 MANAGEMENT PLAN

The attributes identified for HIA1 and HIA2 and relevant for the previous assessments are reflected in the attributes defined in the Management Plan as follows:

1. Continuing interchange of values

„The urban development and construction development of three key periods of European cultural and political development - the Middle Ages, the Baroque and the Gründerzeit - build upon each other over a long period of time without mutual impairment.“

This attribute belongs to criterion ii) and is described in the Management Plan under the attribute urban morphology - increased urban space as follows:

“The Historic Centre of Vienna viewed from the perspective of “urban morphology – increased urban space” opens up a holistic view of the complexity of historical urban development processes. [...]

The result of the ongoing exchange of values during the second millennium is a considerable density of preserved historical building fabric, a multitude of outstanding magnificent and representative buildings as well as urban and structural overlaps of different periods.” (see MP p. 18f)

2. Monocentric urban structure:

„The monocentric urban structure is established by the geographic location and the **intergration of Roman developments into the medieval city structure** and construction of St. Stephen's Cathedral as a symbolic and visual centre. Key element related to the assessment:

- **St. Stephen's Cathedral** (from 1137)“

This attribute belongs to criterion iv) and is described in the Management Plan under the attribute medieval urban structures and medieval settlement ensembles as follows:

*“Based on excavation results, it can be assumed that Vienna had been important as a castle site since Carolingian times. **The nucleus of this settlement was the Roman legion camp of Vindobona**, whose Roman walls housed a collection of farms around a fortification? At the turn of the eleventh century the “Vienna Basin” came under the sovereignty of the Babenbergs. **Starting from the building nucleus within the Roman legion camp**, the outlines of which are still partly recognisable in the city structure today, the building structure of the medieval city was formed, which was determined by narrow and elongated plots.”* (see MP p. 32f)

*“The political upgrading that accompanied the transfer of the Babenberg residence to Vienna (around 1155) caused a rapid economic and urban development of the settlement cores that had grown in the seventh to eleventh centuries (the area of Hoher Markt – Marc-Aurel-Strasse – Sternengasse – Judengasse). [...] **St. Stephen's Cathedral formed the symbolic and spiritual centre of Vienna in the Carinthian Quarter**. It also includes the old districts and settlement ensembles of Vienna that developed in the twelfth and thirteenth centuries near Kumpfgasse and Ballgasse.”* (see MP S. 34f)

3. Axial Baroque Structures:

„**Axial Baroque structures radiate from the centre in a ring shape, linking the city centre to the outskirts** without altering the forms of the medieval centre. Key elements related to the assessment:

- **Belvedere Complex (1697)**
- **Schwarzenberg Garden Palace (1751)“**

This attribute belongs to criterion (iv) and is described in the Management Plan under the attribute Baroque palaces and gardens as follows:

*“Baroque palaces with their spacious gardens were built **outside the city walls** and, in addition to their urban residence, served the aristocracy as a second home of sorts in the rural suburbs of Vienna. [...] One element of the Baroque design was the “court of honour”, which enforced a **central visual***

*axis and, as a reception courtyard, was usually enclosed by the side wings of the palace complex. [...] The **Schwarzenberg Garden Palace**, for example, which is considered to be the first Viennese building by the Baroque architect Johann Lucas von Hildebrandt, was built between 1697 and 1704. [...] The **Belvedere complex**, which is oriented **axially towards the Historic Centre of Vienna**, has been preserved together with the elongated gardens and the façades of Prince Eugene's suburban palaces.” (see MP S. 42f)*

4. Baroque visual relations:

„The baroque visual relations document the visual and spiritual connection of the Baroque building developments with the medieval city centre and St. Pauls Cathedral. Key elements related to the assessment:

- *City views from Belvedere”*

This attribute belongs to criterion ii) and is described in the Management Plan under the attribute City vedutas and views as follows:

*“[...] City vedute of the city of Vienna were depicted in the course of the second millennium in a variety of panoramas, bird's-eye views and detailed views. In this context, locations that allowed **distant views of the Historic Centre of Vienna increasingly played a special role. City vedute and historical city views document specific visual relationships of the respective time. [...] The Baroque representations of the city with their depiction of magnificent buildings and courtly life, including the famous “Canaletto View”, were the impetus for a variety of artistic city impressions and views of Vienna in the nineteenth century.”** (see MP S. 27f)*

5. Consistent design of Streetscapes:

*„The **old Vienna brick format** serving as a module dimensions of the Gründerzeit urban landscape **creates specific wall thickness, room and building heights and street widths** (Hans Pulhammer). **The Vienna Building Code creates strict frameworks** (for example for the building height). The Residential Buildings **with homogeneous eaves height and***

facades of a mostly historicist design use close building stock to generate coherent streetscapes. Magnificent buildings with public uses are higher, out of context and have historicist facades clad with natural stone to underline their significance. Key elements that are related to the assessment:

- ***Vienna State Opera (1869)***
- ***Vienna Konzerthaus. (1913)”***

This attribute belongs to criterion (ii) and is described in the Management Plan under attribute Gründerzeit Town planning- an overall picture of urban spaces as follows:

*“In the period, the cityscape and the expansion of the city changed significantly within a short period of time due to massive population growth. [...] **Regulation and standardisation** gained importance. These developments found visible expression, for example, in the industrialisation of architecture and urban development with the aid of machine production (including **Wienerberger brickworks**), in the **building regulations for the seat of the imperial capital** (1859) and its revisions (1868, 1883 and 1890), as well as in the general regulation plan (1893), which laid down **strict frameworks for development, including closed street fronts, a uniform eaves height of five to six storeys and raised ground floor zones.** The new standards and regulations led to the **typical uniform Gründerzeit overall appearance of the urban spaces** in certain parts of the Innere Stadt and pursued the goal of standardisation. This was expressed not only in the urbanistic city grids but also **in the architecture of the individual buildings lining the streets and squares** [...] The new understanding of architecture in the Gründerzeit period **followed Historicism**. By bringing together art movements from the past (antiquity, Romanesque, Gothic, Renaissance and Baroque), works with a distinctive character were created. They made use of historical vocabulary and generated a new grammar, which was integrated into the historical cityscape and expressed itself primarily through **architectural decorative elements in the form of outdoor sculptures, window frames, cornices, window mirrors and the like.** The standardised construction*

method found its counterpart in the urban block perimeter development in a grid structure. Nevertheless, the different designs of the façades on the **individual properties led to individual textures that still characterise the appearance of the Gründerzeit today.**" (see MP p. 46f)

6. Mixed use

„The Attribute Mixed use represents the bourgeoisie culture emerging since 1848 in a framework of green boulevards, squares and parks. Key elements related to the assessment:

- **Vienna Ice-Skating Club (1867)**
- **Stadtpark (1872)**
- **Vienna Konzerthaus (1913)"**

This attribute belongs to criterion (ii) and is described in the Management Plan under the attribute squares, gardens, and parks as follows:

“The development of the Historic Centre of Vienna is closely linked to its public spaces and squares, historic gardens and spacious parks. Their different designs were shaped over the course of the second millennium by a changing understanding of representation, design and aesthetics as well as by new uses, economic requirements and urban qualities. The history of the city shows the extensive integration of green spaces into the urban planning situation. Of particular importance are the historic parks and gardens with their overall artistic planning, including planting and an extremely rich array of buildings, monuments, free-standing sculptures and fountains. The World Heritage Site not only comprises public and private historic squares, gardens and parks but is also characterised by the urban space itself and the connecting streets and avenues (including those along Vienna’s Ringstrasse). Together, they bear witness to the art of gardening and urban planning in imperial Vienna. The characteristic feature of Vienna to this day is the coherence of these areas as an interplay of buildings, squares, streets and open spaces. [...] From the 1770s onwards, the Glacis served as a recreational area for the urban population. After the city’s fortifications were dismantled and the Glacis was developed, parks and gardens in the

system of the Ringstrasse zone became very important for the city. Primarily are the four listed parks of the Burggarten, Volksgarten, Heldenplatz and Maria-Theresien-Platz, as well as the Stadtpark (Vienna’s first public park), which is also a listed monument and the Rathauspark. [...] They not only characterise the image of the Ringstrasse zone in the Gründerzeit grid but were also largely available to the general public right from the beginning. The Ringstrasse ensemble thus also belongs to one of the most significant open space associations of interconnected public spaces and parks of the nineteenth century in Europe.” (see MP p. 25f)

7. Leading European Music Center

„The attribute represents Vienna as birthplace and place of numerous composers (e.g. J. Haydn, W. A. Mozart, L. van Beethoven, F. Schubert, Family Dynasty Strauß, A. Schönberg). The city is home to venues of international significance. Key elements that are related to the assessment:

- **Vienna State Opera (1869)**
- **Vienna Konzerthaus (1913)"**

This attribute belongs to criterion (vi) and is described in the Management Plan under the attributes music life in diverse public spaces and soundscapes and places of activity as follows:

“Vienna’s political, economic and social development provided the city, its population and Europe with a rich and inspiring basis for diversity and creativity in music over the centuries. [...] Not only Wolfgang Amadeus Mozart from Salzburg but also Joseph Haydn from Rohrau and Ludwig van Beethoven from Bonn regarded Vienna as an ideal place for their “profession” – Vienna as the capital of the Habsburg Empire was a “place of longing” for musicians from all parts of the monarchy as well as internationally. [...] Franz Schubert, Johannes Brahms, Anton Bruckner and above all Johann Strauss were also innovators and cultural ambassadors for the city. [...] Music was celebrated and for this purpose, the new opera house (opened in 1869 with Mozart’s “Don Giovanni”) and the Musikverein

(1870 with compositions by Beethoven, Schubert, Bach and Haydn) were built as **representative buildings**.” [...] (see MP p. 50f)

Vienna’s music, which radiates worldwide and its diverse musical life **can be traced through many architecturally outstanding buildings**, which have been preserved in exemplary condition to this day and predominantly serve their original purpose – namely musical performance. [...] The two large and prominent music venues of the nineteenth century are **world-famous** not only because of their importance for music but **especially because of their style-defining architecture**: the **Vienna State Opera** (“Das Erste Haus am Ring”), built by August Sicard von Sicardsburg and opened in 1869 and the Musikverein building, built according to plans by Theophil Hansen and opened in 1870, with one of the world’s best acoustic concert halls, the “Goldener Saal” (Golden Hall), from which the Vienna Philharmonic’s New Year concerts are broadcast. Opened in 1913, the **Wiener Konzerthaus** is Vienna’s third major music venue, which, together with the State Opera and Musikverein, contributes to Vienna’s **worldwide reputation as a leading music metropolis**. [...]“ (see MP p. 52f)

3.4 THE ROOFSCAPE ATTRIBUTE IN THE CONTEXT OF THE HERITAGE IMPACT ASSESSMENT HIA 2PLUS

One attribute defined in the Management Plan is the Viennese roofscape, which is a characteristic feature of the *Historic Centre of Vienna*. This attribute belongs to criterion (ii) and is described in the Management Plan under the attribute *roofs – Viennese roof trusses* as follows:

*“The roofscape of the World Heritage Site changed continuously during the three key periods due to alterations as well as technical and architectural innovations, which is why there is no uniform roofscape. Despite these changes and the damage caused by the Second World War, **seven centuries of developmental history can be read from the various roof structures, roof constructions and roof ensembles**. In this respect, the Historic Centre of Vienna represents an **outstanding example of the preservation of historically valuable roof trusses and roof ensembles, which have a strong recognition value for the Innere Stadt**. The Vienna Roof Cadastre (jointly*

implemented by the Federal Monuments Authority (BDA) and the City of Vienna) records roof trusses and roof ensembles in the Innere Stadt that represent exceptional vestiges and are accordingly worthy of protection.

*The roof cadastre illustrates and documents building epochs, building typologies and construction methods. Of particular importance are centuries- old timber roof constructions, which provide insight into the complexity of roof structures. The preserved gable roof constructions of the Middle Ages and **Baroque roof trusses are significant, whose formal languages help to shape the roof landscape of the Historic Centre of Vienna and as long-proven constructions represent a good crosssection of the epochs**. Unique roof constructions bear witness to the constant desire for innovation in representative buildings. Together with the flatpitched roofs of the Gründerzeit, which followed the new ideology of standardisation, **they represent the diversity of Viennese roof trusses**.*

*In cooperation with the Federal Monuments Authority, supplementary documentation of more recent iron roof constructions from the nineteenth century is planned. Such roof constructions look back on a period of about 200 years and are **equally significant for the Historic Centre of Vienna and likewise worthy of protection**.*” (see MP S. 23f)

For the present HIA 2plus, this attribute defined in the 2021 Management Plan is relevant with regard to the planned Proposal Heumarkt Neu 2023, particularly in terms of long-distance views. Consequently, it will be taken into account in the impact assessment, i.a. as part of the attribute “Consistent design of streetscapes” listed in the evaluation table.

3.5 CONCLUSION: COMPARISON AND ASSIGNMENT OF ATTRIBUTE MAPPING OF HIA 1 AND HIA 2 AND MANAGEMENT PLAN

In conclusion, the comparison of the approaches to identify attributes in the earlier HIAs and the Management Plan adopted in 2021 shows that both approaches are congruent. Consequently, the attribute table (fig. 3.1) used for the assessment in HIA 1 and HIA 2 will also be used throughout HIA 2plus.

4. DESCRIPTION PROPOSAL HEUMARKT NEU 2023

The following chapter describes the existing situation at the Heumarkt Area as well as the new Proposal for the Heumarkt neu construction project (henceforth: *Proposal 2023*). Crucial modifications compared to the *Proposal 2021*, considered in HIA 2, will also be explained.

4.1 LOCATION IN THE CITY AND EXISTING SITUATION

The project area of the planned Heumarkt Neu project covers an area of approx. 15,400 sqm and is located on the existing property of the *Inter-Continental Hotel* and the ice-skating area of Vienna's *Ice-Skating Club* (WEV). The buildings covering the project area also include Vienna's *Konzerthaus*, located in the south-west, as well as the *Akademietheater*.

Referring to its location within the city, the Heumarkt is situated in the area of the former *Glacis*, in Innere Stadt (inner city), in the 3rd district of Vienna, bordering the 1st district. The project area is enclosed by *Lothringerstraße* on the north-western side, *Johannesgasse* on the north-eastern side, and the street *Am Heumarkt* facing the south-eastern side. The *Akademietheater* in the south-west is located on *Lisztstraße*. *Johannesgasse* separates the area from the adjacent *Stadtpark* that stretches from the existing hotel *Inter-Continental* towards the north-east. On the opposite side of *Lothringerstraße*, the extension of the green boulevard makes space for *Beethovenplatz*, where the school *Akademisches Gymnasium* is situated.

The project area is located completely within the area of the World Heritage property. The street *Am Heumarkt*, also located in the World Heritage area, marks the boundary to the property's buffer zone.

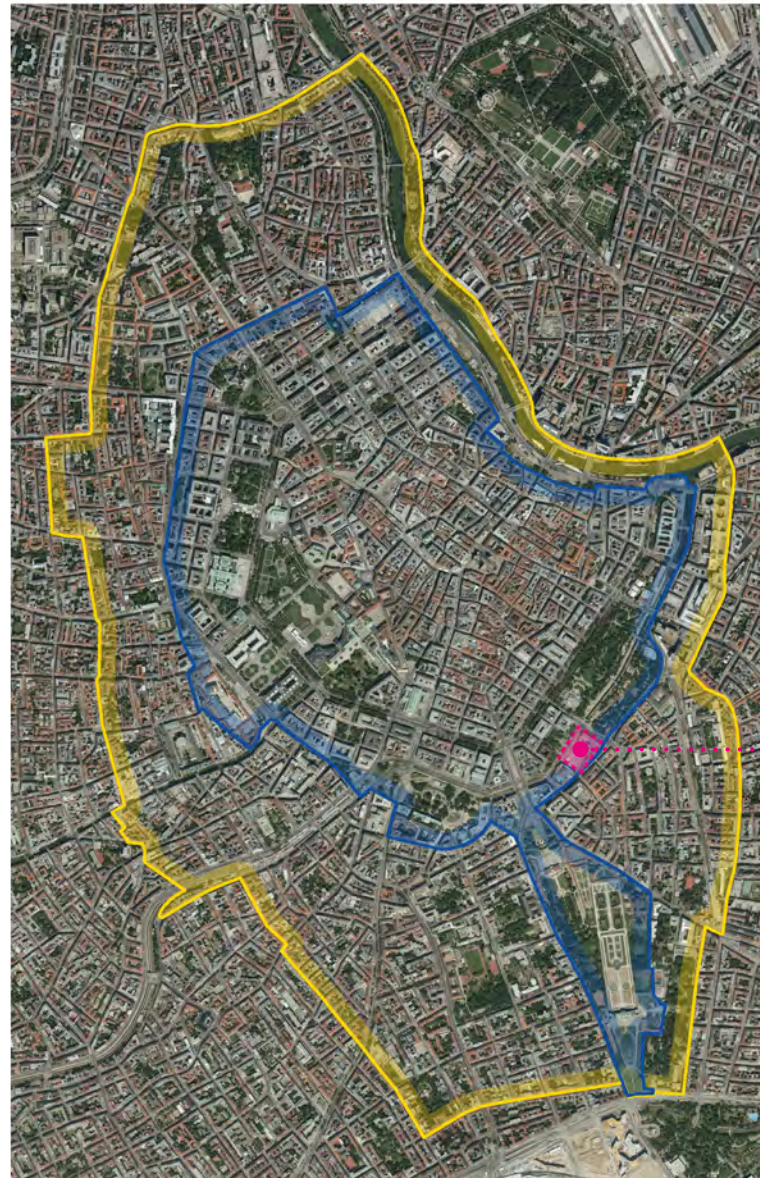


Fig. 4.1 Overview of the World Heritage property presenting the project area. Yellow = buffer zone; Blue = World Heritage area; Magenta = Heumarkt project area (City of Vienna / graphically edited by mkphc)

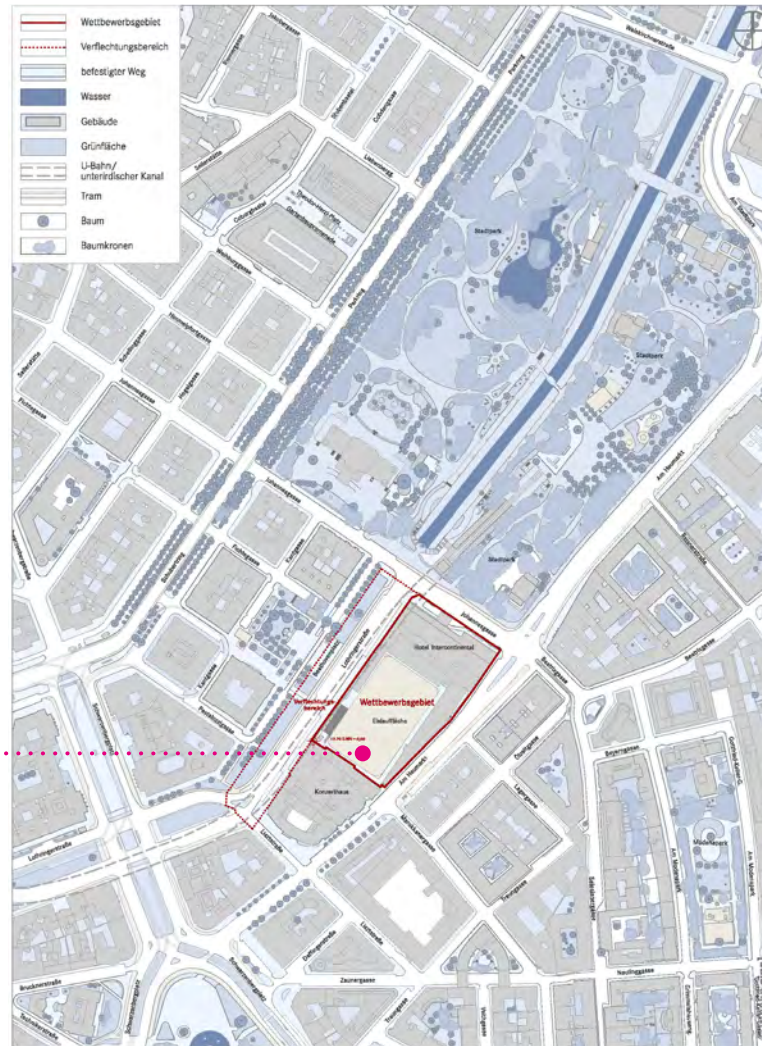


Fig. 4.2 Map of the competition area / project area (source: WertInvest / [phaseins])

4.2 PRESENT SITUATION OF HEUMARKT AREA

The Heumarkt Area is characterised today by three different functions. Since the building stock of the Heumarkt area dates back to different time periods, their architectural style is very inhomogeneous.

