

1. World Heritage Property Data

1.1 - Name of World Heritage Property

Fagus Factory in Alfeld

1.2 - World Heritage Property Details

State(s) Party(ies)

- Germany

Type of Property

cultural

Identification Number

1368

Year of inscription on the World Heritage List

2011

1.3 - Geographic Information Table

Name	Coordinates (longitude / latitude)	Property (ha)	Buffer zone (ha)	Total (ha)	Inscription year
Fagus Factory in Alfeld	51.984 / 9.811	1.88	9.29	11.17	2011
Total (ha)		1.88	9.29	11.17	

1.4 - Map(s)

Title	Date	Link to source
Map of the inscribed property - Fagus Factory in Alfeld	29/06/2011	

1.5 - Governmental Institution Responsible for the Property

- Birgitta Ringbeck
Auswärtiges Amt
National World Heritage Focal Point
Referat 603-9
Multilaterale Kultur- und Medienpolitik

1.6 - Property Manager / Coordinator, Local Institution / Agency

- Karl Schünemann
Fagus-GreCon
- Fabienne Gohres

Comment

Contact details Fabienne Gohres: Fagus-GreCon Fabienne Gohres Hannoversche Str. 58 31061 Alfeld Germany
Telephone: +49518179488 Fax: +49518179406 Email: fabienne.gohres@grecon.de

1.7 - Web Address of the Property (if existing)

Comment

1. www.fagus-grecon.de 2. www.fagus-gropius.com

1.8 - Other designations / Conventions under which the property is protected (if applicable)

2. Statement of Outstanding Universal Value

2.1 - Statement of Outstanding Universal Value / Statement of Significance

Statement of Outstanding Universal Value

Brief synthesis

Designed in around 1910, the Fagus factory in Alfeld constitutes an architectural complex which foreshadows the modernist movement in architecture. Built by Walter Gropius, it is notable for the innovative use of walls of vast glass panels combined with an attenuated load-bearing structure. It bears testimony to a major break with the existing architectural and decorative values of the period, and represents a determined move towards a functionalist industrial aesthetic.

The Fagus factory in Alfeld establishes several major fundamental aspects of modern functionalist architecture of the 20th century, in particular the curtain wall. It constitutes a homogeneous, territorial and built complex, rationally and completely designed to serve an industrial project. It expresses great architectural unity. The scheme is at once architectural, aesthetic and social, and bears witness to a determination to achieve humanist control of the social and aesthetic changes linked to industrialisation. The interior decorative and functional elements are attuned with the architecture and the social project. They represent one of the first consummate manifestations of industrial design.

Criterion (ii): The Fagus factory in Alfeld illustrates a moment of considerable interchange between different generations of German, European and North American architects, which gave rise to a rational and modernist architecture. It was a site of synthesis of these influences, which were technical, artistic and humanistic; it went on to influence many other architectural works; it was the starting point of the Bauhaus movement.

Criterion (iv): A manifesto of modernity in architecture, the Fagus factory won its designer, Walter Gropius, an international reputation. It exemplifies the innovation of the curtain wall, which optimises both luminosity and lightness. It is a concrete expression of the functionality of the industrial complex in the interest of productivity and the humanisation of the working environment. It incorporates into the scheme the concepts of industrial aesthetics and design.

Integrity

All ten buildings constituting the Fagus factory have been conserved in their entirety, in their initial ground plans and architectural forms. The factory corresponds with the programme set out by its designers around 1910. No buildings have been added or demolished. The conditions of integrity in terms of layout and exterior architecture have been preserved.

Authenticity

Major repairs and restorations were carried out from 1985 to 2001. They were carried out with great respect for the property with regard to its outstanding testimony to 20th century industrial architecture, which has contributed to the preservation of the conditions of authenticity both as regards architecture and decoration.

Protection and management requirements

The property has been listed as a historic monument since 1946, which is a very early date for an industrial complex. The 1978 Act of the Regional State of Lower Saxony on Historic Monuments and Buildings redefined the terms of its legal protection. The property is managed under the responsibility of its owner, Fagus-Grecon Greten GmbH & Co. KG. The

owner acts in concert with the regional and local historic monument conservation authorities, via the property's Steering Committee, which exercises authority with regard to project control and coordination between the various partners involved. The management system consists of a set of maintenance and conservation measures which is regularly updated by the Steering Committee. If major works are required, joint funding is set up between the private sector owner and the regional and national public authorities.

