
Van Nellefabriek (Netherlands) No 1441

Official name as proposed by the State Party

Van Nellefabriek

Location

Province of Zuid-Holland, City of Rotterdam
Netherlands

Brief description

Built in the 1920s, the Van Nellefabriek bears witness to extremely accomplished industrial architecture, in a built complex consisting of several factories side-by-side. The structure of the main buildings consists essentially of steel and glass, and makes large-scale use of the curtain wall principle. In accordance with the common aims of the entrepreneur and the architect, the Van Nellefabriek is the tangible embodiment of an ideal factory, in which the working spaces can evolve according to needs, and in which natural daylight is used to enhance employees' working conditions. It also illustrates how hygienist concerns were taken into account in the design and construction of a new factory which has become a symbol of functionalist architecture in the inter-war period. Finally, it bears witness to the long tradition of Dutch ports in the processing and packaging of tropical products (coffee, tea, tobacco) and marketing them in Europe.

Category of property

In terms of categories of cultural property set out in Article I of the World Heritage Convention of 1972, this is a *group of buildings*.

1 Basic data

Included in the Tentative List

17 August 2011

International Assistance from the World Heritage Fund for preparing the Nomination

None

Date received by the World Heritage Centre

28 January 2013

Background

This is a new nomination.

Consultations

ICOMOS has consulted the International Committee on 20th Century Heritage, and several independent experts.

Technical Evaluation Mission

An ICOMOS technical evaluation mission visited the property from 15 to 17 October 2013.

Additional information requested and received from the State Party

ICOMOS sent a letter to the State Party dated 12 December 2013, requesting that it should:

- Extend the boundaries of the property to include the green space in front of the entrance and next to the canal;
- Clarify the boundaries of the buffer zone in the south-west;
- Confirm the promulgation of the Municipal urban development plan and the future regulation of the buffer zone;
- Specify the composition and the running of the Management Committee;
- Confirm that the potential creation of a visitor centre will not result in the creation of new buildings.

The State Party sent additional documentation on 26 February 2014.

Date of ICOMOS approval of this report

6 March 2014

2 The property

Description

The Van Nellefabriek is located in the north-west of Rotterdam, in the Spaanse Polder industrial zone, along the banks of a canal. The factory complex as a whole occupies a surface area of roughly 10 hectares. However, the nominated property consists only of the northern and eastern half of the complex, comprising the main historic buildings dating from the late 1920s. This area forms a single block with a surface area of slightly over 5 hectares. Used for the processing, packaging and dispatching of tea, coffee and tobacco, the factory comprises an ensemble of buildings that are side-by-side or close to each other, with extensive traffic areas and access to the waterway and road.

The main ensemble consists of three factories side-by-side, each one with a different volume, in alignment along the internal street. The three buildings have large flat roofs at different levels. This ensemble is laid out along a grand north-west/south-east axis. The largest and tallest of them, the tobacco factory (1926-1929), is in the centre. To the north of it is the coffee factory (1928-1930), which is slightly less tall, followed by the tea factory (1928-1929), whose height is in turn lower. To the south, the alignment of the curtain wall facades is continued by the office building (1928-1930) which forms a concave line in the perspective. The run of glass curtain walls is some 220 m long. It is dominated by horizontal lines, which are punctuated by three vertical stair well blocks, the tallest of which culminates in the rotunda-shaped tea room (1926-

1929), which provides a panoramic view of the factory and the surrounding area.

Opposite the main architectural ensemble and the series of glass curtain walls, there is a series of functional buildings along the other side of the internal street: the boiler house and its lofty chimney (1927-1929), the large dispatching hall (1929-1930) with five overhead bridges linking it to the factories, the warehouses (1942-1943 and 1967), and finally along the canal and closing off the space to the north, the workshop building (1929-1930). The nominated property includes, in addition to the main factory street, a green space close to the entrance and the porter's lodge.

The load-bearing structures of the main buildings form an interior skeleton of concrete and steel. The exterior facades are covered with large windows in metal frames, following the curtain wall principle. The extensive use of glass, not only on the outside but also inside, particularly in the offices, allows the passage of daylight and improves visibility. The factory spaces are designed to receive as much natural daylight as possible, and also to provide spaces that can be quickly adapted to changes in production needs. The interior octagonal columns are strong enough to bear the weight of the concrete floors necessary for industrial equipment. The boiler heating system, initially coal-fired, was later converted to oil. The conveyor system connecting the buildings via the overhead bridges was part of the original design. It is completed by a port area with cranes for the direct loading of cargo vessels opposite the warehouses.

In addition to the architectural and functional qualities specific to each building, which are typical of the inter-war period, the ensemble provides a series of perspectives of a complete and well-preserved industrial complex, engaged in an industry that processed, packed, stored and commercially distributed industrial food products after the great tradition of the Dutch port-based economy.

History and development

Long-distance trade in spices and other overseas products was the basis of the wealth of the Netherlands, particularly through the VOC (Dutch East India Company) and the GWIC (Dutch West India Company) in the 17th and 18th centuries. Alongside Amsterdam, the port of Rotterdam grew substantially during this period. It specialised very early on in the processing of food commodities and in warehouse trade, reselling the goods in Europe and later throughout the world. The Van Nelle company was founded by Johannes van Nelle in 1782 to trade in tobacco, coffee and tea. A family-owned firm developed after him, carried on during the 19th century by the Van der Leeuw family, under the original company name.