Fig. 4.3: Present Situation Heumarkt-Areal (source: Municipality Vienna)

With regard to the urban design, the area forms a link between the 1st district of the inner city and the neighbouring 3rd district. However, the Heumarkt Area is currently unable to fulfil the urban planning requirements that exist due to this link position, since there are clearly visible deficits. These deficits are not only caused due to the ageing building stock of the InterContinental Hotel and the adjacent building of the WEV, but also by the 'anti-contextual' design principle of this building ensemble that was created in the 1960s. Generally these buildings do not follow, but rather turn away from the urban design logic of the Ringstraße ensemble. This applies in particular to the hotel complex with its scale that resulted in controversial discussions in Vienna already at the time of its construction. In particular in the area of the street corner Am Heumarkt / Johannesgasse, the base of the building stands out from the ground floor impairs the quality of the exterior space. For example, the lack of use of the windowless, shadowed base of the building corner as well as the facade facing the street Am Heumarkt generate a very unfriendly effect and therefore deficits in the public space.



It is currently not possible to cross the area on foot, since the WEV area is directly located next to the Konzerthaus. In addition, due to the enclosure of the Wien River flowing under the Heumarkt Area, there is a leap in height on the street Am Heumarkt, representing a sharp break to this date.

4.3 URBAN DEVELOPMENT AND DESIGN CONCEPT

The essential architectural design principle of the competition winner, which is based on an ensemble of three main elements, is retained in the current new planning scheme of Proposal 2023. In the 2018 original design, the ensemble consisted of the arrangement of the base, tower and slab. This scheme was modified in the Proposal 2021 design planning to the effect that the tower was modified into a second, more horizontal slab. The design of Proposal 2023 is derived from this principle. However, the volume of the second slab, planned to be used as a residential building, has now been reduced in height and length, thus saving approx. 20% of its previous construction volume. The Heumarkt building, which above ground consists of a solitary building set apart from the hotel complex and the concert hall, encloses the square on its eastern side and, due to its free position, allows for an urban connection between districts 3 and 1 as well as a pedestrian crossing of the Heumarkt area.

The design of the building ensemble is closely linked to the formation of a central outdoor space of approximately 6000m² which subject to seasons will accommodate the ice skating rinks and a freely accessible public space outside the ice skating season. The various discussions on urban development provided for a relocation of Lothringerstrasse to the west and a planted boulevard as a “buffer” between the street and the square. One of the aims here was to keep the height differences between the various accesses from the surrounding streets to a minimum and to accommodate height differences as far as possible through structural measures to reduce the existing barrier effects.

To complement the ground-level open space, an urban terrace is envisioned on the roof of the hotel slab's newly planned base. This extension of the outdoor space is described in the design concept as an elevated roof garden and is intended to serve as a public space for events and as a retreat area.

4.4 ARCHITECTURAL DESIGN CONCEPT

The planned Proposal 2023 building complex still essentially consists of three geometric elements. The base is formed by a two-storey horizontal building slab. The first floor is recessed and the second floor, which houses the conference centre, is cantilevered and contains an intensively planted roof garden. The building is accessed from the northeastern side facing the Stadtgarten. Here, the base plate is penetrated by a vertical building slab with hotel use with a height of 48 m above ground level and 38 m above the level of the roof garden (henceforth: hotel slab). A second building volume is arranged at a 90° angle to the hotel slab on the base plate and accommodates rental apartments for senior citizens on its upper floors (henceforth: second slab / residential slab).

The previous design from 2021 envisaged a 6m cantilever of the residential slab over the plinth towards Heumarkt. This was to accommodate deep loggias facing the square with intensive greenery (hanging gardens). The current Heumarkt Neu 2023 proposal omits these hanging gardens in its design, reducing the length of the second slab by 5m. The building height is also reduced in the current Proposal 2023 from 56.50 m building height above ground level to 49.95 m, making it around 2 m higher than the planned new Hotel Intercontinental slab and 12 m higher than the existing hotel slab.

The dimensions of the hotel slab are also slightly changed in the current proposal 2023: The 40 cm deep cornices surrounding the building will be removed. Consequently, the second slab will be reduced by 0.80 m in both length and width.

Fig. 4.4 a/b: Visualisations of the current 2023 project design. Left: View from the newly laid out Lothringerstraße to Heumarkt. Right: View of the Heumarkt building (source: hochform.architects)



The Heumarkt building is a five-storey solitary building with a staggered storey whose building cubature is strongly derived from its surroundings. While the trapezoidal ground plan is determined by the course of the street Am Heumarkt, the building height refers to the eaves and ridge lines of the surrounding buildings and the concert hall. Compared to the previous Proposal 2021, the storey height has been reduced from 36.00 metres above Vienna Zero (WN) to 35.30 metres (corresponds to approx. 23 m above ground level). The façade facing the square has been omitted and a recessed ground floor was arranged on this side. While the façade facing the square has a more horizontal character due to its façade division, the rear façade appears more vertically, mainly due to the proportion of its windows.

4.5 DIMENSIONS

In relation to the previous Proposal 2021, the dimensions of the ensemble have mainly changed in the area of the second pane and the Heumarkt building. The essential building cubature of the hotel slab, its height and its positioning have been retained. The length and width of the hotel slab was reduced by 0.80 metres by omitting the surrounding cornices. The storeys of the Heumarkt building are no longer set back in the current design. The staggered storey has been retained and slightly

extended. However, the overall height of the building has been reduced by 0.70 metres. Overall, the gross floor area of the current Heumarkt Neu 2023 project proposal has mainly been reduced for the second pane by shortening length by 5,00 meters and by reducing the height by 6,55 meters. This leads to a reduction in the gross floor area of the second building pane by approximately 20% compared to the previous design. In total the cubic space of the new Heumarkt Neu 2023 project proposal has been reduced by approx. (15) % compared to the initial project design assessed by HIA 1.

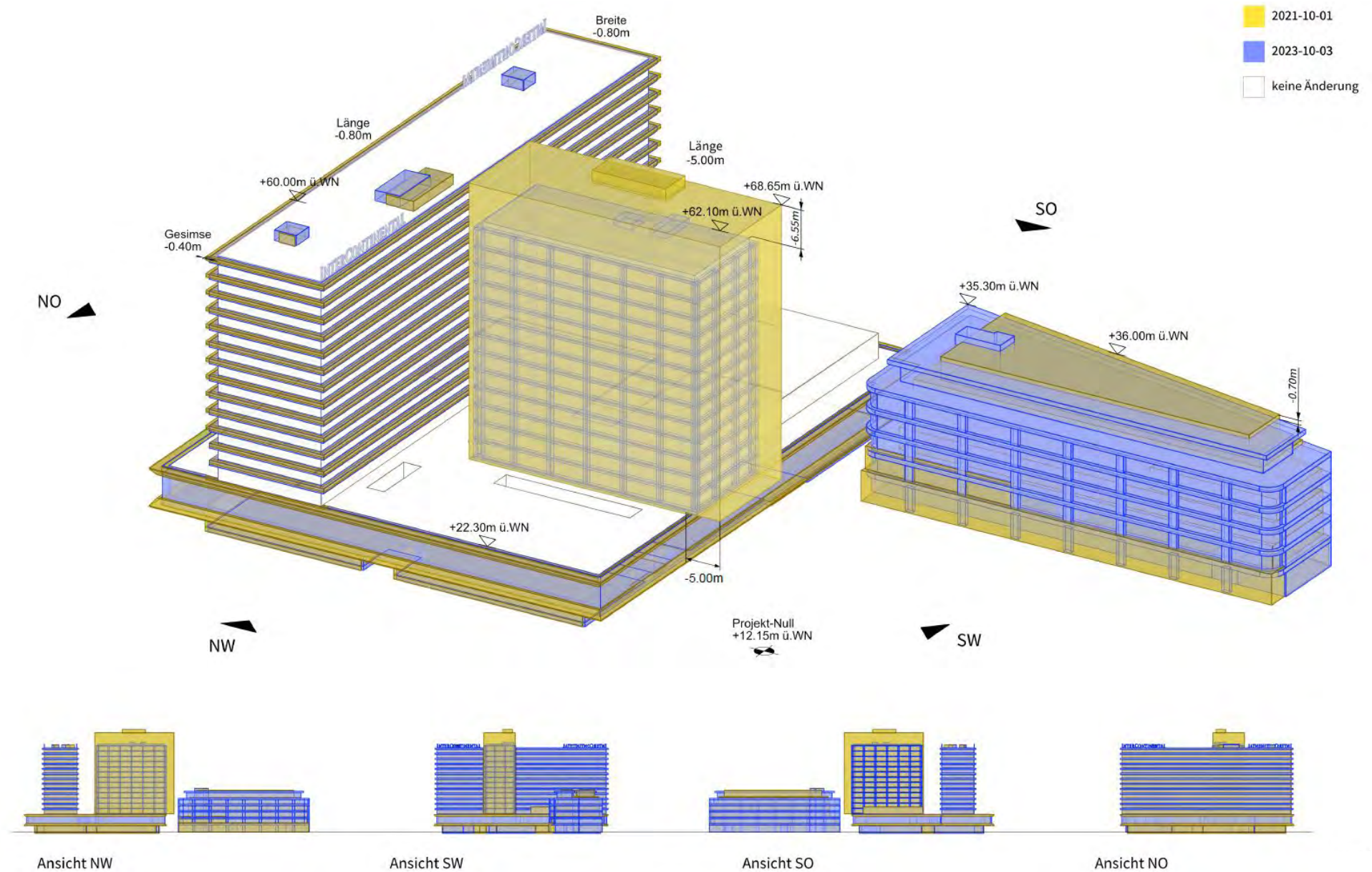


Fig. 4.6 a,b: Comparison of existing building (red) with overlay of the current new Proposal 2023 (purple). (Building models: hochform.architects / City model: MA41 / Montage: v-cube))

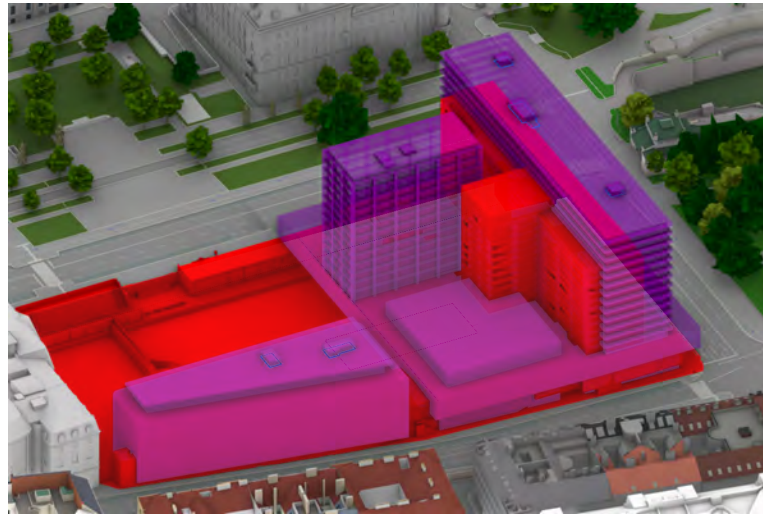


Fig. 4.7 a,b: Comparison of existing building (red) with overlay of the design from 2021 (yellow) and Proposal 2023 (purple). (Building models: hochform / City model: MA41 / Montage: v-cube)



Fig. 4.5: Isometry and elevations with measured volumes of the proposals 2021 and 2023 in comparison (source: hochform.architects)

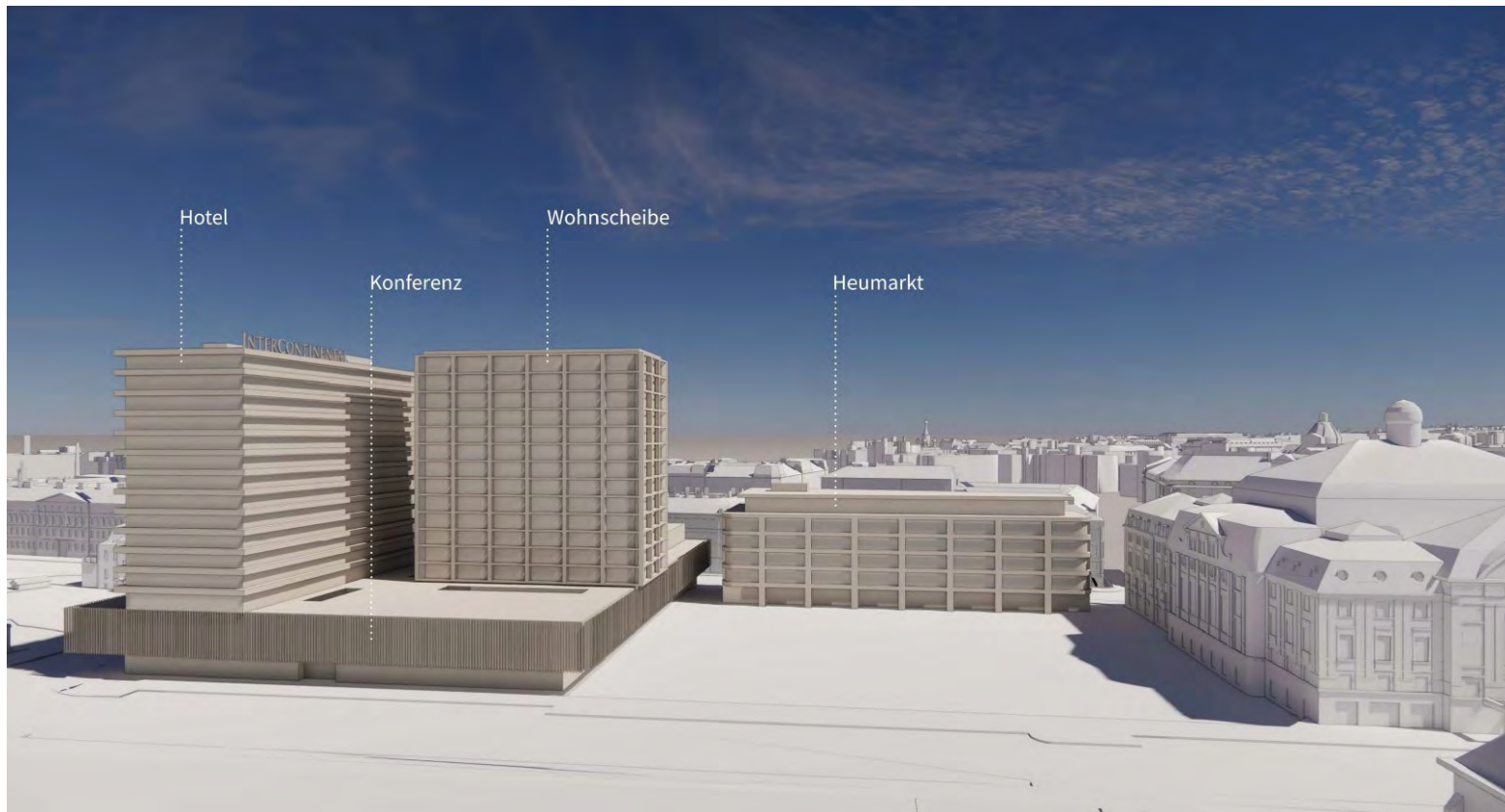


Fig . 4.8: Façade structures of the three buildings (source: hochform. architects)

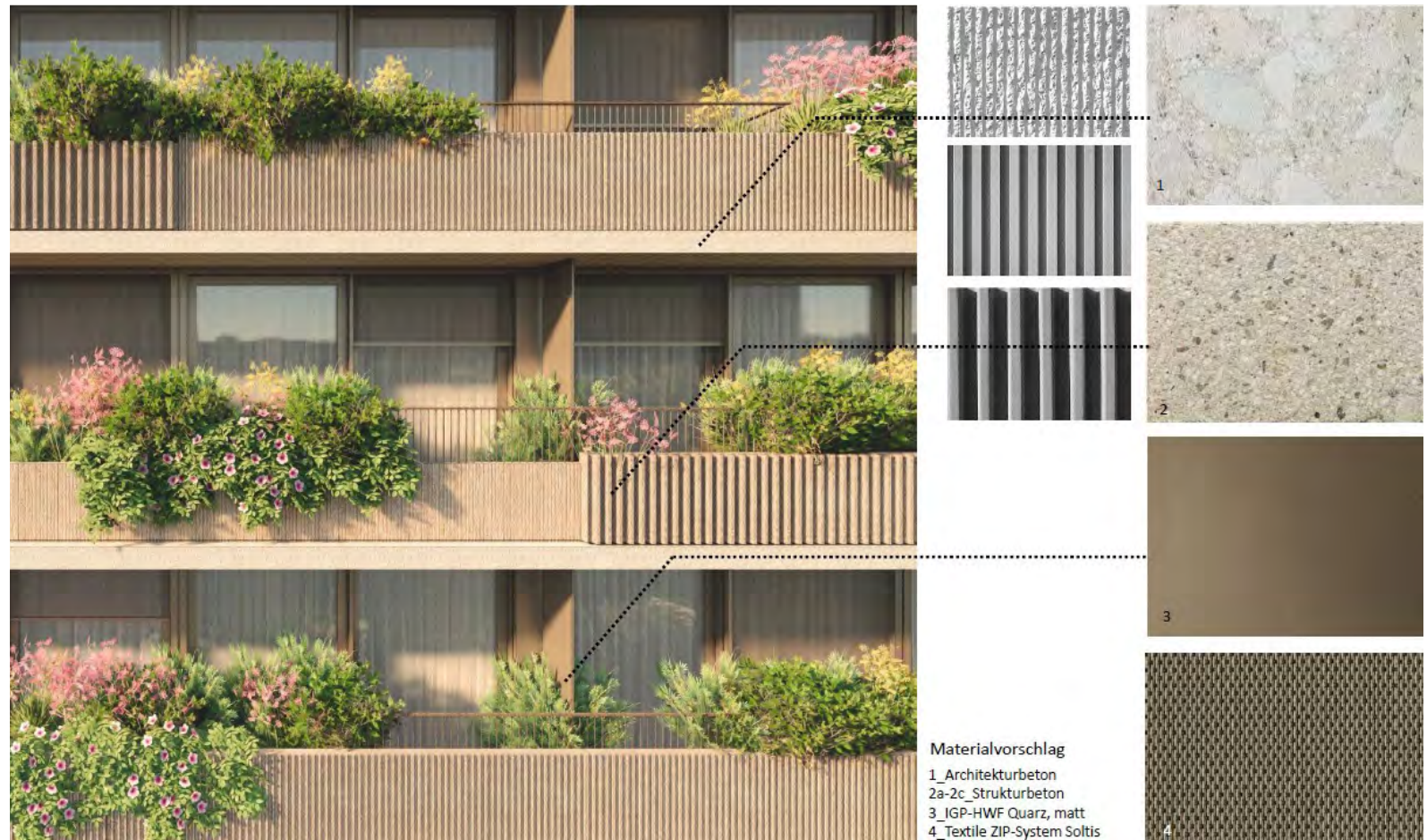
4.6 FAÇADE AND TEXTURE

The façades of the three large building volumes of the Proposal 2023 differ in their structure but use the same family of materials. Different accents are set by the façade pattern and the window proportions.