2.2 - The criteria (2005 revised version) under which the property was inscribed

(ii)(iv)

2.3 - Attributes expressing the Outstanding Universal Value per criterion

The attributes expressing the Outstanding Universal Value per criterion are defined in the OUV (Question 2.1)

2.4 - If needed, please provide details of why the Statement of Outstanding Universal Value should be revised

2.5 - Comments, conclusions and / or recommendations related to Statement of Outstanding Universal Value

3. Factors Affecting the Property

3.14. Other factor(s)

3.14.1 - Other factor(s)

none

3.15. Factors Summary Table

3.15.1 - Factors summary table

	Name	Impact						Origin	
3.1	Buildings and Development								
3.1.4	Major visitor accommodation and associated infrastructure								
3.1.5	Interpretative and visitation facilities								
3.2	Transportation Infrastructure								
3.2.1	Ground transport infrastructure								
3.8	Social/cultural uses of heritage								
3.8.2	Society's valuing of heritage								
3.8.5	Identity, social cohesion, changes in local population and community								
3.8.6	Impacts of tourism / visitor / recreation								
3.13	Management and institutional factors								
3.13.1	Low impact research / monitoring activities								
3.13.2	High impact research / monitoring activities								
3.13.3	Management activities								
Legend	Current	Potential	Negative	Positive	Inside	Outside			

3.16. Assessment of current negative factors

3.16.1 - Assessment of current negative factors

No factor is both current and negative.

3.17. Comments, conclusions and / or recommendations related to factors affecting the property

3.17.1 - Comments

4. Protection, Management and Monitoring of the Property

4.1. Boundaries and Buffer Zones

4.1.1 - Buffer zone status

There is a buffer zone

4.1.2 - Are the boundaries of the World Heritage property adequate to maintain the property's Outstanding Universal Value?

The boundaries of the World Heritage property are **adequate** to maintain the property's Outstanding Universal Value

4.1.3 - Are the buffer zone(s) of the World Heritage property adequate to maintain the property's Outstanding Universal Value?

The buffer zones of the World Heritage property are **adequate** to maintain the property's Outstanding Universal Value

4.1.4 - Are the boundaries of the World Heritage property known?

The boundaries of the World Heritage property are known by both the management authority and local residents / communities / landowners.

4.1.5 - Are the buffer zones of the World Heritage property known?

The buffer zones of the World Heritage property are **known** by both the management authority and local residents / communities / landowners.

4.1.6 - Comments, conclusions and / or recommendations related to boundaries and buffer zones of the World Heritage property

none

4.2. Protective Measures

4.2.1 - Protective designation (legal, regulatory, contractual, planning, institutional and / or traditional)

The 1978 Lower Saxony Monuments and Historic Buildings Act redefined the factory's legal protection status. It applies to all the buildings and the land, defining the property both as a group of architectural structures and a cultural monument. Furthermore, each of the buildings is considered and listed as a historic monument in its own right. The Act defines the duties of protection and conservation. The property must comply with the Lower Saxony Building Regulations, which means that a building permit is required for construction or alteration works. The property must be protected and managed in accordance with the following regional and municipal plans:

- Regional Development Plan of Lower Saxony (2008);

- Regional development plan for the district of Hildesheim (2002);
- Land Utilisation Plan, Alfeld (1976);
- Urban Development Plan of the Town of Alfeld (in preparation).

