



United Nations
Educational, Scientific and
Cultural Organizations



Van Nellefabriek
Werelderfgoed
sinds 2014

MANAGEMENT PLAN UPDATE

VAN NELLEFABRIEK 2021 - 2026





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1. Introduction

The 38th UNESCO World Heritage Committee meeting on 21st June 2014 was certainly a very exciting one for Rotterdam. After many years of preparation, the Van Nellefabriek was discussed in great detail in Doha (Qatar) as one of the forty nominated heritage sites from all over the world. The World Heritage Committee concluded the meeting with a vote, which had a particularly favourable outcome for the Kingdom of the Netherlands. The Netherlands was awarded its tenth World Heritage Site that day: the Van Nellefabriek in Rotterdam!

To Rotterdam and the Netherlands, the designation as a World Heritage Site meant the recognition of this icon's status as a leading complex in international architectural history. The seed for Rotterdam as an inspiring architectural city had already been sown a century ago with the construction of the Van Nellefabriek by director Kees van der Leeuw together with the architects Michiel and Jan Brinkman and Leen van der Vlugt. They designed an entirely new concept for a production site: The Daylight Factory.

The Van Nellefabriek's World Heritage Site status results in a position of prestige, whilst also obliging the preservation of its extraordinary values. This is something both site holders, the Van Nellefabriek owners, Virgata Monument BV and the Municipality of Rotterdam, want to realise with the implementation of a good spatial policy for the area, as well as responsible management, exploitation and also restoration of this beautiful complex, making sure appropriate justice is done to its status. We want to work together to ensure the Van Nellefabriek will continue to be a unique example of Modernism for future generations.

One of the major tasks in this respect is to achieve better visibility and accessibility of the complex, which has a fairly isolated location from the city centre's perspective. We also want the Van Nellefabriek to become more of a central focus point in Rotterdam as a result of its high-profile cultural and business events. And that a visit to the Van Nellefabriek with a guided tour will be experienced as a true journey of discovery.

This UNESCO Management Plan update builds on, and is a further elaboration of, the management plan as it formed part of the nomination file which led to the awarding of the UNESCO World Heritage status to the Van Nellefabriek in 2014.

We, both site holders, would like to make our goals and agreements transparent in relation to the challenges this World Heritage status will entail for the next five years.

Rotterdam, January 2021

The siteholders:

***The Municipality of Rotterdam,
A. Aboutaleb, Mayor***

***Virgata Monument BV,
J. Goetstouwers Odena, owner***

A blue ink signature, likely of A. Aboutaleb, consisting of a series of loops and a final flourish.A black ink signature, likely of J. Goetstouwers Odena, featuring a bold, horizontal stroke followed by several smaller, connected loops.



*Mayor Aboutaleb and Minister van Engelshoven (EC&S) in conversation
at the UNESCO World Heritage Board Day (2018)*



2. UNESCO status

The Van Nellefabriek derived its UNESCO status from the special and unique value recorded in the ‘Statement of Outstanding Universal Value (OUV)’. The registration in the World Heritage Register is further based on two of the ten criteria used by UNESCO to determine the exceptional and unique qualities of this complex as a World Heritage Site.

These 2 criteria are:

- II. The complex exhibits an important interaction of human values for developments in architecture and technology, urban design and landscape design.
- IV. The complex is a special example of a type of building, architectural or technological ensemble, illustrating a significant stage in human history.

What makes the Van Nellefabriek so special on a global scale? The special and unique value has been described in the OUV. The Van Nellefabriek is a(n):

- **“Lucid poem in glass and steel”**, as the architects Howard Robertson and Frank Yerbury wrote in 1930 after their visit to the transparent building with its finely profiled curtain walls, reflecting in the water of the Schie. Le Corbusier was also deeply impressed by the building. He praised the Van Nellefabriek’s serenity and openness as “the most beautiful spectacle of modern times”.
- **Dynamic Future Factory**, which still looks modern and flexibly meets the changing requirements of use. Typical are the diagonal sky bridges and the round Tearoom, which were added during the construction process and have since established the dynamic look. The later Schiehallen (warehouses) effectively link into this, as do the box-in-box constructions in the factory areas.
- **Ode to light**. The setup of a shallow daylight factory with mushroom flooring for maximum light entry, uniform artificial light in the evenings and the functional neon light for corporate advertising. There is also lighting in a spiritual sense as a result of the attention devoted to ergonomics, pleasant colours, unobstructed views, relaxation and development.
- **Showcase of technology and hygiene**. Immediately visible through the glass facades along the factory street due to the prominent arrangement of pumps, control panels, machines and lamps. And because of the concentrated location and layout of the sanitary facilities between the stairwells and the production areas.
- **Emblem of modern culture**. Because of the streamlined design, inspired by the clear lines of modern transport.