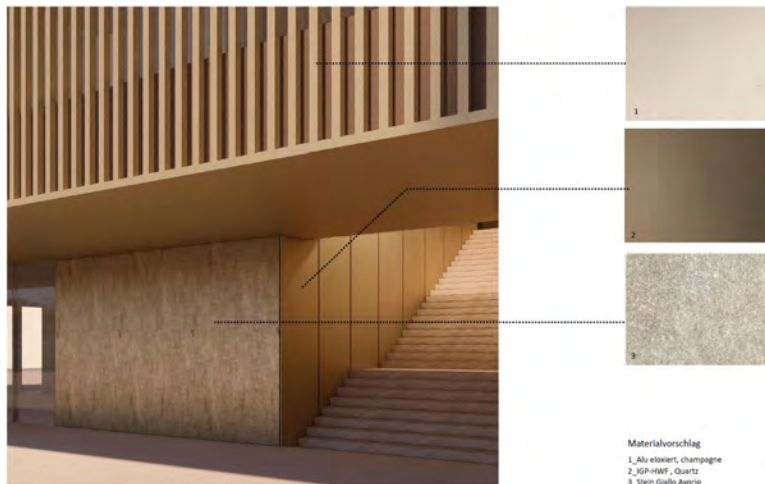
The overall concept for all parts of the Proposal 2023 still envisages a façade made of an artificial stone (specially designed concrete), which is visually similar to terrazzo.

Hotel slab and horizontal building slab with conference centre:

The façade structure of the hotel slab is given a horizontal character by the projecting storey slabs and the end-to-end arranged balconies. The balustrades consist of two parts, a balustrade made of textured concrete and a raised balustrade with steel railings. The vertically differently structured parapet elements also vary in thickness and length, so that the horizontality of the storeys is interrupted.



The individual balcony compartments are alternately separated by vertical bulkhead walls made of metal (powder-coated quartz-coloured, matt) and large planters, which allow for intensive greening of the balconies.



The façade design of the conference centre, which is housed in the base of the hotel complex, features a vertical lamella façade made of anodised aluminium with a champagne-coloured finish.

The entire base of the building is clad with stone slabs. Building recesses at staircases or entrances are panelled with powder-coated aluminium cladding.



Fig . 4.10 left: Image detail of the base area of the hotel complex with lamella façade of the conference centre (source: hochform.architects)

Fig . 4.11 right: Interaction between the facades of the conference centre and the hotel (source: hochform.architects)

Fig. 4.12 left: Façade structure and materiality of the residential slab (source: hochform architects)



Fig. 4.13 right: Façade structure and materiality of the Heumarkt building on the side facing the square (Source: hochform)



The façade design gives the residential slab (2nd slab) an orthogonal façade character due to the projecting floor slabs and the external pillars. Each façade compartment runs across the entire width of two window modules, so that the façade is horizontally accentuated. A concrete planter, which is also arranged across the entire width, allows for intensive greening in front of the window area. The planter is clad with powder-coated aluminium façade elements.

In the case of apartment floor plans that provide for a balcony access, the window façade is moved inwards across the width of a window module so that the planter runs through and forms a balustrade with an attached steel railing. Each window compartment has a rotating sunshade covered with a textile membrane.

The façade of the Heumarkt building has an orthogonal character. While the façade facing the square has a more horizontal character due to its façade division, the rear façade appears more vertically, mainly due to the proportion of its windows.

The façade materials refer to the materials of the other building volumina. The ground floor facing the square is clad with dark travertine stone slabs. The façade elements on the upper floors are powder-coated champagne-coloured aluminium panels, while the window frames have a quartz-coloured powder coating. Sun protection is provided by textile membranes. Parts of the façade facing the square are planted.

The street-facing façade at the rear omits façade recesses and arrangement of loggias, so that it strictly follows the existing building line of the surrounding buildings (see Fig. 4.4 b). The building is greened in certain areas of the façade, particularly in the staggered storey zone.





PART III ASSESSMENT

5. IMPACTS OF THE PLANNED PROPOSAL 2023 ON THE OUV
 OF THE WORLD HERITAGE PROPERTY
6. POTENTIAL MITIGATION MEASURES

5. IMPACTS OF THE PLANNED PROPOSAL 2023 ON THE OUV OF THE WORLD HERITAGE PROPERTY

5.1 GRADING

In the following, the impacts of the planned Proposal 2023 on the OUV of the World Heritage property will be assessed.

Regarding the inscription criteria mentioned in the Retrospective Statement of Outstanding Universal Value (cf. Chapter 3, HIA 1), the Attributes defined in HIA 1 (cf. Chapter 9, HIA 1 and HIA 2plus chapter 3), as well as the framework set out in the 2022 Guidance and Toolkit for Impact Assessments, the following aspects will be assessed:

1. Visual Impacts
2. Functional Impacts
3. Cumulative Impacts

Please note that structural impacts will not be assessed as the earlier HIAs already led to the result that no negative direct physical impacts are to be expected due to the planned Heumarkt Neu project.

5.2 VISUAL ANALYSIS – METHODS

The assessment will be graded according to the attributes identified in HIA 1 (2019) and verified in Chapter 3 of this report. Irrelevant attributes will be indicated in the assessment tables and will be excluded from the assessment.

As explained in Chapter 2, the evaluation of the magnitude of changes is based on the 2011 ICOMOS Guidance for Heritage Impact Assessments in Cultural World Heritage Properties. The magnitude of the positive and negative impacts will be evaluated in five categories, which are graded according to the following colour spectrum for the sake of clarity:

Ausmaß negativer Auswirkungen / Magnitude of Negative Impacts				
Severe (-5) Stark	Major (-4) Groß	Moderate (-3) Moderat	Minor (-2) Gering	Negligible (-1) Vernachlässigbar
Very strong impact on the key characteristics of the cultural heritage property that convey OUV, and its setting	Highly significant impact on key characteristics of the cultural heritage property and its setting	Significantly impact on the key characteristics of the cultural heritage property and its setting	Slightly significantly impact on the key characteristics of the cultural heritage property and its setting	Insignificantly impact on the key characteristics of the cultural heritage property and its setting
Ausmaß positiver Einflüsse / Magnitude of Beneficial Impacts				
Most (+5) Stark	Major (+4) Groß	Moderate (+3) Moderat	Minor (+2) Gering	Negligible (+1) Vernachlässigbar
Strong spatial and/or socio-cultural, and economic benefits for cultural heritage property and its setting	Highly significant spatial and/or socio-cultural, and economic benefits for cultural heritage property and its setting	Significantly spatial and/or socio-cultural, and economic benefits for cultural heritage property and its setting	Slightly significantly spatial and/or socio-cultural, and economic benefits for cultural heritage property and its setting	Insignificantly spatial and/or socio-cultural, and economic benefits for cultural heritage property and its setting



Tab . 5.1: Positive and negative evaluation grades: (Original table from the ICOMOS Guidance (2011), modified by B. Seyedashrafi (2017))

5.3 VIEWPOINTS RELEVANT TO THE ASSESSMENT

In the following, the consequences of the Proposal 2023 on the OUV of the World Heritage Site *Historic Centre of Vienna* will be assessed. The evaluation focuses mainly on visualising the planned project in Vienna's historic urban space. Since it is usually perceived when moving (pedestrian or road traffic), the visualisations show single images from relevant viewpoints within the urban space. In addition, a visualisation was created from St. Stephen's Cathedral to be able to assess the impacts of the planned Proposal 2023 on Vienna's historic skyline. The aerial view below shows the documented viewpoints and view corridors.

Considering the preceding analysis, the assessment of the impacts of the Proposal 2023 on the OUV of the World Heritage property *Historic Centre of Vienna* has to take into account that existing high-rise developments have already caused impairments. Consequently, the evaluation tables contain an assessment of the current state and the expected future state.

Referring to the analysis carried out in the HIA 1 (Chapter 7, Chapter 8) visualizations were created at the following places:

Visual category 1:

Viewpoints with cultural heritage significance in high-altitude areas

- S: St Stephen's Cathedral (S)

Visual category 2:

Image sequences from a pedestrian perspective

- E: Belvedere gardens (E2, E4, E6, E8)
- G: Stadtpark (G1: Little Hungarian Bridge, G2: Stadtpark Bridge)

Visual category 3:

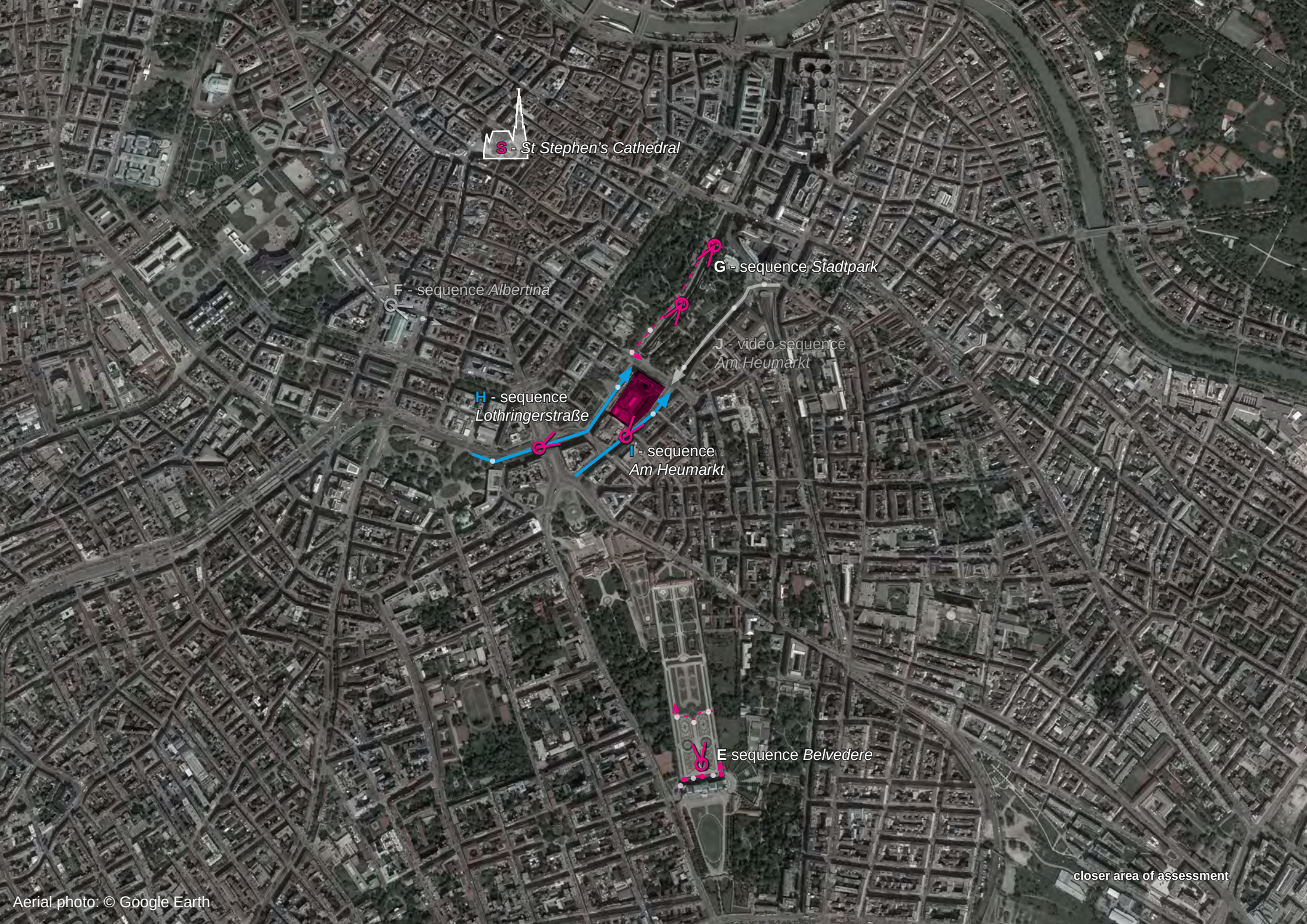
Image sequences from a driver's perspective bus/ train / car

- H: Lothringerstraße (H)
- I: Am Heumarkt 1 (I1)

The map on the next page shows the location of viewpoints used in this HIA 2plus. It is important to notice that not all viewpoints of HIA 1 (2019) will be displayed as HIA 2plus concentrates on visualizations of visual relationships which have been graded in HIA 2 (2021).

5.4 DOCUMENTATION OF THE VISUALISATIONS

The documentation always shows an overview map, a photo of the current situation, the previous visualisations from HIA 1 (2019) and HIA 2 (2021), as well as the new visualisation showing Proposal 2023. The textual description of the current situation as well as the evaluation of the previous proposals assessed are quoted again. This is followed by the assessment of the Proposal 2023.



S - St Stephen's Cathedral

F - sequence Albertina

H - sequence
Lothringerstraße

I - sequence
Am Heumarkt

G - sequence Stadtpark

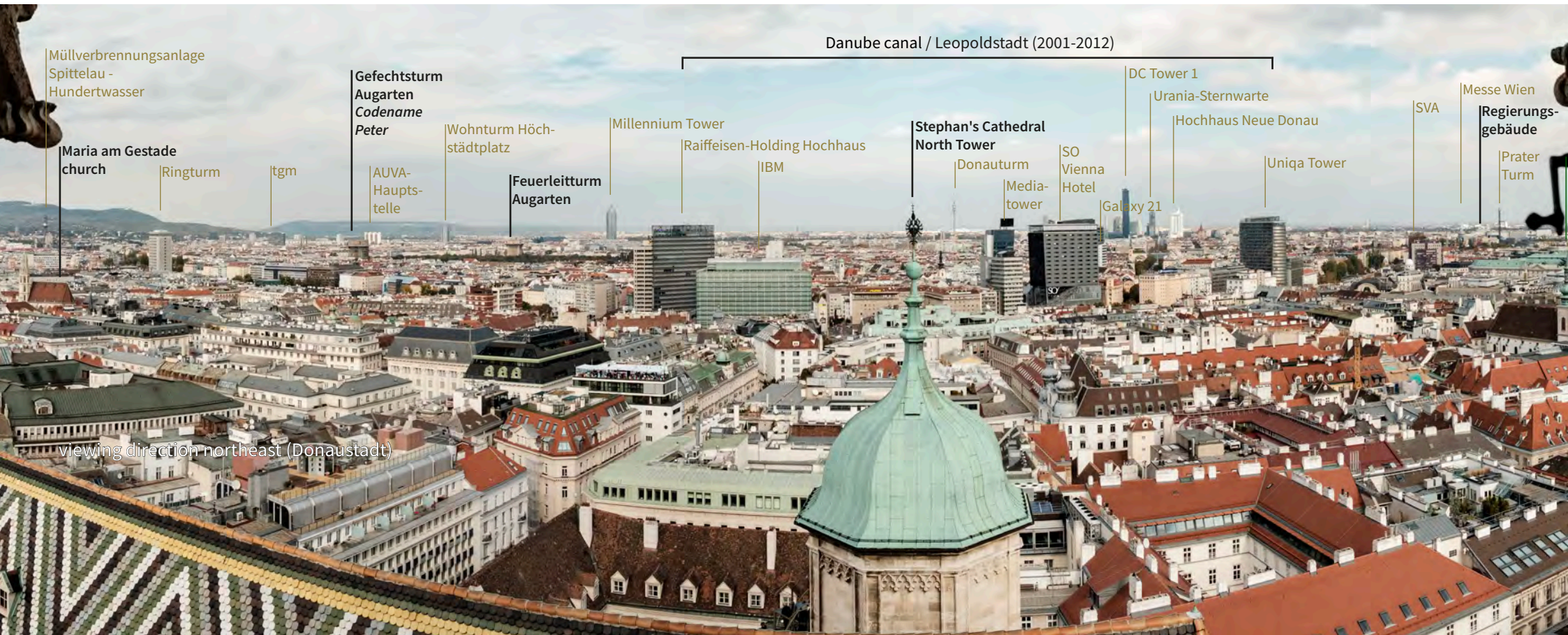
J - video sequence
Am Heumarkt

E sequence Belvedere

closer area of assessment

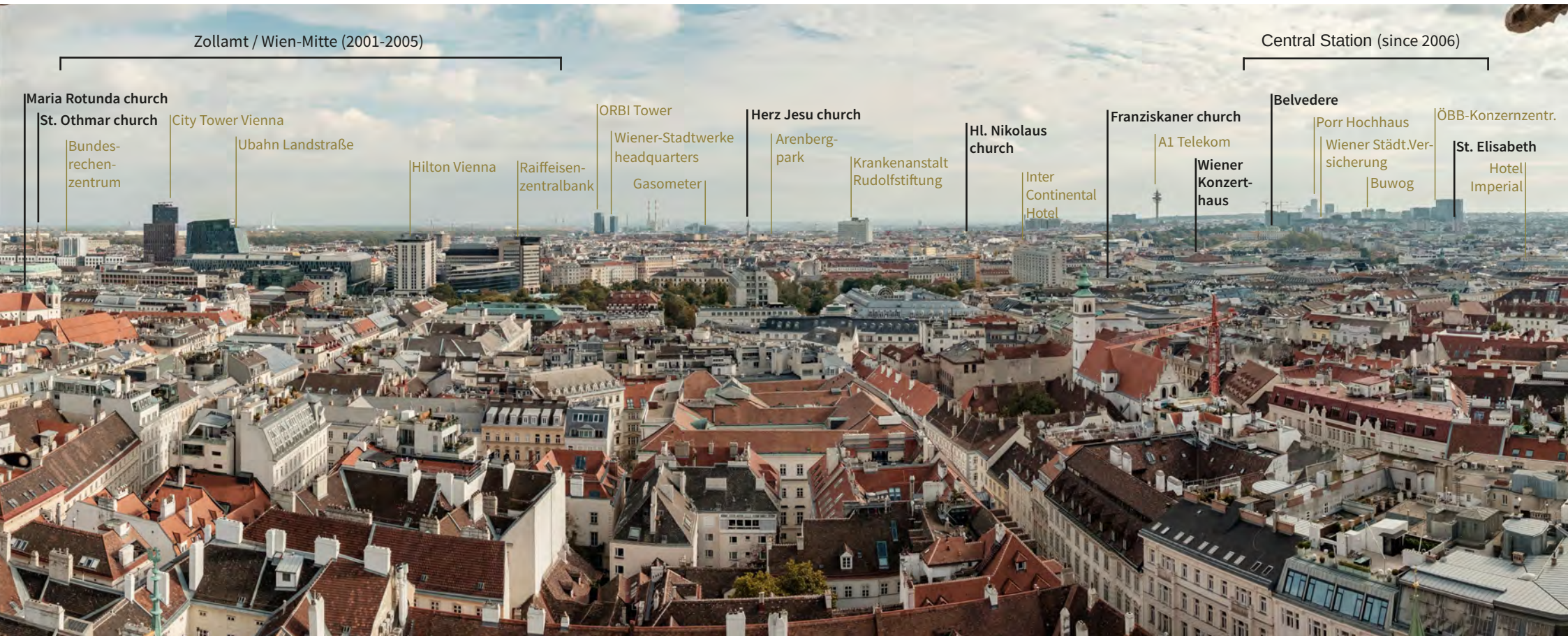


*Fig. 5.1: Visualisations
overview (Google Earth /
mkphc)*



VIEWPOINT S ST. STEPHEN'S CATHEDRAL SOUTH TOWER

Situation: *St. Stephen's Cathedral* is not only Vienna's symbolic and visual centre but it is also frequented by many visitors. The panorama shows the view of Vienna's cityscape from the Eastern side of the Cathedral. The existing major negative impacts of the historic skyline caused by various older high buildings and the more recent high-rise developments in the area of *Zollamt / Wien-Mitte* (2001-2005) and around the *Central Train Station* (from 2006) can be clearly seen. The existing *InterContinental Hotel* is also clearly visible.