Benefitting from its river links to the European hinterland, Rotterdam became one of the largest ports in the world. In the 19th century, it continued to grow steadily, as the port developed and industrial and commercial companies were established.

The eldest son of the third generation of the Van der Leeuw family, Kees van der Leeuw, conceived the vast project of the Van Nellefabriek, to be built on an undeveloped site on the Spaanse Polder, on the banks of a canal. Kees van der Leeuw was also a philosopher and an artist. His interests strongly influenced his approach to industrial architecture, as he wanted the new factory to embody his humanist and social convictions. He was determined to foster good social relations in the working environment. The project began to take shape in the second decade of the 20th century. After extensive design studies, the plans for the new factory were drawn up in 1923 by the architect Michiel Brinkman, who died during the initial construction work in 1925. His son Jan, a young civil engineer who had already been involved in the project, took over, alongside the architect Leen van der Vlugt. They completed the plans, and over the following years carried out the construction work of the project, designed as an organic and functional whole.

The aim was to organise an industrial production complex that was spatially coherent, to enable large-scale storage and dispatch using all methods of transport. The complex was laid out around an internal street running parallel to the canal which also forms a major visual axis. It takes the form of a series of grand facades in a line along one side, facing the warehouses and boiler house with its great chimney lined up along the other side. The visual concave arc of the office block, at the entrance, directs the eye towards the main perspective. The completed complex is an early example of industrial urban planning, successful both in functional and aesthetic terms.

In the years 1910-20, the Spaanse was an ancient agricultural polder on the edge of the rapidly expanding city of Rotterdam. It was linked to the navigable waterways by various canals which were then extended and deepened. The soil, which was soft and flooded, was topped with a layer of sand some 2.5 metres thick (1925). The foundations were supported on numerous long reinforced concrete piles, which consolidated the stability of the ground. The piles were prefabricated on-site from 1926 onwards, and were inserted by a steam pile-driver. This was a foundation technique pioneered in the Netherlands at the time, and is still today considered to be a remarkable technical achievement. The load-bearing structure for the buildings is in reinforced concrete, using mushroom-shaped vertical columns supporting horizontal girders and a floor. This is a technical variant, devised by Michiel Brinkman (1913), of a reinforced concrete column and girder construction system which had already become standard for factory building in Western Europe.

3 Justification for inscription, integrity and authenticity

Comparative analysis

The State Party proposes the starting point of the comparative analysis to be the great values of the property, which – it is suggested – should even be the context of the comparative analysis. The analysis is

supported solely by reference to the history of Modernism, and there are a number of omissions and inaccuracies in terms of the history of building techniques.

The comparative study itself is limited solely to industrial architecture contemporaneous with the property, taking the form of a table in which the main guiding ideas are the links with water and the environment, the idea of designing for openness to daylight, the expression of dynamism in architectural design and techniques, and finally types of construction in which reinforced concrete mushroom columns are used. In these contexts, a quite detailed series of individual properties is evoked, but they are referred to schematically. It is essential however to acknowledge the particularly important work of the predecessors of the creators of the Van Nellefabriek (Michiel Brinkman, Jan Brinkman, and Leen van der Vlugt), particularly in Germany with the Fagus Factory in Alfeld (Germany) by Gropius, which is already inscribed on the World Heritage List on the basis of criteria (ii) and (iv). This pre-World War One factory quite specifically looks forward to the Van Nellefabriek project and its agenda, in terms not only of industrial urban planning and architectural options, such as the use of large curtain walls, but also of social humanism in the business world.

The Van Nellefabriek is part of the spread of Modernist and functionalist architecture applied in the industrial domain, but also in other fields. The movement emerged in the mid-1900s, and then developed further in the inter-war period and in the post-World War Two period. This theme is already quite well represented on the World Heritage List: the Centennial Hall in Wrocław (Poland, 2008, criteria (i), (ii) and (iv)), Bauhaus and its Sites in Weimar and Dessau (Germany, 1996, criteria (ii) (iv) and (vi)), the Rietveld Schröder House (Netherlands, 2000, criteria (i) and (ii)), Berlin Modernism Housing Estates (Germany, 2008, criteria (ii) and (iv)), the White City of Tel-Aviv (Israel, 2003, criteria (ii) and (iv)), *Ciudad Universitaria* de Caracas (Venezuela, 2000, criteria (i) and (iv)), Central University City Campus of the *Universidad Nacional Autónoma de México* (UNAM) (Mexico, 2007, criteria (i), (ii) and (iv)), and the Tugendhat Villa in Brno (Czech Republic, 2001, criteria (ii) and (iv)).

Despite the shortcomings of the State Party's comparative analysis, ICOMOS recognises the particularly accomplished nature of the Van Nellefabriek, as an example of industrial urban planning designed to increase efficiency in production methods, and as a major icon of Modernism.

ICOMOS considers that, despite its initial weaknesses, the comparative analysis justifies consideration of this property for the World Heritage List.