Furthermore, the urban planning authorities have taken measures to ensure that any development projects inside or beyond the buffer zone should not have any effect on the visual perspectives of the Fagus factory from the outside. In accordance with the request made by ICOMOS, the urban development plan of the Town of Alfeld, providing for the protection of the property and its buffer zone, was promulgated by a municipal authority decision of 8 February 2011. Effectiveness of protection measures In the Federal Republic of Germany, the protection of historic monuments and cultural sites is the responsibility of the regional states. The Lower Saxony Historic Monuments Preservation Department, under the control of the government, exercises public authority in protection matters. Because of the special significance of the property, all measures affecting it are taken in coordination with the Lower Saxony Science and Culture Ministry. All measures proposed by the regional state must be examined and approved by the Town of Alfeld. The 1978 Act makes it compulsory for the owner to maintain, repair and, if necessary, restore the property. The owner can for its part request both technical and financial help from the Historic Monument Preservation Department. No interior or exterior alterations, and no change of use, may be carried out without the submission of a detailed technical dossier and the approval of the Historic Monuments Department. In view of the nature of the property, this protection is extended to include the interior architecture and its functional and decorative elements. If any proposed works are rejected by the Department, they are immediately suspended. If works have already been carried out, the owner is compelled to restore the building to its original condition. Representatives of the Historic Monuments Department are guaranteed permanent access to all the buildings in the property. Any failure to comply with legal obligations results in immediate legal action by the Lower Saxony authorities

4.2.2 - Is the legal framework (i.e. legislation and / or regulation) adequate for maintaining the Outstanding Universal Value including conditions of Integrity and / or Authenticity of the property?

The legal framework for the maintenance of the Outstanding Universal Value including conditions of Authenticity and / or Integrity of the World Heritage property provides **an adequate or better basis** for effective management and protection

4.2.3 - Is the legal framework (i.e. legislation and / or regulation) adequate in the buffer zone for maintaining the Outstanding Universal Value including conditions of Integrity and / or Authenticity of the property?

The legal framework for the maintenance of the Outstanding Universal Value including conditions of Authenticity and / or Integrity of the World Heritage property provides **an adequate or better basis** for effective management and protection

4.2.4 - Is the legal framework (i.e. legislation and / or regulation) adequate in the area surrounding the World Heritage property and buffer zone for maintaining the Outstanding Universal Value including conditions of Integrity and / or Authenticity of the property?

The legal framework for the area surrounding the World Heritage property and the buffer zone provides **an adequate or better basis** for effective management and protection of

the property, contributing to the maintenance of its Outstanding Universal Value including conditions of Authenticity and / or Integrity

4.2.5 - Can the legislative framework (i.e. legislation and / or regulation) be enforced?

There is **excellent** capacity / resources to enforce legislation and / or regulation in the World Heritage property

4.2.6 - Comments, conclusions and / or recommendations related to protective measures

4.3. Management System / Management Plan

4.3.1 - Management System

Management is carried out by the company which owns the property. In this task it is assisted by the regional monument conservation authorities (Lower Saxony and the Town of Alfeld), by experts, and by specialist companies and craftsmen, depending on the programmes to be carried out. Management is an ongoing process, which is guided and controlled by the property's Steering Committee. In addition to the owner and the regional monument conservation authorities, the Steering Committee includes representatives of the various local and regional political bodies (regional state, district, municipality of Alfeld), and administrative officials. The Committee meets regularly. Depending on the issues raised, architects, planners, and historic monument restoration specialists may be involved. Policy framework:

Management plans and arrangements, including visitor management and presentation;

In the context of the Steering Committee, the owner is responsible for research, and the drawing-up of sectorial conservation programmes and development projects relating to the property. The owner is assisted by the relevant regional authorities. It calls on experts and advisors as necessary. All the programmes and development projects combined form the management plan, which is regularly updated and completed. It is validated simultaneously by the Steering Committee and by the historic monument conservation authorities. The Fagus-Gropius Cultural Centre has been installed inside the factory, in the vast five-storied building previously used for the storage of wood (2). Together with the visitor reception building (6) and the cafeteria (7), this group of buildings forms an effective set of facilities for visitor reception, and for interpreting the property's significance and demonstrating its value. The cultural centre has drawn up and is implementing a "Living Monument" plan. The other main buildings are used for industrial activities. The management of the Fagus factory undertakes public relations activities, in order to raise awareness of the property in a number of tourism, cultural and economic development programmes. The public relations department takes charge of cultural partnership arrangements, such as temporary exhibitions.

4.3.2 - Management Documents

Comment

Please, have a look at our management plan.

4.3.3 - How well do the various levels of administration (i.e. national / federal; regional / provincial / state; local / municipal etc.) coordinate in the management of the World Heritage Property ?