(As summarised in the Van Nellefabriek Visitors’ Guide, Marieke Kuipers, nai010 publishers 2017).

These special Van Nellefabriek characteristics form a permanent starting point for both the use and operation of the factory and the way in which the buffer zone around this complex, established when the World Heritage Status was granted, can be built and developed.

At the time, an analysis of sight lines from a multitude of positions in the vicinity of the complex was added to the World Heritage nomination. These sight lines were decisive for determining the buffer zone’s boundaries and the rules drawn up within this for, among other things, the building possibilities.

The characteristics, including the factory’s transparency, are also safeguarded in the complex as a result of the user and tenant rules.

3. Ambitions

Van Nellefabriek shines through restorations and maintenance.

The new owner of the Van Nellefabriek started in 2018 with the maintenance of the in 2003 restored Tobacco, Coffee and Tea Factory.

The facades were cleaned, window frames derusted and facades painted where necessary.

The buildings Dispatch building (Expeditiegebouw) and the Workshop and garage building (Technische Dienst) located on Factory street (Fabrieksstraat) have also been restored. The owner assumes profitable investments for the Van Nellefabriek's restoration. The purpose of this is twofold: on the one hand, raising the complex up to a higher level in terms of aesthetics, safety, comfort and accessibility and on the other hand, and as a result of this, allowing for a profitable exploitation. This ensures the necessary funds will also be available to preserve the complex for the future, in line with the UNESCO objectives.

Tell the Van Nellefabriek's story

The Van Nellefabriek boasts a unique quality and appearance which clearly illustrates Rotterdam's history as an architectural city. The Van Nellefabriek tells the story of Rotterdam as a port city, where colonial products such as coffee, tea and tobacco were traded, processed and packaged and where an enlightened director was focussed on his employees' working conditions. Both site holders, the owner and the Municipality of Rotterdam, want to tell and show that story to a wider audience. We'll be doing this by:

- Improving the visitors' facilities at the Van Nellefabriek site during the 2021-2026 period, for example by realising a new reception area in the porter's lodge and organising more guided tours on the site itself.
- Linking a visit to the Van Nellefabriek with a visit to the Museumpark with the Chabot Museum and Huis Sonneveld with ticket stations which will offer combined visits to these museums.
- Allowing the Van Nellefabriek's story to form part of Rotterdam's marketing as an international city for architecture enthusiasts with a unique history, a story line which is already being used by Rotterdam Partners, the agency of the local government of Rotterdam, that promotes the Rotterdam economy and citymarketing.
- Organising more cultural activities, such as dance performances, concerts and exhibitions in the Van Nellefabriek by continuing to build on the success of Van NelleEvents, the event organiser in the Van Nellefabriek.

The Van Nellefabriek's quality is reflected in its surroundings

The Van Nellefabriek has come to lie in a sheltered urban area during the course of the decades as a result of infrastructural adjustments to the railways and motorways, which means accessibility by public transport and visibility from the city is no longer optimal. The surrounding Spaanse Polder business park found itself in a downward spiral, resulting in the Van Nellefabriek's surrounding area no longer having the desired quality one would expect from a UNESCO World Heritage Site.

The process of the Spaanse Polder's restoration and revitalisation has now started, with the iconic quality of the Van Nellefabriek as a starting point for the upgrade of this business park. The Municipality of Rotterdam has launched an urban development study into the larger area around the Van Nellefabriek, which has a complex infrastructure of intersecting railway lines, waterways and motorways. This presents an opportunity to significantly improve accessibility by public transport by realising a train stop on the existing Rotterdam-The Hague railway

line. This spatial study, entitled Van Nelleknoop, will be working towards a plan which focuses on realising a higher quality of the built environment, with more space for both new business developments in the Spaanse Polder and more housing in the adjacent city districts and better connections over the next few years, naturally with consideration for the buffer zone around the Van Nellefabriek. This will also involve better connections in the area, such as making the Van Nellefabriek more accessible by water.

Van Nellefabriek leading in sustainability

While the Van Nellefabriek was already way ahead of its time from an architectural, technical and social development perspective, both site holders are now committed to developing an ambitious plan to make the entire Van Nelle complex more sustainable. The Van Nellefabriek thereby effectively links into the city of Rotterdam's efforts towards creating a sustainable future, whereby it wants to develop into a sustainable hotspot with a guiding role in the field of sustainability.