Justification of Outstanding Universal Value

The nominated property is considered by the State Party to be of outstanding universal value as a cultural property for the following reasons:

- It is an example of industrial urban planning, constructed in an open polder area, close to a canal, roads and the railway; the urban planning, and the architectural choices, represent the combined achievement of the humanistic entrepreneur who commissioned the factory and a team of architects and engineers taking their inspiration from Modernism.
- Through its industrial urban planning approach, and its architecture which is open both in spatial terms and in terms of admitting daylight, the Van Nellefabriek quickly became an icon of Modernism. It is considered to be a particularly accomplished and coherent example of the way an industrial complex can be integrated with its environment.
- The facades make systematic and large-scale use of curtain walls, consisting of continuous windows in metal frames, giving them a specific tone which is both sober and bright.
- The general architectural choices reflect outstanding use of verticality and horizontality, to maximise the functionality of the space and its overall aesthetics.
- It reflects an open and progressive design of the interior spaces based on the rationalisation of the processing of food products (tea, coffee and tobacco) and adaptability to changes in industrial processes.

ICOMOS considers that this justification is for the most part appropriate, and that the Van Nellefabriek is indeed an icon of Modernism in industrial architecture. It bears witness to the contribution made by the Netherlands in this field, and is particularly successful in terms of industrial urban planning, the architectural quality of the spaces and the treatment of the facades. Its influence as an architectural model has spread throughout Europe and the United States. However, the exceptional historic value of particular features is only relative, as most of the solutions used already existed, and in some cases were used in emblematic ways in earlier buildings. The same applies to the progress made in managing the use of machinery and industrial processes, which has a long history prior to the Van Nellefabriek. The property is particularly worthy of attention because of the balance between a series of factors (use of land and the logistical environment, management of working spaces and the use of natural daylight, etc.) along with the conceptual maturity reflected in the property as a whole. Furthermore, the Van Nellefabriek bears outstanding testimony to the history of the Netherlands with regard to its ports and economy, and their role in the development of world trade in the modern and contemporary eras.

Integrity and authenticity

Integrity

The Van Nellefabriek was well preserved during the course of its industrial use, up to 1998, and this has continued in the rehabilitation and adaptive reuse projects that immediately followed. The architectural elements that constitute the property's value, along with the elements

relating to the movement of the goods and the visual relationship of the built structure with its environment have been preserved, and their initial integrity is still intact and perfectly visible today. Changes have of course occurred in an industrial area which has remained in constant use up to the present day. The growing role of motor vehicles for example led to the creation of parking areas on available land (1972-74). More generally, the industrial spaces have been adapted to changes and innovations in production and marketing, but without serious consequences to an industrial space and buildings that had been devised with such changes in mind, and which have lived up to expectations in this respect. Throughout the history of the property, changes of use have taken place, and buildings of secondary importance have been added or removed, but generally to the rear of the main buildings, to the west and south-west, in a part located in the buffer zone but outside the nominated property. The change of manufacturing owner in 1989 led for example to the creation of a new silo, but this was subsequently demolished.

Since the 1990s, decisions about structural and architectural modifications have been taken in conjunction with the cultural authorities of the Netherlands. The adaptive reuse conversion in 1998, overseen by the VNOF consortium (*Van Nelle Design Factory*), aims to preserve the property's urban and architectural value, whilst providing spaces for offices and for industrial services involving limited use of machinery. A specialist architect has been engaged to ensure the satisfactory conservation of the property during the conversion of the economic function of the premises. The architect follows a strict specification drawn up with the public heritage conservation authorities. The programme has a long-term approach, and the results seem to be very satisfactory.

Following the request made by ICOMOS, the State Party has extended the boundaries of the nominated property to include part of the canal adjacent to the factory and the green spaces between Schuttervaergweg to the south and Delfhavense Schie to the east.

ICOMOS considers that the conditions of integrity, in terms of urban composition (locations of buildings and organisation of territory, functional relationships, panoramic views, etc.) and in architectural terms, from the various exterior and interior aspects, are satisfactory.

Authenticity

The good preservation of the site throughout its history has also strongly contributed to the retention of authenticity. As indicated earlier, changes have been made to cater for new uses, along with maintenance and repair work on structural elements such as interior fittings. But almost invariably the work has been carried out with great respect for the original urban and architectural features. The most jarring changes (for example, the silo in 1989 that detracted from landscape authenticity) have since been corrected, thanks to an active policy of heritage conservation carried out by the owner in

association with the relevant municipal and state public departments. The history of the Van Nellefabriek reflects architectural continuity, and this is also true of its present-day adaptive reuse. The exterior alterations have remained minimal, and an active policy of conservation research for this type of 20th century building has been conducted over the last few years to pave the way for future preservation work.

The location of the buildings and their relationships with their environment have not changed since the factory was built. The general forms and spaces of the buildings have been retained, along with the curtain wall facades. The facades have retained their initial function of allowing daylight into the factories, a feature which is combined with the openness of the interior spaces. The curtain walls have also been preserved in the technical annexes, but they had to be restored because their condition had deteriorated with age. Various works were carried out in the 1980s on the office building (aluminium window frames and the introduction of double glazing) and more recently on the tea-room at the top of the building. Fire escape stairways were also installed in the 1990s, but they are easily reversible. Some works were also carried out on the walls, in order to house new production facilities (coffee factory). The ensemble remains authentic in its utilisation, because even though the original industrial activities (coffee, tea, tobacco) have been discontinued, the premises are still being used by industrial and service companies. The new consortium Van Nelle Design Factory is continuing and renewing the original industrial use, whilst reorientating it towards the production and economic values of the present day. In this sense, it is an authentic and living place.