There is **excellent coordination** between all bodies / levels involved in the management of the property

4.3.4 - Is the management system / plan adequate to maintain the property's Outstanding Universal Value ?

The management system / plan is **fully adequate** to maintain the property's Outstanding Universal Value

4.3.5 - Is the management system being implemented?

The management system is being **fully** implemented and monitored

4.3.6 - Is there an annual work / action plan and is it being implemented?

An annual work / action plan exists and **most or all activities** are being implemented and monitored

4.3.7 - Please rate the cooperation / relationship with World Heritage property managers / coordinators / staff of the following

Local communities / residents	Good
Local / Municipal authorities	Good
Indigenous peoples	Good
Landowners	Good
Visitors	Good
Researchers	Good
Tourism industry	Good
Industry	Good

4.3.8 - If present, do local communities resident in or near the World Heritage property and / or buffer zone have input in management decisions that maintain the Outstanding Universal Value?

Local communities directly **participate** in all relevant decisions relating to management, i.e. co-management

4.3.9 - If present, do indigenous peoples resident in or regularly using the World Heritage property and / or buffer zone have input in management decisions that maintain the Outstanding Universal Value?

Indigenous peoples directly contribute to **some decisions** relating to management but their involvement could be improved

4.3.10 - Is there cooperation with industry (i.e. forestry, mining, agriculture, etc.) regarding the management of the World Heritage property, buffer zone and / or area surrounding the World Heritage property and buffer zone?

There is **regular contact** with industry regarding the management of the World Heritage property, buffer zone and / or area surrounding the World Heritage property and buffer zone and **substantial co-operation** on management

4.3.11 - Comments, conclusions and / or recommendations related to human resources, expertise and training

none

4.3.12 - Please report any significant changes in the legal status and / or contractual / traditional protective measures and management arrangements for the World Heritage property since inscription or the last Periodic report

none

4.4. Financial and Human Resources

4.4.1 - Costs related to conservation, based on the average of last five years (relative percentage of the funding sources)

Multilateral funding (GEF, World Bank, etc)	0%
International donations (NGO's, foundations, etc)	0%
Governmental (National / Federal)	5%
Governmental (Regional / Provincial / State)	10%
Governmental (Local / Municipal)	5%
In country donations (NGO's, foundations, etc)	5%
Individual visitor charges (e.g. entry, parking, camping fees, etc.)	20%
Commercial operator payments (e.g. filming permit, concessions, etc.)	0%
Other grants	55%

4.4.2 - International Assistance received from the World Heritage Fund (USD)

4.4.3 - Is the current budget sufficient to manage the World Heritage property effectively?

The available budget is **sufficient** but further funding would enable more effective management to international best practice standard

4.4.4 - Are the existing sources of funding secure and likely to remain so?

The existing sources of funding are **secure** in the medium-term and planning is underway to secure funding in the long-term

4.4.5 - Does the World Heritage property provide economic benefits to local communities (e.g. income, employment)?

There is a **major flow** of economic benefits to local communities from activities in and around the World Heritage property

4.4.6 - Are available resources such as equipment, facilities and infrastructure sufficient to meet management needs?

There are **adequate** equipment and facilities

4.4.7 - Are resources such as equipment, facilities and infrastructure adequately maintained?

Equipment and facilities are **well maintained**

4.4.8 - Comments, conclusion, and / or recommendations related to finance and infrastructure

none

4.4.9 - Distribution of employees involved in managing the World Heritage property (% of total)

Full-time	70%
Part-time	30%

4.4.10 - Distribution of employees involved in managing the World Heritage property (% of total)

Permanent	100%
Seasonal	0%

4.4.11 - Distribution of employees involved in managing the World Heritage property (% of total)

Paid	100%
Volunteer	0%

4.4.12 - Are available human resources adequate to manage the World Heritage property?

Human resources are **adequate** for management needs

4.4.13 - Considering the management needs of the World Heritage property, please rate the availability of professionals in the following disciplines

Research and monitoring	Good
Promotion	Good
Community outreach	Good
Interpretation	Good
Education	Good
Visitor management	Good
Conservation	Good
Administration	Good
Risk preparedness	Good
Tourism	Good
Enforcement (custodians, police)	Good

4.4.14 - Please rate the availability of training opportunities for the management of the World Heritage property in the following disciplines

Research and monitoring	High
Promotion	High
Community outreach	High
Interpretation	High
Education	High
Visitor management	High
Conservation	High
Administration	High
Risk preparedness	High
Tourism	High
Enforcement (custodians, police)	High

4.4.15 - Do the management and conservation programmes at the World Heritage property help develop local expertise?