Initial photo of situation with marked attributes, date: 26.10.2018 location: 48.208316°, 16.373108°

photography: Philipp Tebart, mkphc

VIEWPOINT S ASSESSMENT



core photo initial situation



visualisation proposal 2019

Assessment Proposal 2019: The planned Heumarkt Neu project would be completely visible, but the building will not dominate the historic skyline because of the many negative impacts that already exist. The impacts can still be classified as “major”

Assessment Proposal 2021: The planned project would be clearly visible, but it will not dominate the historic skyline. The impact is assessed as “moderate negative”.

Assessment Proposal 2023: The planned project would be clearly visible, but it will not dominate the historic skyline because of the many negative impacts that already exist. The impact is assessed as “moderate negative”.



visualisation proposal 2021



visualisation proposal 2023

No.	Attributes	Current State	Proposal 2019	Proposal 2021	Proposal 2023
1	Continuous exchange of values	moderate (-3)	major (-4)	moderate (-3)	moderate (-3)
2	Monocentric urban structure	irrelevant	irrelevant	irrelevant	irrelevant
3	Axial Baroque gardens	irrelevant	irrelevant	irrelevant	irrelevant
4	Baroque visual connections	irrelevant	irrelevant	irrelevant	irrelevant
5	Consistent design of the streetscapes	irrelevant	irrelevant	irrelevant	irrelevant
6	Mixed use	irrelevant	irrelevant	irrelevant	irrelevant
7	Leading European music centre	irrelevant	irrelevant	irrelevant	irrelevant
Total		moderate (-3)	major (-4)	moderate (-3)	moderate (-3)





Score photography with photomontage - New Proposal 2023

image is equivalent to 50mm focal length (35mm equivalent)

Image sequences from a pedestrian perspective

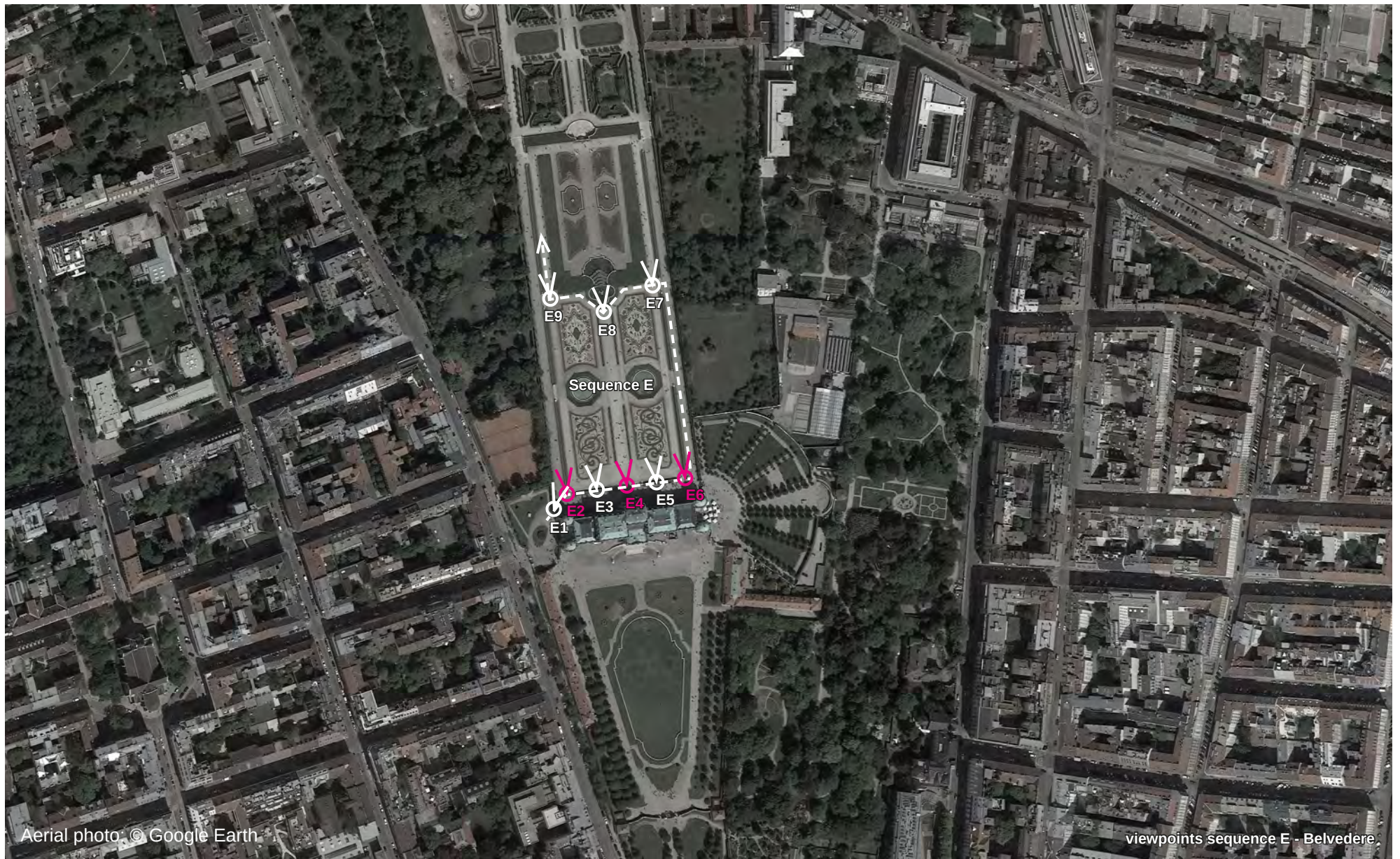
>Sequence E: Belvedere gardens

The *Belvedere* and the *Belvedere gardens* create a sense of identity for Vienna's inhabitants and are one of the key destinations for visitors of the city. Due to its cultural heritage significance and reputation, the view from the Belvedere gardens plays a major role for the perception of the historic skyline of Vienna's city centre.

Sequence E shows the planned *Heumarkt Neu* project from different view-points within the Belvedere gardens to simulate the perception of the historic skyline of the city centre in der everyday view of fictitious visitors of the park.



Fig. 5.2: Overview of
Sequence E (Google
Earth/ mkphc)



VIEWPOINT E2 WESTERN SIDE WAY OF BELVEDERE GARDENS



Situation: Viewpoint E2 shows the entrance to the western side way of the Belvedere gardens. The view of Vienna's historic city centre is characterised by the well-known sphinx sculpture in the foreground and the cupola of the Salesian Convent and the Lower Belvedere in the background. The tower of St. Stephen's Cathedral is not visible. Although the high-rise developments in the area of Danube Canal / Leopoldstadt can be clearly seen in this view, the connection of the historical elements of this view is still easily understandable.



Historic illustration of Sphinx Statue



Initial photo of existing situation with marked attributes, date: 26.10.2018 location: 48.191746°, 16.380120°

photography: Philipp Tebart, mkphc

VIEWPOINT E2 WESTERN SIDE WAY OF BELVEDERE GARDENS



core photo initial situation



visualisation proposal 2019

Assessment Proposal 2019: The planned Heumarkt Neu project appears as a new dominant high point next to the cupola of the Salesian Convent at the end of the western side way. As a result of this dominance, the historical components of the city skyline are greatly influenced, and their everyday perception is drastically changed. All in all, these changes can be assessed as “major negative”.

Assessment Proposal 2021: The planned project is clearly visible. Due to its volume and green facade structure the planned project forms a contrast with regard to its context, but it does not dominate the dome of the Salesian Convent. Nevertheless a large part of the historic city silhouette is covered by the project. The impacts on the OUV and attributes is assessed as “moderate-large negative”.

Assessment Proposal 2023: The planned project is clearly visible. Due to its volume and the

green facade structure, the planned project forms a contrast to its surroundings, but does not dominate the dome of the Salesian Convent. Due to their same height, the two planned building volumes visually add up to one total volume that dominates the historic city skyline due to its horizontality. The impacts on the OUV and the attributes are assessed as “moderate-large negative”.



visualisation proposal 2021



visualisation proposal 2023

No.	Attributes	Current State	Proposal 2019	Proposal 2021	Proposal 2023
1	Continuous exchange of values	minor (-2)	large (-4)	large (-4)	large (-4)
2	Monocentric urban structure	minor (-2)	moderate (-3)	moderate (-3)	moderate (-3)
3	Axial Baroque gardens	minor (-2)	large (-4)	moderate (-3)	moderate (-3)
4	Baroque visual connections	minor (-2)	large (-4)	large (-4)	large (-4)
5	Consistent design of the streetscapes	irrelevant	irrelevant	irrelevant	irrelevant
6	Mixed use	irrelevant	irrelevant	irrelevant	irrelevant
7	Leading European music centre	irrelevant	irrelevant	irrelevant	irrelevant
Total		minor (-2)	large (-4)	moderate-large (-3.5)	moderate-large (-3.5)



E2 core photography without photomontage

image is equivalent to 50mm focal length (35mm equivalent)



E2 core photography with photomontage - New Proposal 2023

image is equivalent to 50mm focal length (35mm equivalent)

VIEWPOINT E4 CENTRAL AXIS UPPER BELVEDERE



Situation: The view of the historic city centre from the central axis of the Belvedere gardens is representative for Vienna's Baroque development. St. Stephen's Church is clearly visible. Significant qualitative negative effects already exist as a result of the high-rise developments in the area of the Danube Canal / Leopoldstadt and the existing InterContinental Hotel, with its roof structures towering above the skyline of the historical buildings.



Initial photo of existing situation with marked attributes, date: 26.10.2018 location: 48.191743°, 16.380865°

photography: Philipp Tebart, mkphc

VIEWPOINT E4 CENTRAL AXIS UPPER BELVEDERE



core photo initial situation

Assessment Proposal 2019: The planned Heumarkt Neu project appears as the 'new' end of the axial Belvedere gardens, therefore particularly affecting the Baroque line of sight to the historic city centre. The dominance of St. Stephen's Cathedral in the historic cityscape is weakened, since the tower of the planned Heumarkt Neu creates a second high point which creates a new visual centre also due to its proximity to the viewer, therefore making it difficult to 'read' the historical urban development. As a consequence, the impacts have to be assessed as "severely negative".

Assessment Proposal 2021: The project appears as a 'new' end of the axial Belvedere gardens. The height of the second slab exceeds in size the surrounding buildings, but it does not dominate St. Stephen's Cathedral, as the height is not exceeding the spire of the dome. Hence, the planned building stands not in concurrence to St. Stephen's Cathedral. Due to its horizontal shape, the planned building covers large parts of the historic silhouette of Vienna's historic silhouette. The impacts on OUV and attributes have to be assessed as "large negative".



visualisation proposal 2019

Assessment Proposal 2023: The planned buildings of Proposal 2023 are clearly visible behind the axial Belvedere Garden. The height of the two buildings exceeds the surrounding buildings, but does not dominate St. Stephen's Cathedral, as the planned height is well below the pinnacle of the Cathedral's spire. The entire cathedral spire remains clearly visible. However, due to their same height, the two planned building volumes visually add up to one total volume that dominates the historic city skyline and roofscape of Vienna's historic city centre due to its horizontality. The impact on the OUV and the attributes is assessed as "large negative".



visualisation proposal 2021



visualisation proposal 2023

No.	Attributes	Current State	Proposal 2019	Proposal 2021	Proposal 2023
1	Continuous exchange of values	large (-4)	severe (-5)	large (-4)	large (-4)
2	Monocentric urban structure	moderate (-3)	severe (-5)	large (-4)	moderate (-3)
3	Axial Baroque gardens	moderate (-3)	severe (-5)	large (-4)	large (-4)
4	Baroque visual connections	large (-4)	severe (-5)	severe (-5)	large (-4)
5	Consistent design of the streetscapes	irrelevant	irrelevant	irrelevant	irrelevant
6	Mixed use	irrelevant	irrelevant	irrelevant	irrelevant
7	Leading European music centre	irrelevant	irrelevant	irrelevant	irrelevant
Total		moderate-large (-3.5)	severe(-5)	large (-4.25)	large (-3,7)



E4 core photography without photomontage

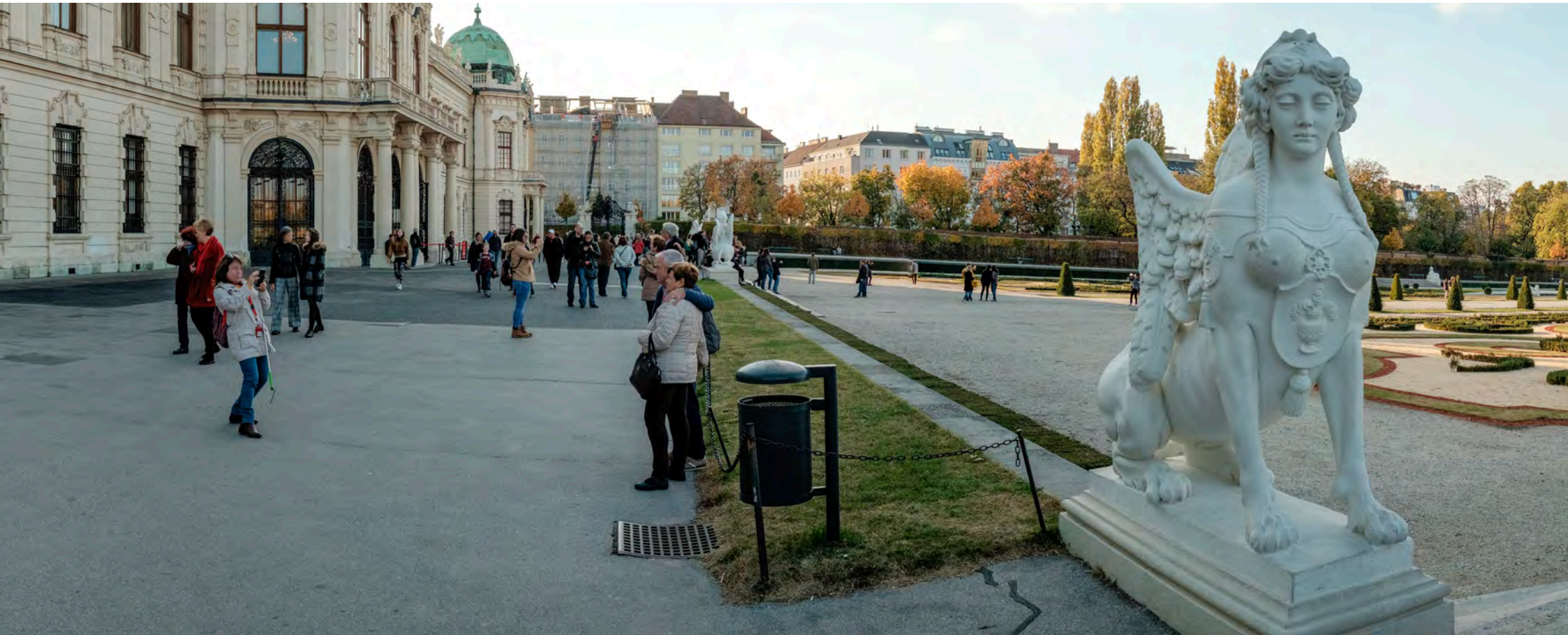
image is equivalent to 50mm focal length (35mm equivalent)



E4 core photography with photomontage - New Proposal 2023

image is equivalent to 50mm focal length (35mm equivalent)

VIEWPOINT E6 EASTERN GARDEN AREA OF BELVEDERE



Situation: Seen from the eastern Belvedere gardens, the historic skyline of Vienna's city centre seems relatively intact. The high-rise developments in the area of the Danube Canal / Leopoldstadt are largely concealed by the historical buildings. St. Stephen's Church is still the dominant element of the historic city skyline.