ICOMOS considers that the restructuring/restoration of the property undertaken for economic reasons between 2000 and 2006 has been well integrated into a property that has been generally well maintained, and which has undergone no major reconstruction or alteration since it was first built. The work has been conducted with great care, in a model works project which is today considered to be a benchmark. The various aspects of authenticity of the property have thus been satisfactorily maintained, and this authenticity is clearly visible to the Van Nellefabriek's visitors and users.

ICOMOS considers that the conditions of integrity and authenticity have been met.

Criteria under which inscription is proposed

The property is nominated on the basis of cultural criteria (i), (ii) and (iv).

Criterion (i): *represent a masterpiece of human creative genius;*

This criterion is justified by the State Party on the grounds that the splendid Van Nellefabriek is the collective result of creative interaction - between the intellectual aspirations of an employer inspired by humanist principles, and architects and engineers involved

in the Modernist architectural movement of the inter-war years - to design a vast industrial complex which is both aesthetically pleasing and technically advanced. This collective genius designed and brought to realisation an ideal factory, whose transparency and architectural dynamism reflect the social, economic, constructive and architectural progress of the period.

ICOMOS considers that the Van Nellefabriek is one of the most accomplished industrial installations of the inter-war years, in terms of modernism in the industrial world and functionalism in architecture. The synthesis that it represents however brings together trends in architecture and in the planning of industrial areas that considerably pre-date the Van Nellefabriek, and the values advanced here are explicitly recognised under criteria (ii) and (iv).

ICOMOS considers that this criterion has not been justified.

Criterion (ii): exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;

This criterion is justified by the State Party on the grounds that the clear layout and carefully organised construction of the buildings of the Van Nellefabriek are an expression of the values of Modernism. Its construction marks the beginning of a new era in 20th century urban planning, as it moved towards the “open city”. The light-filled factory in a verdant environment has become a universally recognised symbol of modern culture and design, in conjunction with social concerns and the development of an open and free civil society.

ICOMOS considers that the Van Nellefabriek embodies the bringing together and use of technical and architectural ideas that were born in various parts of Europe and North America, just before World War One and in the years that followed. It is successful in terms of its location with its harmonious functional relationship with its environment, and its accomplished architectural realisation. It became one of the great international icons, in Europe and the Americas, of Modernism in the industrial field, and constitutes an exemplary contribution by the Netherlands to this movement. It illustrates the long-established importance of the port of Rotterdam in the international food product trade.

ICOMOS considers that this criterion has been justified.

Criterion (iv): be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;

This criterion is justified by the State Party on the grounds that the Van Nellefabriek is a remarkable example of a daylight factory, achieved through the

vertical organisation of the factory during the “Machine Age”. This resulted in a very modern conception of industrial architecture, involving the large-scale use of curtain walls with fine metal frames that afterwards became very well known for its transparency, its elegance, its functionality and the spirituality that it inspires.

ICOMOS considers that the Van Nellefabriek is technically one of the most accomplished industrial complexes ever built, and one of the great aesthetic successes of Modernism and Functionalism in architecture during the inter-war period. In terms of industrial architecture, it is an eminent example which illustrates the values of the relationship with the environment, particularly with the canals and transport networks, of rational organisation of production and mechanical handling flows, and of maximum use of daylight through the large-scale use of a curtain wall of glass reinforced with iron. It expresses the values of clarity, fluidity and the opening up of industry to the outside world.

ICOMOS considers that this criterion has been justified.

ICOMOS considers that the nominated property meets the conditions of integrity and authenticity, and meets criteria (ii) and (iv).

Description of the attributes

- The Van Nellefabriek embodies the industrial urban planning of a complex located on an open polder site, connected to the immediately adjacent canal, railway line and roads.
- This urban planning, and the architectural choices embodied in the Van Nellefabriek, are the result of collaboration between a humanistic entrepreneur and a team of architects and engineers inspired by Modernism.
- Through its industrial urban planning choices and its architecture, largely open in terms of space and daylight, the Van Nellefabriek quickly became an icon of Modernism and one of the most accomplished examples of the movement.
- The facades make systematic large-scale use of continuous glazed curtain walls, giving them a specific tone that is both sober and bright.
- The general architectural choices reflect outstanding use of verticality and horizontality to maximize the functionality of the space.
- The design of the industrial space is at once functional and adaptable, in order to accommodate changes in production processes.
- The Van Nellefabriek expresses and renews the grand tradition of the Netherlands in warehouse trade and the packaging of food commodities from other continents (tea, coffee and tobacco) for the benefit of European consumers.