A capacity development plan or programme is **in place and fully implemented**; all technical skills are being transferred to those managing the property locally, who are assuming leadership in management

4.4.16 - Comments, conclusions and / or recommendations related to human resources, expertise and training

none

4.5. Scientific Studies and Research Projects

4.5.1 - Is there adequate knowledge (scientific or traditional) about the values of the World Heritage property to support planning, management and decision-making to ensure that Outstanding Universal Value is maintained?

Knowledge about the values of the World Heritage property is **sufficient**

4.5.2 - Is there a planned programme of research at the property which is directed towards management needs and / or improving understanding of Outstanding Universal Value?

There is **considerable** research but it is **not directed** towards management needs and / or improving understanding of Outstanding Universal Value

4.5.3 - Are results from research programmes disseminated?

Research results are **not shared** at any level

4.5.4 - Please provide details (i.e. authors, title, and web link) of papers published about the World Heritage property since the last Periodic Report

4.5.5 - Comments, conclusions and / or recommendations related to scientific studies and research projects

4.6. Education, Information and Awareness Building

4.6.1 - At how many locations is the World Heritage emblem displayed at the property?

In **many locations and easily visible** to visitors

4.6.2 - Please rate the awareness and understanding of the existence and justification for inscription of the World Heritage property amongst the following groups

Local communities / residents	Excellent
Local / Municipal authorities within or adjacent to the property	Excellent
Local Indigenous peoples	Excellent
Local landowners	Excellent
Visitors	Excellent
Tourism industry	Excellent
Local businesses and industries	Excellent

4.6.3 - Is there a planned education and awareness programme linked to the values and management of the World Heritage property?

There is a planned education and awareness programme but it only **partly meets the needs** and could be improved

4.6.4 - What role, if any, has designation as a World Heritage property played with respect to education, information and awareness building activities?

World Heritage status has been an **important influence** on education, information and awareness building activities

4.6.5 - How well is the information on Outstanding Universal Value of the property presented and interpreted?

The Outstanding Universal Value of the property is adequately presented and interpreted **but improvements could be made**

4.6.6 - Please rate the adequacy for education, information and awareness building of the following visitor facilities and services at the World Heritage property

Visitor centre	Excellent
Site museum	Excellent

Information booths	Excellent
Guided tours	Excellent
Trails / routes	Excellent
Information materials	Excellent
Transportation facilities	Excellent
Other	Excellent

4.6.7 - Comments, conclusions and / or recommendations related to education, information and awareness building
none

4.7. Visitor Management

4.7.1 - Please provide the trend in annual visitation for the last five years

Last year	Minor Increase
Two years ago	Major Increase (100%+)
Three years ago	Decreasing
Four years ago	Minor Increase
Five years ago	Minor Increase

4.7.2 - What information sources are used to collect trend data on visitor statistics?

Entry tickets and registries
Accommodation establishments
Tourism industry
Visitor surveys

4.7.3 - Visitor management documents

Comment

Please, have a look at our management plan.

4.7.4 - Is there an appropriate visitor use management plan (e.g. specific plan) for the World Heritage property which ensures that its Outstanding Universal Value is maintained?

Visitor use of the World Heritage property is **effectively managed** and does not impact its Outstanding Universal Value

4.7.5 - Does the tourism industry contribute to improving visitor experiences and maintaining the values of the World Heritage property?

There is **excellent co-operation** between those responsible for the World Heritage property and the tourism industry to present the Outstanding Universal Value and increase appreciation

4.7.6 - If fees (i.e. entry charges, permits) are collected, do they contribute to the management of the World Heritage property?

The fee is collected, and makes **some contribution** to the management of the World Heritage property

4.7.7 - Comments, conclusions and / or recommendations related to visitor use of the World Heritage property

4.8. Monitoring

4.8.1 - Is there a monitoring programme at the property which is directed towards management needs and / or improving understanding of Outstanding Universal Value?