Initial photo of existing situation with marked attributes, date: 26.10.2018 location: 48.191903°, 16.381497°

photography: Philipp Tebart, mkphc

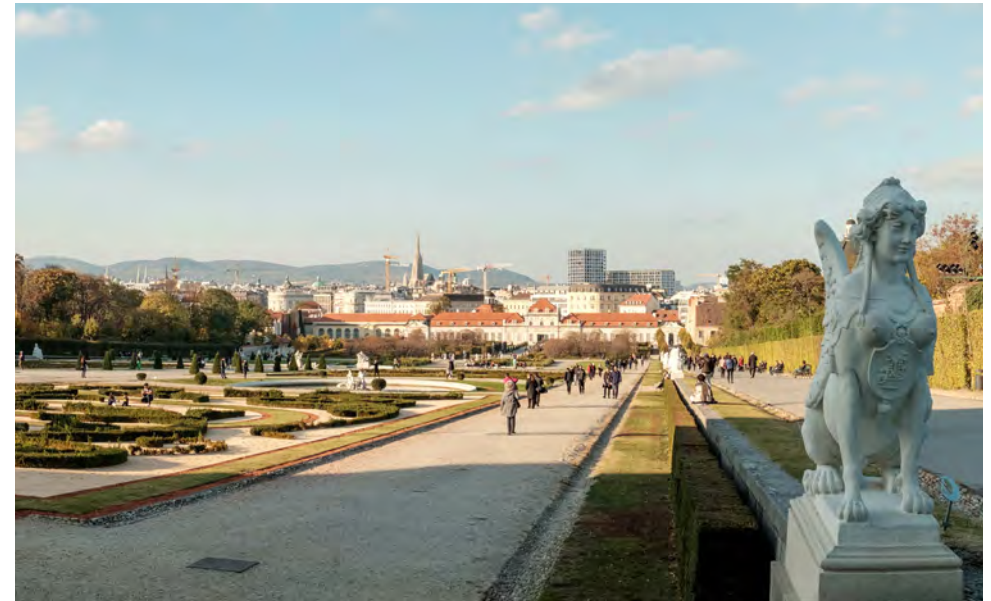
VIEWPOINT E6 EASTERN GARDEN AREA OF BELVEDERE



core photo initial situation

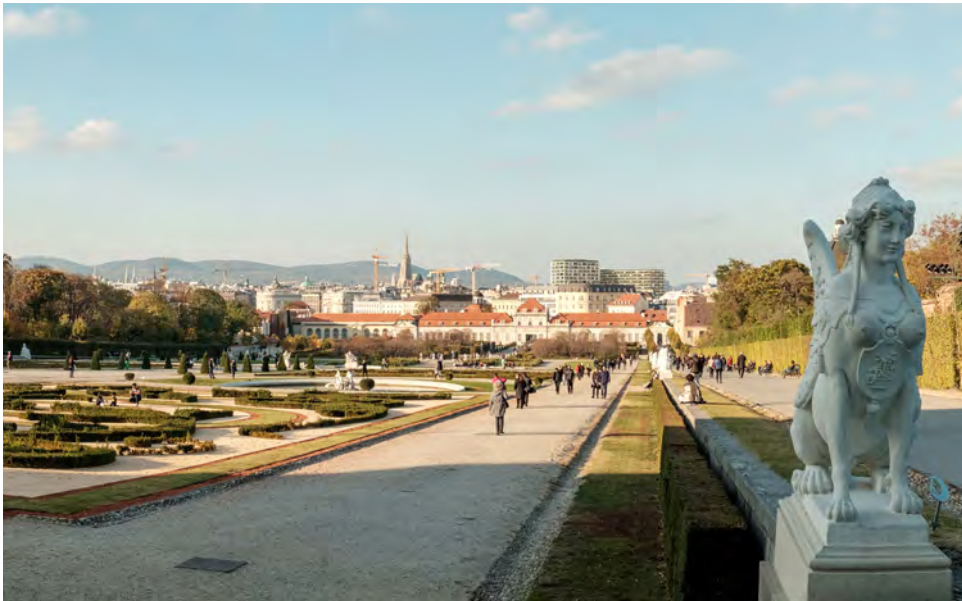
Assessment Proposal 2019: The tower as well as the slab-shaped building structure of the planned Heumarkt Neu project are clearly visible. Although the view of St. Stephen's Cathedral is not concealed, the Heumarkt Neu project results in an additional vertical dominant in the cityscape, which is highly visible. This would result in dramatic changes of the appearance of the city's historic skyline, making it more difficult to 'read' the historical urban development. As a consequence, the impacts have to be assessed as "severely negative".

Assessment Proposal 2021: Due to the height of the viewpoint the planned project is clearly visible and appears at the end of the Belvedere garden. The view to St. Stephen's Cathedral in front of the typical mountainous background is not concealed, but the building volume dominates due to its horizontal shape large parts of the historic city silhouette. The impacts on OUV and attributes are assessed as "large negative".



visualisation proposal 2019

Assessment Proposal 2023: Due to the height of the viewpoint, the planned project is clearly visible and appears at the end of the Belvedere Garden. The view to St. Stephen's Cathedral in front of the typical mountainous background is not concealed. The planned project does not compete with St. Stephen's Cathedral. However, due to their same height, the two planned building volumes visually add up to one total volume that dominates the historic city skyline and roofscape of Vienna's historic city centre due to its horizontality. The overall impact on OUV and attributes is assessed as "large negative".

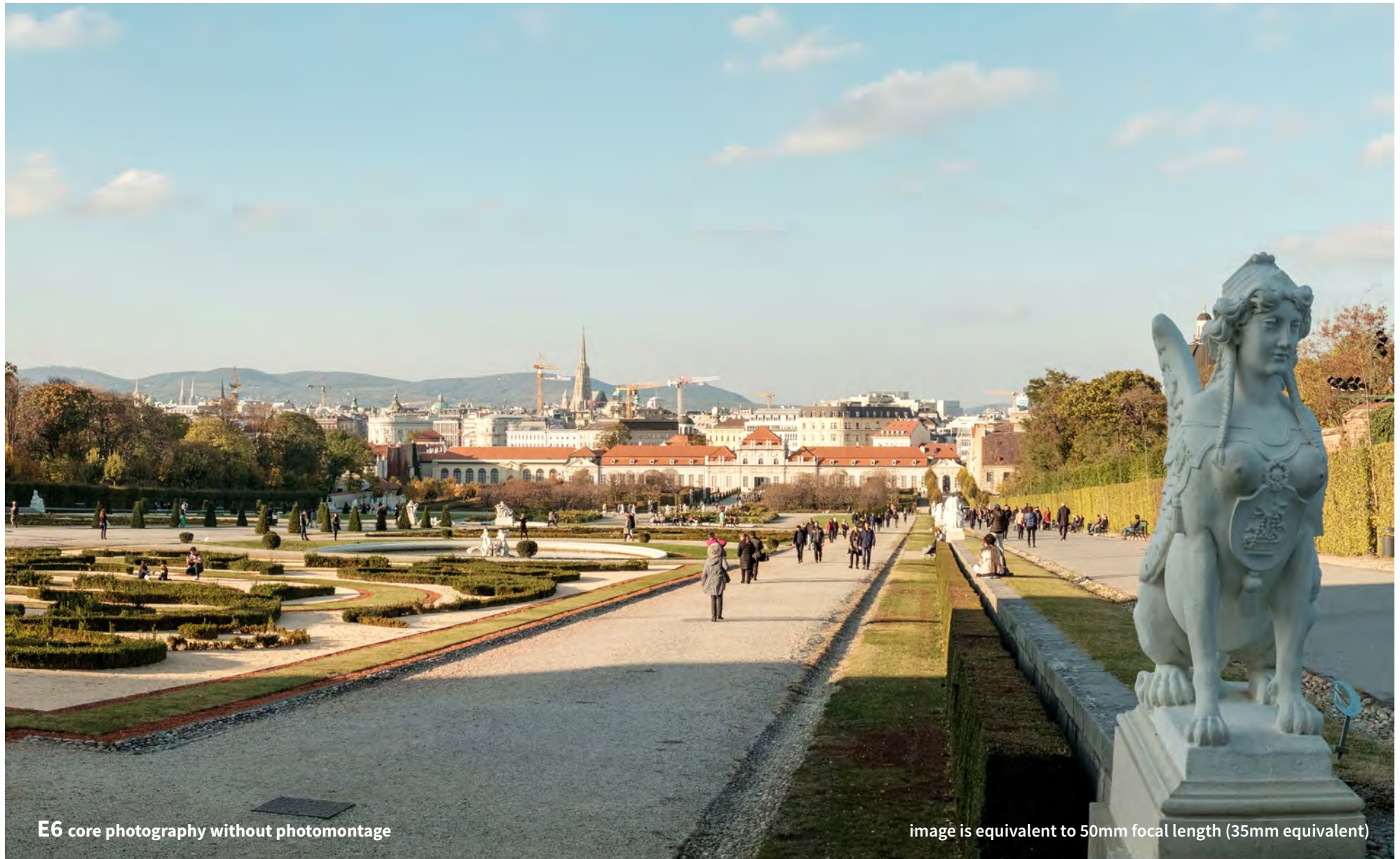


visualisation proposal 2021



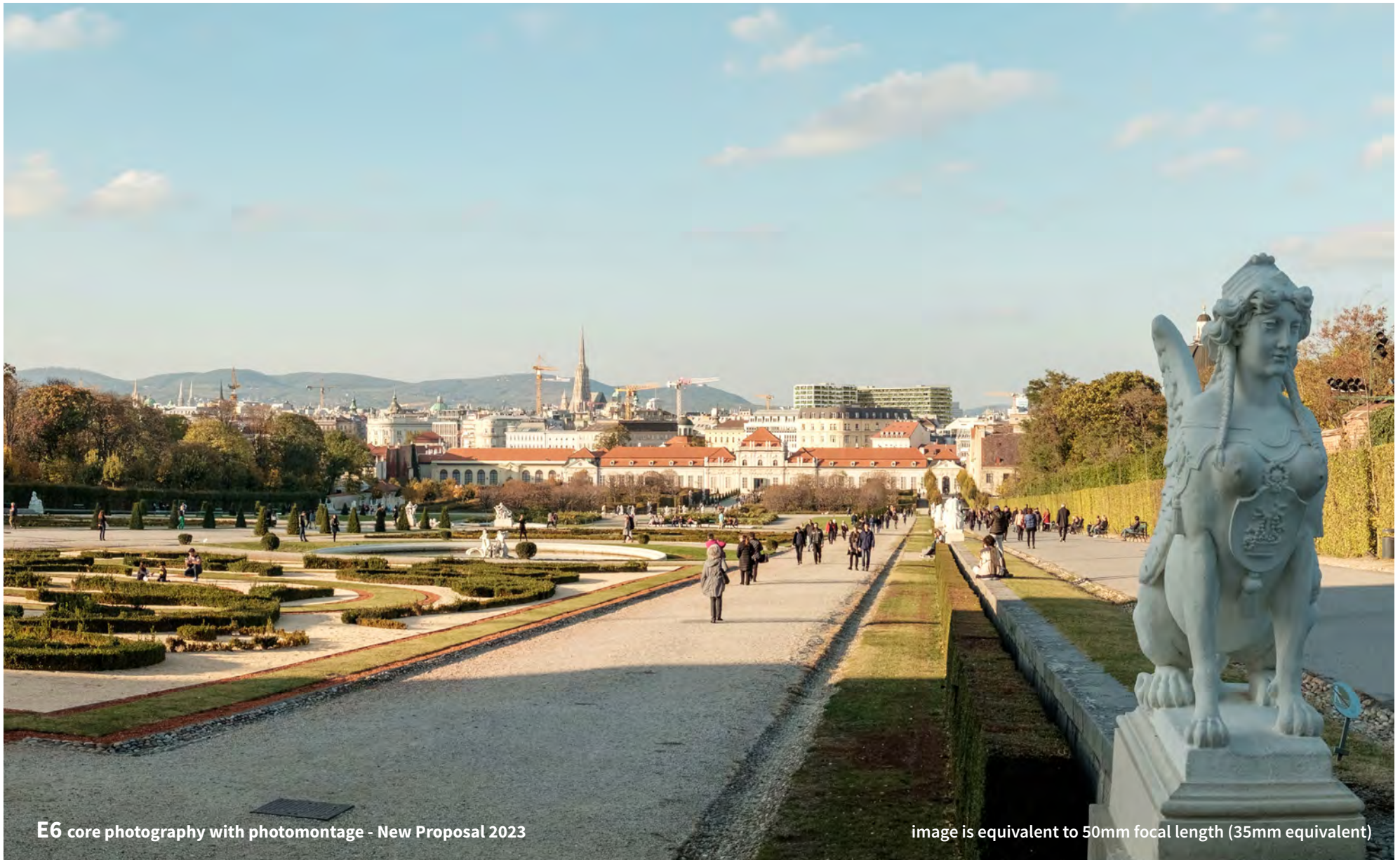
visualisation proposal 2023

No.	Attributes	Current State	Proposal 2019	Proposal 2021	Proposal 2023
1	Continuous exchange of values	large (-4)	severe (-5)	large (-4)	large (-4)
2	Monocentric urban structure	moderate (-3)	severe (-5)	large (-4)	moderate (-3)
3	Axial Baroque gardens	moderate (-3)	severe (-5)	large (-4)	large (-4)
4	Baroque visual connections	large (-4)	severe (-5)	large (-4)	large (-4)
5	Consistent design of the streetscapes	irrelevant	irrelevant	irrelevant	irrelevant
6	Mixed use	irrelevant	irrelevant	irrelevant	irrelevant
7	Leading European music centre	irrelevant	irrelevant	irrelevant	irrelevant
Total		moderate-large (-3.5)	severe(-5)	large (-4)	large (-3,7)



E6 core photography without photomontage

image is equivalent to 50mm focal length (35mm equivalent)



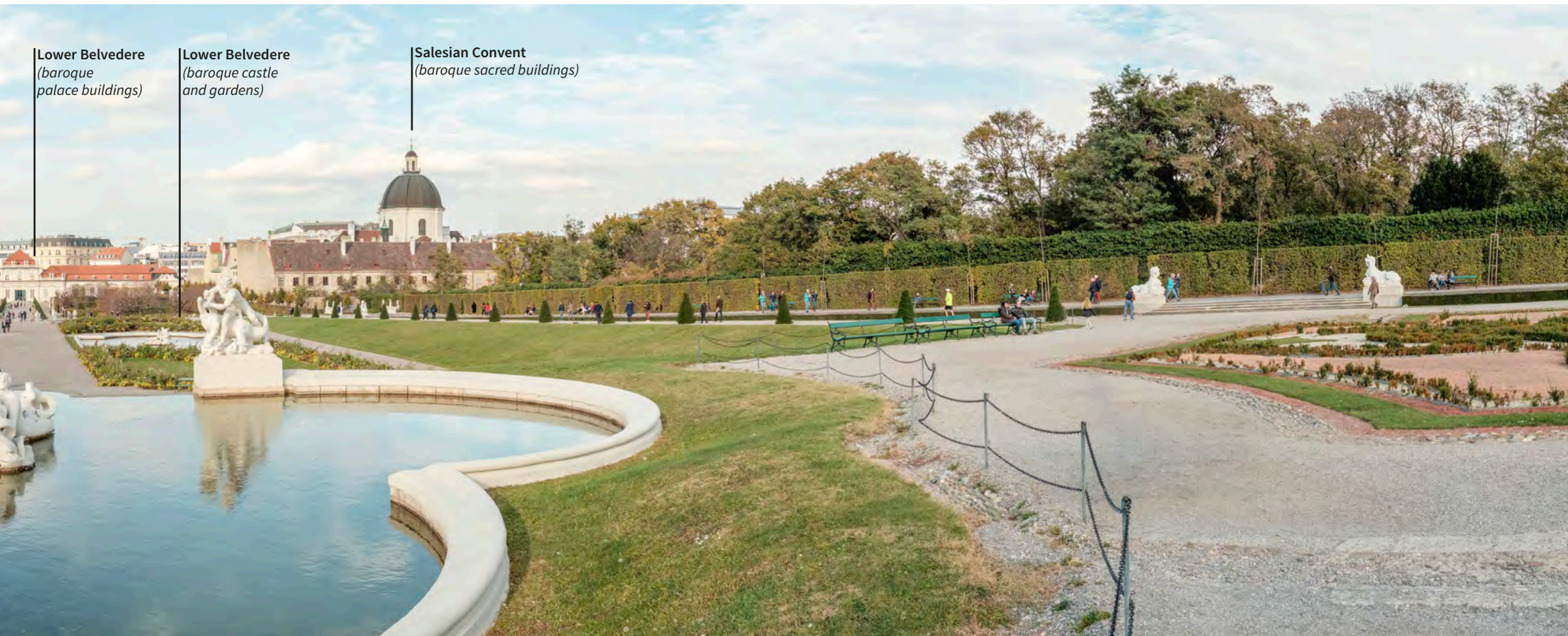
E6 core photography with photomontage - New Proposal 2023

image is equivalent to 50mm focal length (35mm equivalent)

VIEWPOINT E8 CENTRAL GARDEN AXIS OF MIDDLE PARTERRE



Situation: This viewpoint shows the Lower Belvedere in the foreground of the historic city centre. As seen from this viewpoint, the tower of St. Stephen's Cathedral is less dominant in the historical city skyline, since it moves out of the centre of the image.



Initial photo of existing situation with marked attributes, date: 26.10.2018 location: 48.193142°, 16.380576°

photography: Philipp Tebart, mkphc

VIEWPOINT E8 CENTRAL GARDEN AXIS OF MIDDLE PARTERRE



core photo initial situation

Assessment Proposal 2019: The tower of the planned Heumarkt Neu project appears as a dominant high point in the centre above the historical city skyline. Therefore, the tower of St. Stephen's Church is strongly devalued in its role as the visual centre of the city. In addition, the intention of Belvedere gardens to draw the gaze to the distance is impaired. Consequently, the visual impacts have to be assessed as "severely negative".

Assessment Proposal 2021: The planned second slab is clearly visible above the rooftops of the historic city centre. This aggravates to 'read' Vienna's monocentric urban structure, but there are no direct constraints concerning existing visual relationships to St. Stephen's Cathedral. The impacts on OUV and attributes is assessed as "moderate-large negative".



visualisation proposal 2019

Assessment Proposal 2023: The planned building volumes are barely visible. The impact on OUV and attributes is comparable to the existing situation and is assessed as "minor" (the same impact than in the current state).



visualisation proposal 2021



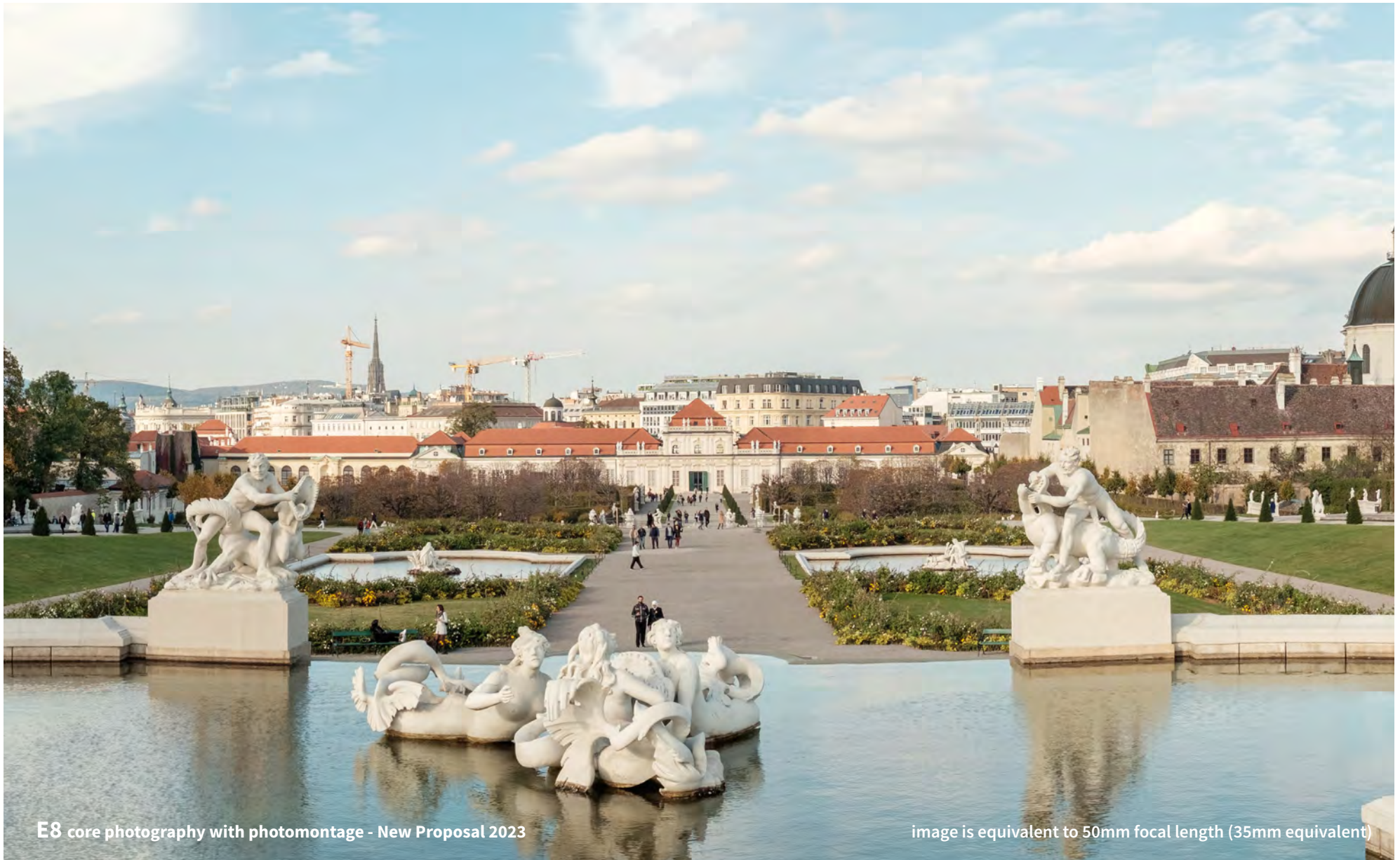
visualisation proposal 2023

No.	Attributes	Current State	Proposal 2019	Proposal 2021	Proposal 2023
1	Continuous exchange of values	minor (-2)	severe (-5)	moderate (-3)	minor (-2)
2	Monocentric urban structure	minor (-2)	severe (-5)	large (-4)	minor (-2)
3	Axial Baroque gardens	minor (-2)	severe (-5)	large (-4)	minor (-2)
4	Baroque visual connections	minor (-2)	severe (-5)	moderate (-3)	minor (-2)
5	Consistent design of the streetscapes	irrelevant	irrelevant	irrelevant	irrelevant
6	Mixed use	irrelevant	irrelevant	irrelevant	irrelevant
7	Leading European music centre	irrelevant	irrelevant	irrelevant	irrelevant
Total		minor (-2)	severe(-5)	moderate - large (-3.5)	minor (-2)



E8 core photography without photomontage

image is equivalent to 50mm focal length (35mm equivalent)



E8 core photography with photomontage - New Proposal 2023

image is equivalent to 50mm focal length (35mm equivalent)

>Sequence F: Albertina

The *Opera House* was built during the *Gründerzeit* times as the first representative public building of the *Ringstraße ensemble*. Although its natural stone facade sets the monumental building apart from its urban context, it creates a consistent image of the streetscape together with the other adjacent buildings.