4 Factors affecting the property

There are no plans to modify the exterior structures and buildings of the property or to make any changes in its immediate vicinity. The former railway area is to be decommissioned as part of the municipal urban development plan, and will become a green space also used for sports activities. A residential complex is however currently under development close to the canal, but outside the buffer zone. More generally, Spaanse Polder is undergoing a programme of economic revitalisation and is to become a centre for businesses and service companies.

There is a network of roads, running through or along the edge of the polder. The railway line to Delft is open for the transport of hazardous substances, but it is located some 1 km away from the property.

Visits to the Van Nellefabriek, which were numerous in the late 1990s (up to 80,000 a year), have been sharply reduced since then because of the development of economic activities on the premises. In response to the request by ICOMOS, the State Party has indicated that its current visitor reception project does not involve the creation of new buildings, but that it cannot totally exclude this possibility in the future.

There is no significant volcanic or seismic activity in this region. However, there is a permanent risk of flooding in polder zones in the Netherlands.

ICOMOS considers that the main threats to the property are urban development in the buffer zone or nearby, and the risk of flooding. Any proposal for a project for the construction of a visitor reception centre at the entrance to the property must be examined by the World Heritage Committee in accordance with paragraph 172 of the *Operational Guidelines for the Implementation of the World Heritage Convention*.

5 Protection, conservation and management

Boundaries of the nominated property and buffer zone

The property has an area of 5.3 ha. In accordance with the request made by ICOMOS, it has been extended to include part of the canal adjacent to the factory and the green spaces between Schuttersvaerweg to the south and Delfhavense Schie to the east. There are no permanent residents, but the property is occupied during the day by some 900 employees of the 90 to 100 companies on the premises.

In accordance with the ICOMOS request, the buffer zone has been clarified as regards the south-west part and the green spaces and sports grounds on the eastern boundary. The buffer zone has an area of 89.3 ha and has 59 inhabitants.

ICOMOS considers that the boundaries of the nominated property and of its buffer zone are adequate.

Ownership

All the companies involved in the ownership of the property and its current economic exploitation form a holding company that is linked to a Foundation (*Van Nelle Design Factory*). The land and real estate are owned by the private company *Design Factory Monument*. Economic ownership of the property has been entrusted to the limited liability company *cv Van Nelle Ontwerpfabriek (Van Nelle Design Factory)*, founded in 2000, which also acts as the manager and administrator of the property.

Protection

The Van Nellefabriek has been a listed National Monument since 1985, and has been protected by the national Monuments and Historic Buildings Act since 1988. Its conservation and the rules governing its reuse are subject to the provisions of the Netherlands Department for Conservation ("Cultural Historical Reconnaissance" document, 1998). They are reflected in the Structural Plan of 1999. Rules governing utilisation by the tenant companies also apply.

Any works inside the boundaries of the property are also governed by the Environmental Licensing Act of the Netherlands (1988) and the Environmental Law Decree (amended in 2012) which stipulates the cases in which exemptions may apply (maintenance, non-listed buildings, etc.). Since 2010, a new type of public authorisation, including the previous urban criteria along with environmental and civil security criteria has been enacted (WABO Licensing Act). The advantage is that this law brings together the previously existing procedures in a single dossier, which is used for guidance at municipal level. There is also a best practice guide for private individuals. On a scale indicating the environmental impact of construction and development projects ranging from 1 to 6, it is expected that the Van Nellefabriek will be classified as level 2, while the Spaanse Polder environment should be level 3 or 4.

The public funding of the conservation of national monuments and historic buildings will now be governed by the Dutch Conservation of Monuments Decree (2013).

The Municipality of Rotterdam is the competent authority to apply the regulations on works and constructions. It applies the rules on heritage and environmental compliance via the municipal Heritage Bureau, which forms part of the Urban Development Department. A recommendation, which may have the power to suspend, is mandatorily given by the independent consultative body of the Committee for Building Aesthetics and Heritage. Its reference charter is the Rotterdam Building Aesthetics Policy Document. The most important applications are also submitted to the Cultural Heritage Agency of the Netherlands, which makes a recommendation. The Agency is responsible for the application of the National Monuments and Historic Buildings Act.

Furthermore, the Municipality of Rotterdam has established a buffer zone around the perimeter of the property in order to preserve its visibility by regulating any possible alteration or construction works. The whole of the property and its buffer zone are included in the "Spaanse Polder" protected zone of the new Municipal urban development plan, whose drawing up is nearing completion. This overall area of the property and its buffer zone will include measures regulating construction, which was not previously the case. An inventory of buildings more than 15 metres high has been announced. Five other zones surround the zone formed by the property and its buffer zone, for which protection measures are also in preparation.

The factory is guarded 24 hours a day, with a permanently-occupied entrance lodge.

ICOMOS requests the confirmation of the completion and the promulgation of the new Municipal urban development plan relating to the property and the whole of its buffer zone.

ICOMOS considers that the legal protection of the property in place is adequate; for the buffer zone, it will be fully in place once the Municipal urban development plan has been promulgated. It is also necessary to pay attention to the height regulations for the areas close to the buffer zone of the nominated property, in order to protect the main visual lines.