There is a **comprehensive, integrated programme** of monitoring, which is relevant to management needs and / or improving understanding of Outstanding Universal Value

4.8.2 - Are key indicators for measuring the state of conservation used to monitor how the Outstanding Universal Value of the property is maintained?

Information on the values of the World Heritage property is **sufficient** for defining and monitoring key indicators for measuring its state of conservation

4.8.3 - Please rate the level of involvement in monitoring of the following groups

World Heritage managers / coordinators and staff	Excellent
Local / Municipal authorities	Excellent
Local communities	Average
Researchers	Average
NGOs	Average
Industry	Average
Local indigenous peoples	Average

4.8.4 - Has the State Party implemented relevant recommendations arising from the World Heritage Committee?

Implementation is **underway**

4.8.5 - Please provide comments relevant to the implementation of recommendations from the World Heritage Committee

4.8.6 - Comments, conclusions and / or recommendations related to monitoring

4.9. Identification of Priority Management Needs

4.9.1 - Please select the top 6 managements needs for the property (if more than 6 are listed below)

Please refer to question 5.2

5. Summary and Conclusions

5.1. Summary - Factors affecting the Property

5.1.1 - Summary - Factors affecting the Property

No factor is both current and negative.

5.2. Summary - Management Needs

5.2.2 - Summary - Management Needs

4.5 Scientific Studies and Research Projects					
		Actions	Timeframe	Lead agency (and others involved)	More info / comment
4.5.3	Research results are not shared at any level	none	not defined	none	none

5.3. Conclusions on the State of Conservation of the Property

5.3.1 - Current state of Authenticity

The authenticity of the World Heritage property has been **preserved**

5.3.2 - Current state of Integrity

The integrity of the World Heritage property is **intact**

5.3.3 - Current state of the World Heritage property's Outstanding Universal Value

The World Heritage property's Outstanding Universal Value has been **maintained**.

5.3.4 - Current state of the property's other values

Other important cultural and / or natural values and the state of conservation of the World Heritage property are **predominantly intact**

5.4. Additional comments on the State of Conservation of the Property

5.4.1 - Comments

6. World Heritage Status and Conclusions on Periodic Reporting Exercise

6.1 - Please rate the impacts of World Heritage status of the property in relation to the following areas

Conservation	Very positive
Research and monitoring	Very positive
Management effectiveness	Very positive
Quality of life for local communities and indigenous peoples	Positive
Recognition	Positive
Education	Very positive
Infrastructure development	Not applicable
Funding for the property	Very positive
International cooperation	Very positive
Political support for conservation	Very positive
Legal / Policy framework	Very positive
Lobbying	Very positive
Institutional coordination	Positive
Security	Not applicable
Other (please specify)	Not applicable

6.2 - Comments, conclusions and / or recommendations related to World Heritage status

6.3 - Entities involved in the preparation of this Section of the Periodic Report

Governmental institution responsible for the property
Site Manager/Coordinator/World Heritage property staff

6.4 - Was the Periodic Reporting questionnaire easy to use and clearly understandable?

yes

6.5 - Please provide suggestions for improvement of the Periodic Reporting questionnaire

6.6 - Please rate the level of support for completing the Periodic Report questionnaire from the following entities

UNESCO	Very good
State Party Representative	Very good
Advisory Body	Good

6.7 - How accessible was the information required to complete the Periodic Report?

All required information was accessible

6.8 - The Periodic Reporting process has improved the understanding of the following

The World Heritage Convention
The concept of Outstanding Universal Value
The concept of Integrity and / or Authenticity
The property's Integrity and / or Authenticity
Managing the property to maintain the Outstanding Universal Value
Monitoring and reporting
Management effectiveness

6.9 - Please rate the follow-up to conclusions and recommendations from previous Periodic Reporting exercise by the following entities

UNESCO	Not Applicable
State Party	Not Applicable
Site Managers	Not Applicable
Advisory Bodies	Not Applicable

6.10 - Summary of actions that will require formal consideration by the World Heritage Committee

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6.11 - Comments, conclusions and / or recommendations related to the Assessment of the Periodic Reporting exercise