The sequence from *Albertina* in the direction of *Walfischgasse* serves to investigate the potential impacts of the planned *Heumarkt Neu* project from the perspective of Vienna's historic city centre.



Fig. 5.3: Sequence F – *Albertina* (Google Earth / mkphc)



SEQUENCE F - F1

ALBERTINAPLATZ



Situation: The viewpoint at Albertinaplatz provides a typical view of the Gründerzeit-style Ringstraße ensemble, which also has a high degree of recognition due to the immediate proximity to the Vienna State Opera and the Albertina Museum. The uniform appearance of the Gründerzeit-style closed development along Philharmoniker Straße, which is typical for the Ringstraße ensemble, is characteristic. Currently there are no impairments of the historical ensemble. Sequence F shows a further viewpoint F2 at the corner of Philharmoniker Straße / Kärntner Straße, which, however, has proved to be irrelevant, since already from there the planned Heumarkt Neu project would be completely obscured.



Initial photo of existing situation with marked attributes, date: 26.10.2018 location: 48.204033°, 16.368508°

photography: Philipp Tebart, mkphc

VIEWPOINT F1 ALBERTINAPLATZ



core photo initial situation

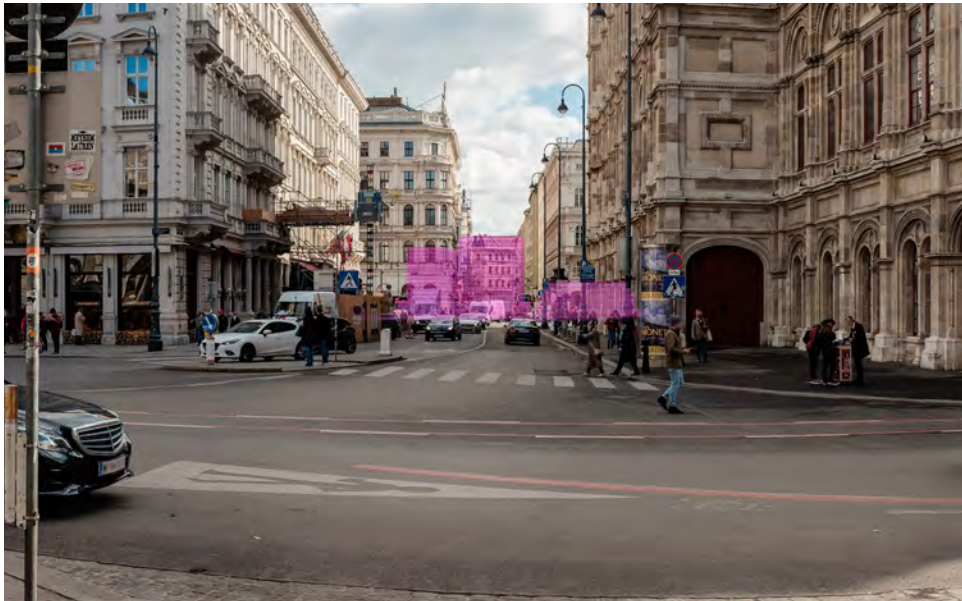


visualisation proposal 2019

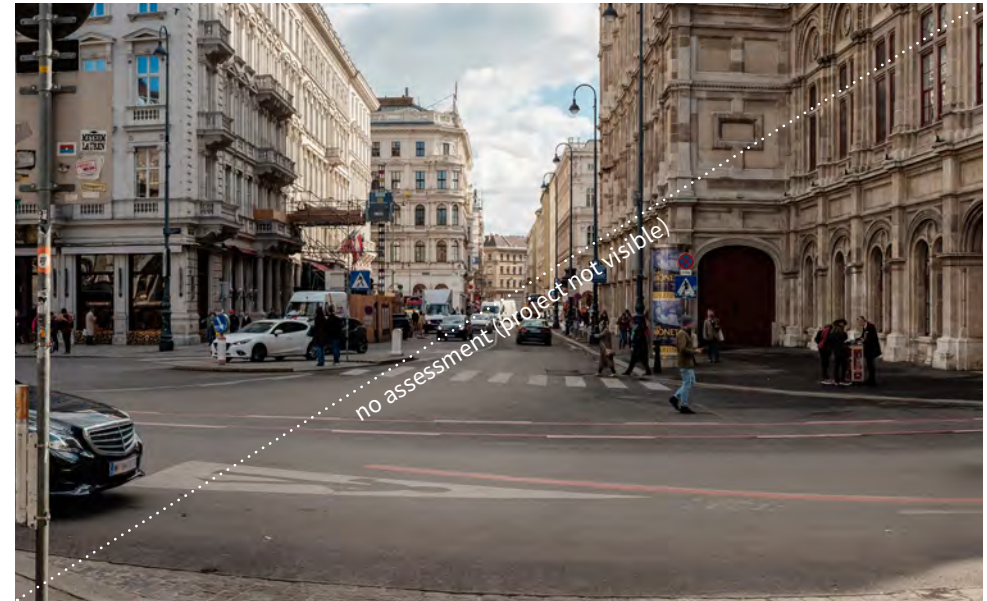
Assessment Proposal 2019: The two top floors of the tower of the planned Heumarkt Neu project would be clearly visible from Albertinaplatz. However, since the change would affect only the background of the historical ensemble, it would change the character of the street only to a limited extent. The impacts of the planned Heumarkt Neu project have to be assessed as ‚minor-moderate negative‘.

Assessment Proposal 2021: The planned building would not be visible. The impact is assessed as “neutral” (no impairment).

Assessment Proposal 2023: As the impact was assessed as “neutral” (no impairment) in HIA 2 no further assessment was carried out in HIA 2plus.



visualisation proposal 2021



visualisation proposal 2023

No.	Attributes	Current State	Proposal 2019	Proposal 2021	Proposal 2023
1	Continuous exchange of values	no impairment	minor - moderate (-2.5)	no impairment	no assessment
2	Monocentric urban structure	irrelevant	irrelevant	irrelevant	no assessment
3	Axial Baroque gardens	irrelevant	irrelevant	irrelevant	no assessment
4	Baroque visual connections	irrelevant	irrelevant	irrelevant	no assessment
5	Consistent design of the streetscapes	no impairment	minor - moderate (-2.5)	no impairment	no assessment
6	Mixed use	no impairment	irrelevant	no impairment	no assessment
7	Leading European music centre	no impairment	irrelevant	no impairment	no assessment
Total		no impairment	minor - moderate (-2.5)	no impairment	no assessment

>Sequence G: Stadtpark

The *Stadtpark* forms an essential part of the green areas replacing the open space of the *Glacis* after the *Ringstraße ensemble* was built. The park, which was designed in the style of an English landscape garden, is divided into two parts by *Wien River*, which are linked by various bridges. These bridges are of great importance because they link the two districts 1 and 3.

Sequence G shows the current situation and the visual impacts of the planned *Heumarkt Neu* project from key viewpoints, in particular the bridges in the *Stadtpark*.



Fig. 5.4: Image sequence
G – Stadtpark (Google
Earth/ mkphc)



VIEWPOINT G1 LITTLE HUNGARIAN BRIDGE



Situation: Little Hungarian Bridge serves as a link between districts 1 and 3 and is relatively busy. From here, you can look through the Stadtpark across Wien River into the direction of the Heumarkt Area. Due to its large scale, the slab-shaped structure of the existing Intercontinental Hotel is very dominant from this viewpoint, since it conceals the perception of the Ringstraße ensemble seen from the Stadtpark. Only parts of the Konzerthaus are visible. This effect is intensified by the fact that the urban design of the hotel building is not in line with the buildings of the Ringstraße ensemble.



Initial photo of existing situation with marked attributes, date: 26.10.2018 location: 48.205659°, 16.381788°

photography: Philipp Tebart, mkphc

VIEWPOINT G1 LITTLE HUNGARIAN BRIDGE



core photo initial situation

Assessment Proposal 2019: Due to the greater height and length of its side wing and the larger tower of the new building, the planned Heumarkt Neu project appears even more dominant than the present buildings of the Heumarkt Area. The distinction between the Stadtpark and the Ringstraße ensemble becomes even more prominent, and therefore the impacts have to be assessed as “severely negative”.

Assessment Proposal 2021: Due to its height and length the building clearly appears as a new endpoint of the park and the visual relationship to the Concerthouse and Ringstraße (Circular Road) is partly concealed. The planned second slab is barely visible. Due to its green facade, the planned building is embedded into the context of the park. The impacts on OUV and attributes are assessed as “moderate-large negative”.



visualisation proposal 2019

Assessment Proposal 2023: Due to its height and length the building clearly appears as a new endpoint of the park and the visual relationship to the Concerthouse and Ringstraße (Circular Road) is partly concealed. The planned second slab is not visible. Due to its green facade, the planned building is embedded into the context of the park. The impacts on OUV and attributes are assessed as “moderate-large negative”.



visualisation proposal 2021



visualisation proposal 2023

No.	Attributes	Current State	Proposal 2019	Proposal 2021	Proposal 2023
1	Continuous exchange of values	large (-4)	severe (-5)	large (-4)	large (-4)
2	Monocentric urban structure	irrelevant	irrelevant	irrelevant	irrelevant
3	Axial Baroque gardens	irrelevant	irrelevant	irrelevant	irrelevant
4	Baroque visual connections	irrelevant	irrelevant	irrelevant	irrelevant
5	Consistent design of the streetscapes	large (-4)	severe (-5)	moderate (-3)	moderate (-3)
6	Mixed use	irrelevant	irrelevant	irrelevant	irrelevant
7	Leading European music centre	irrelevant	irrelevant	irrelevant	irrelevant
Total		large (-4)	severe (-5)	moderate-large (-3.5)	moderate-large (-3.5)



G1 core photography without photomontage

Image is equivalent to 50mm focal length (35mm equivalent)



G1 core photography with photomontage - New Proposal 2023

Image is equivalent to 50mm focal length (35mm equivalent)

VIEWPOINT G2 STADTPARK BRIDGE



Situation: Little Hungarian Bridge serves as a link between districts 1 and 3 and is relatively busy. From here, you can look through the Stadtpark across Wien River into the direction of the Heumarkt Area. Due to its large scale, the slab-shaped structure of the existing Intercontinental Hotel is very dominant from this viewpoint, since it conceals the perception of the Ringstraße ensemble seen from the Stadtpark. Only parts of the Konzerthaus are visible. This effect is intensified by the fact that the urban design of the hotel building is not in line with the buildings of the Ringstraße ensemble.



Initial photo of existing situation with marked attributes, date: 26.10.2018 location: 48.204002°, 16.380391°

photography: Philipp Tebart, mkphc

VIEWPOINT G2 STADTPARK BRIDGE



core photo initial situation

Assessment Proposal 2019: Due to the greater height and length of its side wing and the larger tower of the new building, the planned Heumarkt Neu project appears even more dominant than the present buildings of the Heumarkt Area. The distinction between the Stadtpark and the Ringstraße ensemble becomes even more prominent, and therefore the impacts have to be assessed as “severe negative”.

Assessment Proposal 2021: Due to its height and length the building clearly appears as a new endpoint of the park and the visual relationship to the Concerthouse and Ringstraße (Circular Road) is partly concealed. The planned second slab is barely visible. Due to its green facade, the planned building is integrated into the context of the park. The impacts on OUV and attributes are assessed as “moderate-large negative”.



visualisation proposal 2019

Assessment Proposal 2023: Due to its height and length the building clearly appears as a new endpoint of the park. The visual relationship to the Concerthouse and Ringstraße (Circular Road) is partly concealed. The planned second slab is not visible. Due to its green facade, the planned building is integrated into the context of the park. The impacts on OUV and attributes are assessed as “moderate-large negative”.



visualisation proposal 2021



visualisation proposal 2023

No.	Attributes	Current State	Proposal 2019	Proposal 2021	Proposal 2023
1	Continuous exchange of values	large (-4)	severe (-5)	large (-4)	large (-4)
2	Monocentric urban structure	irrelevant	irrelevant	irrelevant	irrelevant
3	Axial Baroque gardens	irrelevant	irrelevant	irrelevant	irrelevant
4	Baroque visual connections	irrelevant	irrelevant	irrelevant	irrelevant
5	Consistent design of the streetscapes	large (-4)	severe (-5)	moderate (-3)	moderate (-3)
6	Mixed use	irrelevant	irrelevant	irrelevant	irrelevant
7	Leading European music centre	irrelevant	irrelevant	irrelevant	irrelevant
Total		large (-4)	severe (-5)	moderate-large (-3.5)	moderate-large (-3.5)



G2 core photography without photomontage

image is equivalent to 50mm focal length (35mm equivalent)



G2 core photography with photomontage - New Proposal 2023

image is equivalent to 50mm focal length (35mm equivalent)

Image sequences from a driver's perspective

In contrary to the *Ringstraße*, the streets *Lothringer Straße* and *Am Heumarkt* have always been characterised by the fact, that the city space can be perceived in two directions. The following Image sequences show a close-up view to the *Heumarkt Areal* out of this streetscape perceived by car.

From the former Image sequences H and I of HIA 1, each one representative individual image is shown as visualization.



Fig. 5.5: Overview map of the Image sequences H, I u. J (Google Earth/ mkphc)



VIEWPOINT H2 LOTHRINGERSTRASSE

Situation: From the direction of Karlsplatz, the sequence leads to the Heumarkt Area. First of all, the homogenous overall impression of the streetscape is a key characteristic, which is created primarily by the limited building heights and the relatively homogenous historic facades. The design of the Konzerthaus clearly shows that it is a public building.

View sequence H2: At the level of Schwarzenberplatz, the existing Inter-Continental Hotel can be completely seen behind the Konzerthaus. Since its cubage is not in line with the urban context, there is a break in the uniform sequence of spaces. *(Individual images are made by video frames in wide angle)*

Assessment Proposal 2019: This negative effect is even amplified by the planned Heumarkt Neu project, since the large scale of the slab-shaped building has much more dominance, and the tower is an alien element with regard to the type of buildings of the Ringstraße ensemble.

Assessment Proposal 2021: Due to its height, the second slab of planned project forms a new element which clearly exceeds the traditional building heights. The horizontal shape of the second slab corresponds with the existing buildings. The planned green facade softens the contrast to the ensemble of the Ringstraße, as the building is embedded into the green character of the road. The impacts on OUV and attributes is assessed as “moderate-large negative”.

Assessment Proposal 2023: Due to its height, the second slab of planned project forms a new element which exceeds the traditional building heights. The horizontal shape of the second slab corresponds with the existing buildings. The impacts on OUV and attributes are assessed as “moderate-negative”. Due to the planned new functions, the better accessibility of the Heumarkt Area and the planned upgrading of the public spaces, impacts on the attributes “mixed use” and “Leading European Music Centre” are assessed as “major positive”.



visualisation proposal 2019



visualisation proposal 2021



visualisation proposal 2023

No.	Attributes	Current State	Proposal 2019		Proposal 2021		Proposal 2023	
1	Continuous exchange of values	large (-4)	severe (-5)		moderate (-3)		moderate (-3)	
2	Monocentric urban structure	irrelevant	irrelevant		irrelevant		irrelevant	
3	Axial Baroque gardens	irrelevant	irrelevant		irrelevant		irrelevant	
4	Baroque visual connections	irrelevant	irrelevant		irrelevant		irrelevant	
5	Consistent design of the streetscapes	large (-4)	severe (-5)		large (-4)		moderate (-3)	
6	Mixed use	large (-4)	major (+4)		major (+4)		major (+4)	
7	Leading European music centre	large (-4)	major (+4)		major (+4)		major (+4)	
Total		large (-4)	severe (-5)	major (+4)	mod.-large	major (+4)	moderate (-3)	major (+4)



H2 core photography without photomontage

image is equivalent to 17 mm focal length (35mm equivalent)



H2 core photography with photomontage - New Proposal 2023

image is equivalent to 17 mm focal length (35mm equivalent)

VIEWPOINT I1 AM HEUMARKT

Situation: The sequence simulates a sequence of images on the street Am Heumarkt from Schwarzenbergplatz in the direction of Johannesgasse. The streetscape separates the districts 3 (right) and 1 (left).

View sequence I1 shows that the existing buildings of the Heumarkt Area give rise to an urban planning disruption. While the buildings of the Ice-Skating area seem to be too low in the context of the adjacent buildings, the existing InterContinental Hotel exceeds their height many times. *(Individual images are made by video frames in wide angle)*

Assessment Proposal 2019: This negative effect is corrected by the building of the planned Heumarkt Neu project along the street planned between Konzerthaus and the hotel complex, since it is in line with the scale and height of the adjacent buildings. The facade design of the project is also in line with the verticality of the neighbouring Gründerzeit facades. This makes the streetscape appear much more consistent than before so that it clearly gains design quality. However, it is also clearly visible that the transition between the Konzerthaus and the newly planned building of the Heumarkt Neu project shows weaknesses with regard to its design quality.