Conservation

The property was protected as a historic ensemble before its original industrial and commercial activities were discontinued in 1998. This has enabled a well-controlled transition in conservation terms, by means of restoration works covering all aspects of the property carried out under a partnership between the owner and the Cultural Heritage Agency of the Netherlands. They were carried out in accordance with extensive technical and historical documentation. Unlike many other early European industrial buildings, the industrial activities of the Van Nellefabriek have never stopped, and the property has thus benefited from a well-organised continuity of use, both in economic and heritage terms. The conversion to service activities, offices and research and innovation facilities took place from 2000 to 2006. All the grand architectural forms, the openings, materials and surfaces and interior design have been kept in conformity with their original state. The furnishings correspond to the original designs, and reflect the modernism of the inter-war years. Other restoration works have been carried out more recently, for example on the canteen in 2011, and additional works are planned in the near future (e.g. the garage). There are other projects relating to the green spaces and the parking areas behind the factory.

A maintenance plan was drawn up to accompany the restoration works, and this has recently been supplemented by a Five-Year Plan (2013-2018). Today the property is well preserved, well maintained and in good condition.

The buffer zone covers 9 urban sector plans. Restrictions to preserve visual values will be included in the plans as they are revised in accordance with regulations. It is stipulated particularly that the factory must remain clearly visible from the various roads and urban access points in the vicinity.

ICOMOS considers that the works carried out on the property have appropriately preserved the urban values and architectural exteriors, and that the interior alterations are in keeping with the spirit of interior design specific to the period of conception.

ICOMOS considers that the conservation measures are appropriate.

Management

Management structures and processes, including traditional management processes

The property's management structure centres on the owner and operator of the property, the private group *Van Nelle Design Factory* and on cooperation with the heritage departments of the City of Rotterdam and the Cultural Heritage Agency of the Netherlands (Ministry of Education, Culture and Science). They jointly drew up the property's management plan (January 2013).

Under the terms of the Management Plan, a Joint Management Committee (comprising the owner, the local authorities and the Heritage Agency of the Netherlands) was set up in 2013, and is to be put in place in 2014. It is to take over from the Conservation Working Group set up during the restoration works and then the drawing up of the nomination file. It is mainly focused on the conservation of the property, in order to direct and guide the works. It will monitor changes in the occupation of the property by the various companies, to ensure that uses and interior alterations are in keeping with the values of the property. Its composition has been broadened to include experts from the Heritage Agency and external experts.

The everyday maintenance of the property is performed by a specialist subcontractor acting under the control of the owner, and in conformity with the criteria for the conservation of the property's values.

The other partners in the management of the property are: the Foundation "Friends of the Van Nellefabriek", the Province of Zuid-Holland, the Rotterdam Chief Marketing Office and the Werelderfgoed Foundation of the Netherlands.

A system of local authorities for the management of natural water, particularly in polder zones, has long been established in the Netherlands. It is coordinated by the regional water regulation authorities. The National Water Plan covers the period 2009-2015. It includes nationwide measures and directives: preventive hydraulic engineering work, planning of land use in conjunction

with water levels and an action plan in the event of major flooding. It takes account of parameters related to climate change and the rise in sea levels.

Since the start of the works in 2000, the company has invested more than 50 million Euros in the maintenance and conservation of the property, a sum which includes a certain number of allocations of municipal and governmental aid. The maintenance cost for the next ten years is estimated at slightly more than 5 million Euros. Properties inscribed on the World Heritage List are given priority by the state in the granting of funding for restoration and conservation work.

The restoration of the Van Nellefabriek, with the dual aim of adaptive reuse and heritage conservation, has been a model project, both in terms of preliminary studies and implementation. A great deal of national and international expertise in the fields of architecture, industrial heritage, history of construction, art history, etc., was assembled for this purpose. The project has won many international awards, and it enabled the setting up of a large number of teams of qualified trades people with industrial heritage restoration expertise.

Policy framework, management plans and arrangements, including visitor management and presentation

The main management plans and measures are concerned with the conservation of the property, particularly the 5-year Maintenance plan (2013-2018) and the measures controlling constructions in the buffer zone for the visual protection of the property. The Plan sets out the measures to be taken to improve the functionality of the buildings for their new uses, whilst maintaining integrity and authenticity. It includes a code of best architectural practices approved by the Cultural Heritage Agency of the Netherlands.

The current maintenance works for the property also comply with the *Modernisation of Monument Conservation Policy Document* (2009).

The Van Nellefabriek is above all a centre for economic activities. It is accessible to the various enterprises' customers and suppliers (about 5,000 visitors a year). Up to now, tourist visits had not been a management objective, and while visits by small groups are possible, they remain very limited and require special authorisation (groups of architects, students, professionals, etc.). However, in view of the growing number of requests for visits, a plan to bring in an external agency to manage tourist visits is currently being considered. In this connection, a visitor centre is being considered. The objective of the Foundation "Friends of the Van Nellefabriek" (2012) is to promote the property and to organise a certain number of cultural and professional events there.

ICOMOS has obtained assurances that the reception of visitors will not lead to any new construction inside the

property in the short term, but the possibility of a future project cannot be completely ruled out.

Involvement of the local communities

Local communities are involved through the participation of the Municipality of Rotterdam in the management of the property and its buffer zone, and through the Foundation "Friends of the Van Nellefabriek".