Assessment Proposal 2021: The planned building height is in line with the height of both the Konzerthaus and the residential buildings on the opposite site of the street (District 3). The green facade adapts to the existing green structures, as well as newly planned trees in the street. Only due to the higher building part the impact on 'Continuous change of values' and 'Consistent design of streetscapes' the impact is assessed as 'minor-negative'. Attributes such as 'Mixed use' and 'Leading European Music Centre' are expected to benefit from the planned development due to offered new functions on the groundfloor as well as the upgrading of the neighbourhood in general ("major positive").

Assessment Proposal 2023: The planned building height is in line with the height of both the Konzerthaus and the residential buildings on the opposite site of the street (District 3). The facade with vertical windows adapts to the neighbouring buildings, and the newly planned trees upgrade the atmosphere of the street Am Heumarkt. Only due to the higher building part the impact on "Continuous change of values" and "Consistent design of streetscapes"



visualisation proposal 2019

the impact might be negative. As the overall situation improves, the visual impact is assessed as "moderate positive". Attributes such as "Mixed use" and "Leading European Music Centre" are expected to benefit from the planned development due to offered new functions on the groundfloor as well as the upgrading of the neighbourhood in general. This is assessed as "major positive".



visualisation proposal 2021



visualisation proposal 2023

No.	Attributes	Current State	Proposal 2019		Proposal 2021		Proposal 2023	
1	Continuous exchange of values	large (-4)	moderate (-3)		moderate (-3)		moderate (+3)	
2	Monocentric urban structure	irrelevant	irrelevant		irrelevant		irrelevant	
3	Axial Baroque gardens	irrelevant	irrelevant		irrelevant		irrelevant	
4	Baroque visual connections	irrelevant	irrelevant		irrelevant		irrelevant	
5	Consistent design of the streetscapes	large (-4)	moderate (-3)		minor (-2)		moderate (+3)	
6	Mixed use	large (-4)	major (+4)		major (+4)		major (+4)	
7	Leading European music centre	large (-4)	major (+4)		major (+4)		major (+4)	
Total		large (-4)	moderate (-3)	major (+4)	minor-mod.	major (+4)	moderate (+3)	major (+4)





11 core photography with photomontage - New Proposal 2023

image is equivalent to 17 mm focal length (35mm equivalent)

5.5 Functional Impacts

Similar to the statements in HIA 1 and HIA 2, the planned Proposal 2023 will cause positive functional impacts, especially with regard to its immediate environment:

- The planned Heumarkt Neu project was developed in close dialogue with the various institutions using the area, which are in favour of the project.
- In principle, the different uses in the Heumarkt Area are maintained, enhanced and supplemented with other uses offered. This creates an appropriated mix of uses in the Heumarkt Area.
- The barrier effect of the Heumarkt Area is reduced, and its accessibility is improved. In addition, the creation of a new square and a public roof terrace provide new public spaces.
- In general, the high design/architectural ambition of both the project and the surrounding public spaces promotes the urbanistic upgrading of the Heumarkt Area which is urgently needed.

5.6 STRUCTURAL IMPACT

No negative structural impacts are expected at the moment (see previous HIAs 2019 and 2021).

5.7 CUMULATIVE IMPACT

Due to the changes of Vienna's building act (Bauordnung für Wien), as well as further amendments of existing building regulations which were adopted by Vienna Municipality in November 2021 and November 2023, new developments can no longer be considered without assessing their impact on the OUV of Vienna's World Heritage properties. Besides, the City of Vienna adopted a new Management Plan on 24 November 2021 which clearly relates Vienna's urban development to the preservation of the OUV of Vienna's World Heritage properties. The Management Plan also defines that Vienna's advisory body for urban development will be extended by an expert for World Heritage. Hence, the legislative changes are also extended to the governance level. Due to these changes on leg-

islative and governance level it is likely that a case like Heumarkt Neu cannot recur.

5.8 SUMMARY OF VISUAL AND FUNCTIONAL IMPACTS WITH REGARD TO KEY ATTRIBUTES

Attribute "Continuous interchange of values"

Despite the transformation of the planned second slab (reduction of the height by two storeys, omitting the "Hanging Gardens"), the planned Proposal 2023 is still considerably higher than traditional Gründerzeit buildings in Vienna. Hence, it cannot be considered to support the attribute "Continuous interchange of values" and **moderate negative** impacts will appear.

Attribute "Monocentric urban structure"

The planned Proposal 2023 will be clearly visible from higher viewpoints. However, it stands not in concurrence to Vienna's monocentric urban structure, which is especially expressed by St. Stephen's Cathedral as a landmark marking the historic centre of Vienna. The attribute "Monocentric urban structure" can still be experienced and understood especially from higher viewpoints and will be affected to a **moderate negative** extent.

Attributes "Axiale baroque gardens" and "Baroque visual connections"

With a height of 49,5 metres above groundlevel, the planned Proposal 2023 still exceeds Vienna's traditional building heights of the surrounding Gründerzeit-ensemble considerably. Especially seen from higher viewpoints, **large negative** impacts with regard to the attributes "Baroque visual connections" and "Axiale Baroque Gardens" will appear.

Attribute "Consistent design of streetscapes"

From lower viewpoints and from the inner city of Vienna (Albertina) the Proposal 2023 will not be visible (**no impairment**). Due to its "green façade", the planned hotel building will be relatively well adapted to the

context when seen from the Stadtpark. However, due to its scale (height and length) **moderate-large negative** impacts will appear. Seen from Lothringer Straße the green façade generates a contrast to its urban environment. Seen from Lothringerstraße, **moderate negative** impacts will appear. Seen from the street Am Heumarkt, the scale of the planned Proposal 2023 is well adapted to the size and character of the surrounding buildings and assessed as “**moderate positive**”. Only due to the higher parts of the planned hotel, impacts are assessed as **negligible negative**.

Attributes “Mixed use” and “Leading European Music Centre”

The planned Proposal 2023 will generally improve rather than impair immediate close-by-views to the Heumarkt, especially seen from the street Am Heumarkt. Especially when seen and accessed from close-by the Heumarkt, which is neglected at present, will be upgraded considerably. Similarly, due to the planned new functions of Proposal 2023 which will provide a programme of mixed uses (Ice Skating Club, congress centre, hotel, residential houses for elderly), as well as due to the improved accessibility of the Heumarkt square, functional relationships will be improved. Thus, especially the attributes “Mixed use” and “Leading European Music Centre” will benefit considerably (**major positive**).

The following table provides an overview about the results of HIA 2plus:

No.	Viewpoints	Current state	Proposal 2019		Proposal 2021		Proposal 2023	
a)	Visual category 1: Viewpoints with cultural heritage significance in high altitude areas							
01	Viewpoint S: St. Stephen's Cathedral	moderate (-3)	large (-4)		moderate (-3)		moderate (-3)	
b)	Visual category 2: Image sequences from a pedestrian's perspective							
	Viewpoints E: Belvedere gardens							
02	Viewpoint E2	minor (-2)	large (-4)		moderate-large (-3.5)		moderate-large (3.5)	
03	Viewpoint E4	moderate-large (-3.5)	severe (-5)		large (-4.25)		large (-3.7)	
04	Viewpoint E6	moderate-large (-3.5)	severe (-5)		large (-4)		large (-3.7)	
05	Viewpoint E8	minor (-2)	severe (-5)		moderate-large (-3.5)		minor (-2)	
	Sequence F: Albertina							
06	Viewpoint F1	no impairment	minor-moderate (-2.5)		no impairment		no assessment (irrelevant)	
	Sequence G: Stadtpark							
07	Viewpoint G1	large (-4)	severe (-5)		moderate-large (-3.5)		moderate-large (-3.5)	
08	Viewpoint G2	large (-4)	severe (-5)		moderate-large (-3.5)		moderate-large (-3.5)	
c)	Visual category 3: Image sequences from a driver's perspective bus / train / car							
09	Sequence H: Lothringerstraße	large (-4)	severe (-5)	major (+4)	mod.-large (-3.5)	major (+4)	moderate (-3)	major (+4)
10	Sequence I: Am Heumarkt 1	large (-4)	moderate (-3)	major (+4)	minor-mod.(-2.5)	major (+4)	moderate (+3)	major (+4)



Tab. 5.1: Summary of the visual impacts

5.9 CONCLUSION

In conclusion, the assessment of the planned Heumarkt Neu project Proposal 2023 leads to the following results:

- *Functional impacts* are assessed **major positive**, mainly due to the reduction of the existing barrier effects and improvements of the accessibility of the Heumarkt Area, the upgrading of surrounding public spaces, as well as the retained and newly added functions on the Heumarkt Area, which provide an added value for its neighbouring districts.
- *Cumulative impacts* are unlikely due to Vienna's adapted building regulations.
- *Structural impacts* are irrelevant, as the previous HIAs led to the conclusion that no negative impacts are to be expected.
- *Visual Impacts* seen from other lower viewpoints, are **moderate positive** (seen from street Am Heumarkt) or **moderate negative** (Lothringerstraße). The stronger negative visual impacts at Lothringerstraße are mainly caused by the building height and the façade design.
- However, there remain still **large negative** visual impacts with regard to the visual integrity of the World Heritage property Historic Centre of Vienna, especially when perceived from the higher viewpoints at the Upper Belvedere. These viewpoints are vital for the OUV of the World Heritage property, as they allow to understand the Attributes "Axiale baroque gardens" and "Baroque visual connections". Also when seen from the Stadtpark the planned Proposal 2023 causes **moderate-large negative** impacts, mainly due to the enlarged building volume of the planned Hotel InterContinental (compared to length and height of the present building).

As the positive impacts of the planned Proposal 2023 cannot be outweighed with the negative ones⁴, chapter 6 will discuss potential mitigating measures.

4 See Guidance and Toolkit 2022 p.8: "7. Mitigation and enhancement: It is always preferable to avoid, rather than minimize, impacts on a World Heritage property's attributes. Any loss of, or damage to OUV is unacceptable, which means that rectification, reduction (to less severe but still significant) or offsetting of impacts is inappropriate in a World Heritage context. However, it may be possible to enhance management of the OUV, for instance by providing patrols to prevent illegal activities or removing an obstruction to a view of the World Heritage property."

In cases where the data or technologies available are insufficient to predict potential impacts on the OUV, the Precautionary Principle should be applied: alternatives or appropriate mitigation measures should be identified that ensure that the OUV of a World Heritage property is never put at risk. This might mean taking the decision not to proceed with the proposed action due to a lack of information. Any proposed mitigation measures should be put forward in such a way that they can act as planning conditions on the proposed action, and integrated into a future implementation strategy (e.g. Environmental and Social Management Plan)."

Guidance and Toolkit 2022 p.32: "Negative impacts on Outstanding Universal Value should always be avoided altogether, since the OUV of a World Heritage property is irreplaceable and damage to OUV is unacceptable. This should not be limited to a particular step of the impact assessment process: a problem-solving approach can be taken throughout the assessment to achieve the best outcome for World Heritage and wider sustainability. Alternatives are discussed in more detail in Section 6.7, and impact mitigation in Section 6.9 and Section 6.10".

6. POTENTIAL MITIGATION MEASURES

Taking the assessment carried out in Chapter 5 as a starting point, Chapter 6 will discuss possibilities to mitigate the remaining large negative visual impacts on the OUV of the World Heritage property.

The HIA2plus was carried out in strict accordance with the requirements of Decision 45 COM 7A.55 and the Desired State of Conservation Report 2020. The measures proposed below are therefore intended to achieve a project status that maintains or even improves the impacts of the existing Hotel InterContinental and enables a project status that supports the OUV of the World Heritage property.

The measures do not take into account the requirement of the Mission Report 2019 stating that “the process must be guided by compromise”. Rather, they define an ideal project modification as a starting point for the definition of a project status that is acceptable for the OUV of the property and thus shall enable the World Heritage Committee and its Advisory Bodies “to provide specific guidance to the State Party to make further progress in this direction, in relation to the determination of its height, floorspace and built form” (Draft Decision 45 COM 7A.55).

According to the suggestion of Decision 45 COM 7A.55 (cf. Chapter 1.2.7), adopted during the 45th session of the World Heritage Committee in Riyadh, it will be investigated which “determination of the height, floorspace and built form would achieve the desired improvement, such that the proposed development would not adversely impact on the OUV of the property, [...]”⁵

In accordance with Decision 45 COM 7A.55, various mitigation measures will be tested by using the same visualisation technique which informed the previous HIAs.

⁵ Decision 45 COM 7A.55 (pls compare Chapter 1.2.6)

The following alternative building heights will be tested in order to identify a threshold to limit large negative impacts on the OUV of the World Heritage property to an acceptable extent:

- Mitigation proposal 1a: Minimization of residence slab by two more floors
- Mitigation proposal 2a: Minimization of hotel slab by two floors
- Mitigation proposal 2b: Minimization of residence slab by two more floors & hotel slab by two floors
- Mitigation proposal 3: Minimization of residence slab by two more floors & hotel slab by three floors

VIEWPOINT E2 WESTERN SIDE WAY OF BELVEDERE GARDENS



CORE PHOTO INITIAL SITUATION

Situation: Viewpoint E2 shows the entrance to the western side way of the Belvedere gardens. The view of Vienna's historic city centre is characterised by the well-known sphinx sculpture in the foreground and the cupola of the Salesian Convent and the Lower Belvedere in the background. The tower of St. Stephen's Cathedral is not visible. Although the high-rise developments in the area of Danube Canal / Leopoldstadt can be clearly seen in this view, the connection of the historical elements of this view is still easily understandable.



PROPOSAL 2023

Assessment Proposal 2023: The planned project is clearly visible. Due to its volume and the green facade structure, the planned project forms a contrast to its surroundings, but does not dominate the dome of the Salesian Convent. Due to their equal height, the two planned building volumes visually add up to one total volume that dominates the historic city skyline due to its horizontality. The impacts on the OUV and relevant attributes are assessed as "moderate-large negative".



MITIGATION PROPOSAL 1A: RESIDENCE TOWER 2 FLOORS LESS

Assessment Mitigation Proposal 1a (Minimization of residence slab by two floors): Due to the height of the viewpoint, the planned project, especially the hotel slab, is clearly visible and appears at the end of the Belvedere Garden. The view of St. Stephen's Cathedral against the characteristic mountain backdrop is not obscured. The planned project does not compete with St. Stephen's Cathedral, but the structure of the hotel slab represents a building volume that dominates the historic city skyline due to its width. The overall impact on OUV and relevant attributes is assessed as "moderate-large negative".



MITIGATION PROPOSAL 1B: HOTEL 2 FLOORS LESS

Assessment Mitigation Proposal 1b (Minimization of the hotel slab by two floors): The planned project is clearly visible. Due to its volume and the green facade structure, the planned project forms a contrast to its surroundings, but does not dominate the dome of the Salesian monastery. By reducing the height of the planned hotel structure, the dominance of the planned Heumarkt Neu project will be reduced. The result is a building volume that fits relatively well into the historic city skyline. The impacts on the OUV and relevant attributes are assessed as "moderate negative".



MITIGATION PROPOSAL 2: RESIDENCE TOWER & HOTEL 2 FLOORS LESS

Assessment Mitigation Proposal 2 (Minimization of residence slab and hotel slab by two floors): The planned project is clearly visible. Due to its volume and the green facade structure, the planned project forms a contrast to its surroundings, but does not dominate the dome of the Salesian Convent. By reducing the height of both buildings, the dominance of the planned Heumarkt Neu project will be reduced and it fits relatively well into the historic city skyline. The impacts on the OUV and relevant attributes are assessed as “moderate negative”.



MITIGATION PROPOSAL 3: RESIDENCE TOWER 2 AND HOTEL 3 FLOORS LESS

Assessment Mitigation Proposal 3 (Minimization of residence slab by two and hotel slab by three floors): The planned residence slab is clearly visible. Due to its volume and the green facade structure, the planned project forms a contrast to its surroundings, but does not dominate the dome of the Salesian Convent. By reducing the height of both planned buildings, the dominance of the planned Heumarkt Neu project will be reduced so that it fits into the historic city skyline. The impacts on the OUV and relevant attributes are assessed as “moderate negative”.

				Mitigation proposal 1a	Mitigation proposal 1b	Mitigation proposal 2	Mitigation proposal 3
				Residence tower 2 floors less	Hotel 2 floors less	Hotel & Residence tower 2 floors less	Hotel 2 / Residence tower 3 floors less
No.	Attributes	Current State	Proposal 2023				
1	Continuous exchange of values	minor (-2)	large (-4)	large (-4)	moderate (-3)	moderate (-3)	moderate (-3)
2	Monocentric urban structure	minor (-2)	moderate (-3)	moderate (-3)	moderate (-3)	moderate (-3)	moderate (-3)
3	Axial Baroque gardens	minor (-2)	moderate (-3)	moderate (-3)	moderate (-3)	moderate (-3)	moderate (-3)
4	Baroque visual connections	minor (-2)	large (-4)	large (-4)	large (-4)	moderate (-3)	moderate (-3)
5	Consistent design of the streetscapes	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant
6	Mixed use	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant
7	Leading European music centre	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant
Total		minor (-2)	mod.-large (-3.5)	mod.-large (-3.5)	moderate (-3.2)	moderate (-3)	moderate (-3)

VIEWPOINT E4 CENTRAL AXIS UPPER BELVEDERE



CORE PHOTO INITIAL SITUATION

Situation: The view of the historic city centre from the central axis of the Belvedere gardens is representative of Vienna's Baroque development. St. Stephen's Church is clearly visible. Significant qualitative negative effects already exist as a result of the high-rise developments in the area of the Danube Canal / Leopoldstadt and the existing InterContinental Hotel, with its roof structures towering above the skyline of the historical buildings.



PROPOSAL 2023

Assessment Proposal 2023: The planned buildings of Proposal 2023 are clearly visible behind the axial Belvedere Garden. The height of the two buildings exceeds the surrounding buildings, but does not dominate St. Stephen's Cathedral, as the planned height is well below the pinnacle of the Cathedral's spire and the entire cathedral spire remains clearly visible. However, due to their same height, the two planned building volumes visually add up to one total volume that dominates the historic city skyline and roofscape of Vienna's historic city centre due to its horizontality. The impact on the OUV and the attributes is assessed as "large negative".



MITIGATION PROPOSAL 1A: RESIDENCE TOWER 2 FLOORS LESS

Assessment Mitigation Proposal 1a (Minimization of residence slab by two floors): The planned project is clearly visible. Due to its volume and the green facade structure, the planned project forms a contrast to its surroundings, but does not dominate the dome of the Salesian Convent. Due to the height of the planned hotel slab, an overall volume is created that strongly dominates the historic city skyline due to its horizontality. The impacts on the OUV and relevant attributes is assessed as “large negative”.



MITIGATION PROPOSAL 1B: HOTEL 2 FLOORS LESS

Assessment Mitigation Proposal 1b (Minimization of the hotel slab by two floors): The planned project is clearly visible. Due to its volume and the green facade structure, the planned project forms a contrast to its surroundings, but does not dominate St. Stephen's Cathedral and the dome of the Salesian Convent. By reducing the height of the planned hotel slab, the dominance of the planned Heumarkt Neu project will be reduced. The result is a staggered building volume that fits relatively well into the historic city skyline. The effects on the OUV and the attributes are rated as “moderate-large negative”.