ICOMOS considers that the management system for the property is in place and that it is effective, but it is necessary to confirm that the enlarged Committee has effectively been set up and that it is in fact functioning; furthermore, if the reception of visitors one day leads to a construction project inside the property, the project will have to be submitted in advance to the World Heritage Committee for examination.

6 Monitoring

The three partners involved in the management of the property have agreed on indicators, the frequency at which they are monitored, and the implementation of the monitoring. Everyday surveillance of the condition of the property, and of any anomalies which may appear, is the responsibility of the maintenance company Grontmij Vastgoed. The main monitoring indicators are as follows:

- Attributes of outstanding universal value; memoranda for state of conservation reports;
- Evaluations to maintain the conditions of integrity and authenticity of the property;
- Evaluation of management results;
- Environmental and landscape impacts occurring inside the buffer zone;
- Zoning plans;
- Technical maintenance, restoration works, implementation and realisation of the 5-year plan;
- Financial management;
- Risk management;
- Information, promotion and education.

ICOMOS considers that the monitoring of the property is satisfactory.

7 Conclusions

ICOMOS considers that outstanding universal value for the property has indeed been demonstrated. The Van Nellefabriek bears outstanding tangible witness to the long commercial and industrial history of the Netherlands in the field of importation and processing of food products from tropical countries, and their industrial processing and marketing in Europe. Conceived as an "ideal factory", it bears exceptional testimony, and is one of the most outstanding and emblematic achievements of Modernism in the field of industrial urban planning and architecture during the inter-war period. It marks the contribution of the

Netherlands in the design of processing plants, and is one of the icons of 20th century industrial architecture.

8 Recommendations

Recommendations with respect to inscription

ICOMOS recommends that the Van Nellefabriek, Netherlands, be inscribed on the World Heritage List on the basis of **criteria (ii) and (iv)**.

Recommended Statement of Outstanding Universal Value

Brief synthesis

Designed and built in the 1920s, the Van Nellefabriek demonstrates an extremely accomplished industrial architecture. It comprises a complex of buildings consisting of several factories aligned along the perspective of a large internal roadway, and close to several means of transport (canals, roads, railway lines). Supported on an internal structure of reinforced concrete, the facades of the main buildings consist essentially of steel and glass, making large-scale use of the curtain wall principle. Via a common purpose agreed between the entrepreneur and the project architects and engineers, the Van Nellefabriek embodies an ideal factory, open to the outside world, whose interior working spaces are progressive, and in which daylight is used to provide pleasant working conditions. It embodies the accomplished realisation of a new kind of factory that has become a symbol of the modernist and functionalist culture of the inter-war period. Lastly it bears witness to the long port-related economic tradition of the Netherlands, in the processing of imported food products (coffee, tea and tobacco) and their marketing in Europe.

Criterion (ii): The Van Nellefabriek brings together and makes use of technical and architectural ideas originating from various parts of Europe and North America in the early 20th century. It is exceptionally successful both in terms of its industrial setup and its degree of architectural and aesthetic accomplishment. It represents an exemplary contribution by the Netherlands to the Modernism of the inter-war years, and has since its construction become an emblematic example and an influential reference throughout the world.

Criterion (iv): In the context of industrial architecture in the first half of the 20th century, the Van Nellefabriek is an outstanding illustration of the values of relationships with the environment, the rational organisation of production flows, and dispatch via the nearby communication network, maximum admission of daylight to the internal spaces via the widespread use of a glass curtain wall with metal frames, and open interior spaces. It expresses the values of clarity, fluidity and the opening up of industry to the outside world.

Integrity

Throughout a long industrial history devoted to the same activity of industrial processing and packaging of food products, the various factories and their functional relationships with the logistical spaces (warehousing, dispatching, transport) have remained unchanged. The ensemble of buildings was preserved when the premises underwent an economic conversion in the late 1990s. The conditions of integrity in terms of composition (location and organisation of territory, functional relationships, panoramic views, etc.), and in architectural terms in its various aspects, have been met.

Authenticity

The restructuring and restoration of the property undertaken for economic reasons from 2000 to 2006 was carried out on a property which had been generally well maintained, and had never undergone reconstruction or conversion after its original construction at the end of the 1920s. The works have been carried out with great care, as part of a model project. The property's authenticity has thus been appropriately preserved in each of its aspects, and this is clearly perceptible both to the visitors and to the new business users of the Van Nellefabriek.