MITIGATION PROPOSAL 2: RESIDENCE TOWER & HOTEL 2 FLOORS LESS

Assessment Mitigation Proposal 2 (Minimization of residence slab and hotel slab by two floors): The planned project is visible, but does not dominate the dome of the Salesian Convent. By reducing the height of both planned buildings, the dominance of the planned Heumarkt Neu project will be reduced to a level of disruption that approximately corresponds to the existing situation. The impacts on the OUV and the attributes are rated as “moderate-large negative” (same grading than in the current state).



MITIGATION PROPOSAL 3: RESIDENCE TOWER 2 AND HOTEL 3 FLOORS LESS

Assessment Mitigation Proposal 3 (Minimization of residence slab by two and hotel slab by three floors): The planned project is visible, but does not dominate neither the historic city silhouette nor the dome of the Salesian Convent. By reducing the height of both planned buildings, the dominance of the planned Heumarkt Neu project will be reduced to a level of disruption that improves the existing situation. The proposal fits into the historical city skyline and the impacts on the OUV and the attributes are rated as “moderate negative”.

No.	Attributes	Current State	Proposal 2023	Mitigation proposal 1a	Mitigation proposal 1b	Mitigation proposal 2	Mitigation proposal 3
				Residence tower 2 floors less	Hotel 2 floors less	Hotel & Residence tower 2 floors less	Hotel 2 / Residence tower 3 floors less
1	Continuous exchange of values	large (-4)	large (-4)	large (-4)	large (-4)	large (-4)	moderate (-3)
2	Monocentric urban structure	moderate (-3)	moderate (-3)	moderate (-3)	moderate (-3)	moderate (-3)	moderate (-3)
3	Axial Baroque gardens	moderate (-3)	large (-4)	large (-4)	moderate (-3)	moderate (-3)	moderate (-3)
4	Baroque visual connections	large (-4)	large (-4)	large (-4)	large (-4)	large (-4)	moderate (-3)
5	Consistent design of the streetscapes	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant
6	Mixed use	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant
7	Leading European music centre	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant
Total		mod.-large (-3.5)	large (-3,7)	large (-3,7)	mod.-large (-3.5)	mod.-large (-3.5)	moderate (-3)

(same grading than in the current state)

VIEWPOINT E6 EASTERN GARDEN AREA OF BELVEDERE



CORE PHOTO INITIAL SITUATION

Situation: Seen from the eastern Belvedere gardens, the historic skyline of Vienna's city centre seems relatively intact. The high-rise developments in the area of the Danube Canal / Leopoldstadt are largely concealed by the historical buildings. St. Stephen's Church is still the dominant element of the historic city skyline.



PROPOSAL 2023

Assessment Proposal 2023: Due to the height of the viewpoint, the planned project is clearly visible and appears at the end of the Belvedere Garden. The view to St. Stephen's Cathedral in front of the typical mountainous background is not concealed. The planned project does not compete with St. Stephen's Cathedral. However, due to their same height, the two planned building volumes visually add up to one total volume that dominates the historic city skyline and roofscape of Vienna's historic city centre due to its horizontality. The overall impact on OUV and attributes is assessed as "large negative".



MITIGATION PROPOSAL 1A: RESIDENCE TOWER 2 FLOORS LESS

Assessment Mitigation Proposal 1a (Minimization of residence slab by two floors): Due to the height of the viewpoint, the planned project, especially the hotel slab, is clearly visible and appears at the end of the Belvedere Garden. The view of St. Stephen's Cathedral against the characteristic mountain backdrop is not obscured. The planned project does not compete with St. Stephen's Cathedral, but the structure of the hotel slab represents a building volume that dominates the historic city skyline due to its width. The overall impact on OUV and attributes is assessed as "large negative".



MITIGATION PROPOSAL 1B: HOTEL 2 FLOORS LESS

Assessment Mitigation Proposal 1b (Minimization of the hotel slab by two floors): Due to the height of the viewpoint, the planned project is clearly visible and appears at the end of the Belvedere Garden. The view of St. Stephen's Cathedral against the characteristic mountain backdrop is not obscured. The planned project does not compete with St. Stephen's Cathedral. However, the size and scale of the planned dominates the historical city skyline, mainly due to the height of the planned residence slab. The overall impact on OUV and attributes is rated as "large negative".



MITIGATION PROPOSAL 2: RESIDENCE TOWER & HOTEL 2 FLOORS LESS

Assessment Mitigation Proposal 2 (Minimization of residence slab and hotel slab by two floors): The planned project is clearly visible due to the height of the viewpoint. The view of St. Stephen's Cathedral against the characteristic mountain backdrop is not obscured. The planned project does not compete with St. Stephen's Cathedral and due to the reduction in height of both planned buildings they do not dominate the historic city skyline and roofscape. Overall, there is a potential for disruption that is approx. comparable to the existing situation. The overall impact on OUV and attributes is assessed as "moderate-large negative" (same grading than in the current state).



MITIGATION PROPOSAL 3: RESIDENCE TOWER 2 AND HOTEL 3 FLOORS LESS

Assessment Mitigation Proposal 3 (Minimization of residence slab by two and hotel slab by three floors): The planned project is clearly visible due to the height of the viewpoint. The view of St. Stephen's Cathedral against the characteristic mountain backdrop is not obscured. The planned project does neither compete with St. Stephen's Cathedral nor with the scale and roofscape of the historic city skyline. Overall, there is a slight improvement of the existing situation, the impact on OUV and attributes is assessed as "moderate negative".

				Mitigation proposal 1a	Mitigation proposal 1b	Mitigation proposal 2	Mitigation proposal 3
				Residence tower 2 floors less	Hotel 2 floors less	Hotel & Residence tower 2 floors less	Hotel 2 / Residence tower 3 floors less
No.	Attributes	Current State	Proposal 2023				
1	Continuous exchange of values	large (-4)	large (-4)	large (-4)	large (-4)	large (-4)	moderate (-3)
2	Monocentric urban structure	moderate (-3)	moderate (-3)	moderate (-3)	moderate (-3)	moderate (-3)	moderate (-3)
3	Axial Baroque gardens	moderate (-3)	large (-4)	large (-4)	large (-4)	moderate (-3)	moderate (-3)
4	Baroque visual connections	large (-4)	large (-4)	large (-4)	large (-4)	large (-4)	moderate (-3)
5	Consistent design of the streetscapes	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant
6	Mixed use	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant
7	Leading European music centre	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant	irrelevant
Total		mod.-large (-3.5)	large (-3,7)	large (-3,7)	large (-3,7)	mod.-large (-3.5)	moderate (-3)

(same grading than in the current state)

VIEWPOINT G2 STADTPARK BRIDGE



CORE PHOTO INITIAL SITUATION

Situation: Seen from the eastern Belvedere gardens, the historic skyline of Vienna's city centre seems relatively intact. The high-rise developments in the area of the Danube Canal / Leopoldstadt are largely concealed by the historical buildings. St. Stephen's Church is still the dominant element of the historic city skyline.



PROPOSAL 2023

Assessment Proposal 2023: Due to its height and length the building clearly appears as a new endpoint of the park. The visual relationship to the Concerthouse and Ringstraße (Circular Road) is partly concealed. The planned second slab is not visible. Due to its green facade, the planned building is integrated into the context of the park. The impacts on OUV and attributes are assessed as "moderate-large negative".



MITIGATION PROPOSAL 2: RESIDENCE TOWER & HOTEL 2 FLOORS LESS

Assessment Mitigation Proposal 2 (Minimization of residence slab and hotel slab by two floors): Due to its height and length the building clearly appears as a new endpoint of the park. The visual relationship to the Konzerthaus and Ringstraße (Circular Road) is partly concealed. The planned second slab is not visible. Due to its green facade, the planned building is integrated into the context of the park. The impacts on OUV and attributes are assessed as “moderate negative”.

Due to the fact that from this perspective the residential slab would hardly or not be visible, only mitigation proposals 2 and 3 are assessed here, since the hotel slab is reduced by 2 and 3 floors respectively in these proposals. From this point of view, only the mitigation of the hotel slab is considered as decisive for the evaluation of potential mitigation measures.



MITIGATION PROPOSAL 3: RESIDENCE TOWER 2 AND HOTEL 3 FLOORS LESS

Assessment Mitigation Proposal 3 (Minimization of residence slab by two and hotel slab by three floors): Due to its height and length the building clearly appears as a new endpoint of the park. The visual relationship to the Konzerthaus and Ringstraße (Circular Road) is partly concealed. The planned second slab is not visible. Due to its green facade and its further reduced height the planned building is integrated into the context of the park. The impacts on OUV and attributes are assessed as “minor-moderate negative”.

				Mitigation proposal 2	Mitigation proposal 3
				Hotel & Residence tower 2 floors less	Hotel 2 / Residence tower 3 floors less
No.	Attributes	Current State	Proposal 2023		
1	Continuous exchange of values	large (-4)	large (-4)	moderate (-3)	moderate (-3)
2	Monocentric urban structure	irrelevant	irrelevant	irrelevant	irrelevant
3	Axial Baroque gardens	irrelevant	irrelevant	irrelevant	irrelevant
4	Baroque visual connections	irrelevant	irrelevant	irrelevant	irrelevant
5	Consistent design of the streetscapes	large (-4)	moderate (-3)	moderate (-3)	minor (-2)
6	Mixed use	irrelevant	irrelevant	irrelevant	irrelevant
7	Leading European music centre	irrelevant	irrelevant	irrelevant	irrelevant
Total		large (-4)	mod.-large (-3.5)	moderate (-3)	minor-mod. (-2.5)





PART IV FINAL RECOMMENDATIONS

7. RECOMMENDATIONS

7. RECOMMENDATIONS

With regard to the results of HIA 2plus, the following recommendations point especially on the mitigation of negative impacts:

7.1 RECOMMENDATION 1: LIMITATION OF BUILDING HEIGHT

In order to mitigate the remaining large negative impacts of the planned Proposal 2023 on the OUV of the World Heritage property Historic Centre of Vienna to an acceptable (=moderate) extent, or to an extent of the current state respectively, especially when seen from higher viewpoints, it is recommended to remove two more storeys from the residential slab and the hotel slab.

This means that, to meet a project status that maintains or even improves the negative impacts of the existing Hotel InterContinental and to enable a project status that supports the OUV of the World Heritage property, the following height levels should be achieved:

- Residential slab: approx. 44 m instead of 49,95 m (=height of Proposal 2023) above ground level
- Hotel slab: approx. 42 m instead of 48 m (=height of Proposal 2023) above ground level

The suggested height for the hotel slab results from the fact that the existing Hotel Intercontinental with a height of 38 m above ground level is comparable to the suggested height of 42 m, as the roof structures of the existing Hotel InterContinental are exceeding the height level of 38 m considerably, thus disturbing its historic urban context both when seen from higher viewpoints as well as from street views.

7.2 RECOMMENDATION 2: MODIFICATIONS OF FACADES

Furthermore, it is recommended to thoroughly reconsider the concept of the “green façades” of the Heumarkt Neu project, as the surroundings of the

Heumarkt area, despite the Stadtpark, are characterised by façades consisting of brickworks or stone masonry. Especially those parts of the planned Heumarkt Neu project facing surroundings of the 19th century districts of the Ringstraße should be reconsidered. This also applies for the parts of the planned Heumarkt Neu project facing views from the Upper Belvedere. Here, the green façade generates a sharp contrast to its historic surroundings, including the sensitive roofscape of Vienna’s historic city centre.



Fig. 7.1: Façade structure and materiality of the Heumarkt building at Am Heumarkt street. The vertical window formats give the building a vertical façade character, which fits well to the character of the surrounding Gründerzeit buildings. (source: hochform.architects)

In this context, it should be noted that the suggested façades of the Heumarkt Building are very well adapted to their historic Gründerzeit context at the street Am Heumarkt. Visualisations of various façade concepts should serve as a means to find out which façade concept generates the optimum results in this respect.

7.3 RECOMMENDATION 3: INTENSIVE COMMUNICATION THROUGHOUT DEVELOPMENT PROCESS

Finally, it is also recommended to commence the communication activities between the State Party of Austria, the World Heritage Centre and ICOMOS International, started during the dialogue process in 2021. The monitoring mission planned for the beginning of 2024 are an excellent opportunity in this respect.





PART V APPENDIX

8. BACKGROUND INFORMATION AND SOURCES

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8.1 THE WORLD HERITAGE CONVENTION

UNESCO-World Heritage properties are protected under the World Heritage Convention („Convention concerning the Protection of the World Cultural and Natural Heritage“⁶. The World Heritage Convention that took effect in 1972 is an international agreement between the State Parties and the United Nations. The objective of the World Heritage Convention is to identify, protect and use the most important natural and cultural heritage of mankind for intercultural mediation. World Heritage properties are inscribed on the World Heritage List to protect them for future generations.

Pursuant to the World Heritage Convention, the State Parties are responsible for the protection and sustainable development of the World Heritage properties. According to Article 4 of the World Heritage Convention, “each State Party recognizes that the duty of ensuring the identification, protection conservation, presentation and transmission to future generations of the cultural and natural heritage referred to in Articles 1 and 2 and situated on its territory, belongs primarily to that State”.

The protection and sustainable development of the UNESCO World Heritage property Historic Centre of Vienna must therefore be ensured by the Austrian State Party that joined the World Heritage Convention in 1992. For this purpose, the internationally applicable guidelines must be observed, in particular the various charters on the implementation of the World Heritage Convention and the so-called Operational Guidelines serving to implement the World Heritage Convention.⁷ Based on the Austrian legal situation, it must therefore be ensured that the internationally applicable requirements of the Operational Guidelines are implemented.

⁶ UNESCO (1972): *Convention Concerning the Protection of the World Cultural Heritage*

⁷ UNESCO World Heritage Centre: *The Operational Guidelines for the Implementation of the World Heritage Convention*, Paris 2017. The Operational Guidelines are updated in regular intervals. This Assessment is based on the Operational Guidelines 2017.

8.2 OUTSTANDING UNIVERSAL VALUE (OUV)

The inscription of World Heritage properties on the World Heritage List depends on their Outstanding Universal Value (OUV). The concept of the Outstanding Universal Value in the World Heritage Convention and its implementation stands for all UNESCO World Heritage properties in all regions of the planet. After inscription on the UNESCO World Heritage List, the Outstanding Universal Value is set in stone and must not be impaired.⁸ The Outstanding Universal Value is therefore the central point of reference for all activities within the UNESCO World Heritage property.

8.3 SELECTION CRITERIA

Cultural and natural sites whose Outstanding Universal Value is acknowledged by the World Heritage Committee and its advisory organisations ICOMOS International, IUCN and ICCROM are inscribed on the World Heritage List using specific criteria. These criteria are defined in the internationally applicable guidelines for World Heritage properties, the Operational Guidelines. Six different criteria (criteria (i) – (iv)) exist for World Cultural Heritage Sites like the Historic Centre of Vienna. After a State Party to the World Heritage Convention has nominated a site for inscription on the World Heritage List, the UNESCO World Heritage Committee decides whether:

- at least one of these criteria applies, so that the Outstanding Universal Value of a site and therefore its inscription on the UNESCO World Heritage List is justified (Operational Guidelines, paragraph 77),
- any potential World Heritage property also meets the criteria of Integrity and Authenticity,
- any potential World Heritage property has an adequate system for its

⁸ The *Operational Guidelines* define the *OUV* as follows: “Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity. As such, the permanent protection of this heritage is of the highest importance to the international community as a whole. The Committee defines the criteria for the inscription of properties on the World Heritage List.” See: UNESCO World Heritage Centre: *The Operational Guidelines for the Implementation of the World Heritage Convention*, Paris 2017

protection and management (Operational Guidelines, paragraph 78).

These so-called conditional criteria are summarised in compact form for all World Heritage properties in a Statement of Outstanding Universal Value (SoOUV). For any World Heritage properties that were inscribed on the World Heritage List without a SoOUV (which has been the case for Vienna), a so-called Retrospective Statement of Outstanding Universal Value (RSOUV) is prepared. The RSOUV must always be considered in compliance with the information provided in the nomination file, and cannot be applied in isolation.

Therefore the selection criteria determined in the RSOUV for the World Heritage property Historic Centre of Vienna are the starting point of this Heritage Impact Assessment, because these criteria must be maintained by all means and must not be impaired.

8.4 HERITAGE IMPACT ASSESSMENT

Heritage Impact Assessments have been required by the UNESCO World Heritage Committee and its advisory organisation IUCN (Natural World Heritage Sites) and ICOMOS (World Cultural Heritage Sites) for some years in order to evaluate and assess transformations in the World Heritage properties and consequences for the Outstanding Universal Value. A major reason for such requirement of Heritage Impact Assessments is that they explicitly take account of the particularities of the system of values of World Heritage properties, in particular the Outstanding Universal Value, and the Selection Criteria, respectively.

In contrast to Strategic Environmental Assessments (SEA) and Environmental Impact Assessments (EIA), Heritage Impact Assessments have currently not been planned under EU law. The realisation of Heritage Impact Assessments and the implementation of the resulting recommendations is therefore done on a voluntary basis and usually falls under the responsibility of the individual State Parties.

ICOMOS International established applicable guidelines for the performance of Heritage Impact Assessments in World Cultural Heritage Sites, the so-called ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties 2011⁹.

8.5 LITERATURE / SOURCES

ICOMOS (2011): Guidance on Heritage Impact Assessments for Cultural World Heritage Properties

UNESCO (1972): Convention Concerning the Protection of World Cultural Heritage

UNESCO (2019): Operational Guidelines for the implementation of the World Heritage Convention

8.6 ABBREVIATIONS

HIA: Heritage Impact Assessment

ICOMOS: International Council of Monuments and Sites

OUV: Outstanding Universal Value

RSOUV: Retrospective Statement of Outstanding Universal Value

UNESCO: United Nations Educational, Scientific and Cultural Organization

WHC: UNESCO-World Heritage Centre, Paris

⁹ http://openarchive.icomos.org/266/1/ICOMOS_Heritage_Impact_Assessment_2010.pdf

8.7 GLOSSARY DE/EN

DEUTSCH	ENGLISCH
Außergewöhnlicher Universeller Wert	Outstanding Universal Value (OUV)
Authentizität	Authenticity
Beirat	Advisory Body
Die Globale Strategie	Global Strategy
Immaterielles Kulturerbe	Intangible Heritage
Integrität	Integrity
Liste des gefährdeten Erbes der Welt	List of World Heritage in Danger
Materielles Kulturerbe	Tangible Heritage
Nominierungsdossier	Nomination File
Pufferzone	Buffer Zone
Richtlinien für die Durchführung des Übereinkommens zum Schutz des Kultur- und Naturerbes der Welt	The Operational Guidelines for the Implementation of the World Heritage Convention
Tentativliste	Tentative List
UNESCO Welterbe	UNESCO World Heritage
UNESCO-Welterbekomitee	UNESCO World Heritage Committee
UNESCO Welterbekonvention	UNESCO World Heritage Convention
UNESCO Welterbeliste	UNESCO World Heritage List
UNESCO-Welterbestätte Historisches Zentrum von Wien	UNESCO World Heritage property Historic Centre of Vienna
Vertragsstaat	State Party
Welterbegebiet	World Heritage area
Welterbekriterien	Selection Criteria
Welterbestätten	World Heritage properties
Welterbeverträglichkeitsprüfung	Heritage Impact Assessment (HIA)
Welterbezentrum	World Heritage Center