Management and protection requirements

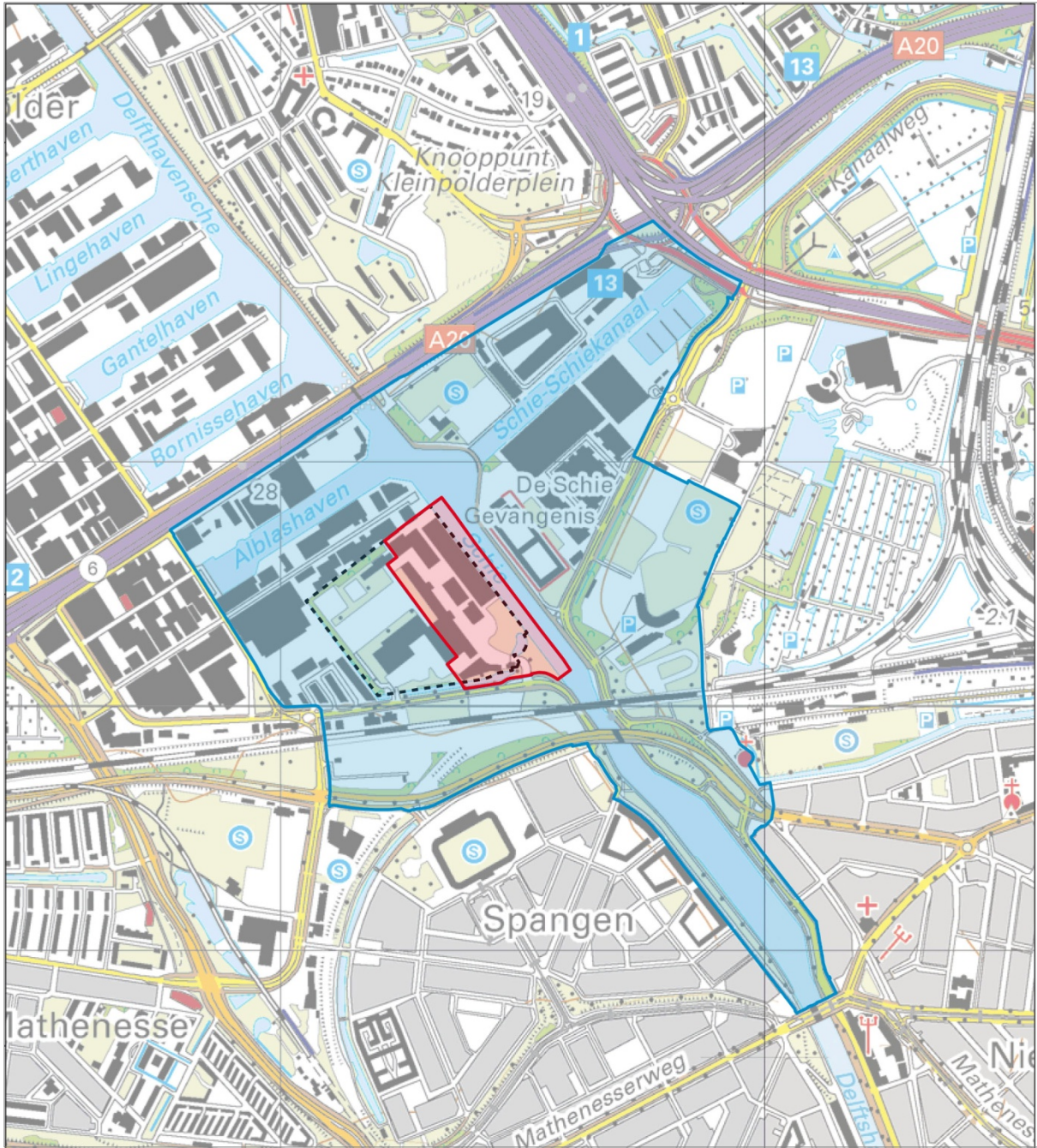
The Van Nellefabriek enjoys the highest level of state protection as it has been a listed national monument since 1985. A large buffer zone has been established to ensure good visual expression of the property in an open environment. The overall protection of the whole ensemble will be guaranteed by the new Municipal urban development plan, whose drawing up is nearing completion, and by the inclusion of environmental preservation measures in the urban development plans for the five zones of its urban environment.

The property is managed by its current owner and operator, the private group *Van Nelle Design Factory*. The management of the conservation of the property's architectural, urban and environmental values is based on the cooperation between the heritage departments of the City of Rotterdam and the Cultural Heritage Agency of the Netherlands. They jointly drew up the property's management plan (January 2013) and their cooperation has been made permanent in the form of a Joint Management Committee which has been enlarged to include new experts. The property's prime purpose is to accommodate economic activities in industrial, commercial and service fields. It is already open for visits, but this is seemingly not a major objective; frequency of visits could however increase over the coming years, giving rise to a need for specific facilities, which in turn must not be allowed to adversely affect the property's integrity and authenticity.

Additional recommendations

ICOMOS further recommends that the State Party give consideration to the following:

- Confirming the completion and promulgation of the new Municipal urban development plan for the property and the whole of its buffer zone; it is also necessary to pay attention to the height regulations for the other zones in the vicinity of the property and its buffer zone, so as to conserve visual integrity;
- Confirming the effective setting up of the Management Committee for the property in its definitive enlarged form, and its practical functioning;
- Confirming that there is no threat to the property from the transport of hazardous materials in the vicinity;
- Submitting, by 1st February 2015, a report to the World Heritage Committee setting out the progress achieved in implementing the recommendations mentioned above, which will be examined by the World Heritage Committee at its 39th session in 2015;
- Submitting all proposals for a project for the construction of a visitor reception centre at the entrance to the property to the World Heritage Committee for examination, in accordance with paragraph 172 of the *Operational Guidelines for the Implementation of the World Heritage Convention*.



Map showing the revised boundaries of the nominated property



Aerial view of the nominated property



South-western view



The former roasting house



The boiler house