Two research questions are central to these efforts:

- How can you optimally use residual heat from the data centre housed in the complex for heating the factory buildings?
- How can you optimally apply solar collectors in the complex without disturbing the monumental status of the complex?

The answers to these questions will result in a leading plan for making the entire complex sustainable during the 2021-2026 period.





4. Ownership

Following a long period of uncertainty, arising from the financial difficulties in which the former owner, the CV Van Nelle Ontwerpfabriek, had ended up in during the property crisis between 2009 and 2013, a new era has now started for the Van Nellefabriek since 1st February 2018.

The current owner, Virgata, acquired legal and economic ownership of the entire built-up part of the Van Nellefabriek on that date.

As a family business, Virgata has a very long-term perspective in which the maintenance and further upgrading of the Van Nellefabriek's character as a "living monument" is central.

Virgata has worked out a 1000-day plan as part of its business case throughout the purchasing process. The owner has worked out its planning for the intended maintenance work and restorations, taking the UNESCO objectives and principles into account, in this 1000-day plan, the implementation of which will be completed in 2021.

This concerns the following aspects:

- Safety: not all asbestos was removed from the building and the fire alarm system was not completely replaced during the renovation and reallocation between 2000 and 2006, resulting in this no longer being able to be inspected and certified and the safety region threatening to introduce enforcement measures
- Aesthetics: a lack of financial means delayed the maintenance of facades, glass fronts and the site, visually leaving the building in a condition not worthy of a UNESCO World Heritage Site
- Comfort: outdated climate systems, frequent defects to elevators and other installations and roof leaks made working in the building unnecessarily unpleasant for tenants
- Accessibility: as a 'Design Factory', the Van Nellefabriek was conceived as a closed, non-publicly accessible site during the conversion activities. The public was only allowed on site sporadically, on certain days or in small groups. A monument of this calibre deserves to be seen. The siteholders want the Van Nellefabriek to appeal to a wider audience than the tenants alone. The physical access (entry and exit, public transport) is an important focus point too.

5. Perpetuating the UNESCO Outstanding Universal Values (OUV)

The Van Nellefabriek's special characteristics represent a permanent starting point for the use, operation and future of the factory. The goal will be to further improve the functionality of the complex during the forthcoming years and to restore parts with overdue maintenance in order to guarantee the preservation of the historic character through proper use.

The complex was largely restored and redesigned during the 2000-2006 period. The parts not restored during this period include the Boiler house (Ketelhuis) and the Workshop and garage building (Technische Dienst). The owner will be focused on tackling and restoring any overdue maintenance of the entire national monument during the forthcoming years. Asbestos remediation will form part of this. Asbestos is still present, particularly in the tunnels and shafts. The following activities were completed in 2018 and 2019, under the direction of the owner and in collaboration with the municipality and the Cultural Heritage Agency of the Netherlands (RCE):

- Restoration of the building complexes Dispatch building (Expeditiegebouw) and the Workshop and garage building (Technische Dienst) along the Factory street.
- Complete asbestos remediation of shafts and tunnels
- Certification of fire alarm system
- Replacement of any broken or cracked windows
- Treatment of rust formation along steel facades, doors and transport bridges.
- Remediation of moss formation on the white facades and painting of a number of facades
- Sealing leaks along the roof edges and Warehouses (Schiehallen)
- Repair of the floors in the corridors and the roasting house
- Improvement of the indoor climate and air treatment.



Result:

- The appearance of the Factory street with factory buildings, as well as the Workshop and garage building and the Dispatch building, has been significantly improved. Much of the overdue maintenance has been tackled and restored.
- The complex once again has certified fire alarms.
- The indoor climate has been improved in many different areas.

The improvements were realised following intensive discussions between the site holders and the Cultural Heritage Agency of the Netherlands. A number of other improvement steps are also in the planning in addition to these measures which have now been realised. These will also be further shaped during discussions between the parties involved.

Planned restoration activities in 2021

- Replacement of the “fancoil units” which provide heat and cooling in the factories.
- Repair of all metal sliding doors in the Warehouses.
- Painting of the white facades of the factories, the Office Building, the side facade on the P5 side of the Workshop and garage building the facade of the Boiler house on the Warehouses side and the walls of the entire Office Building
- Repair of the steelwork on the entire ground floor of the Factories on the Factory street side.
- Replacement of the Factories’ roof edges to avoid leaks.
- Replacement of the other Warehouses skylights.
- Repair of any damaged tiling at various locations throughout the complex.

Once these adjustments have actually been realised, the complex will not only be restored to its former glory as much as possible, but it will also be future-proof.



Minor maintenance activities will also be taking place alongside these larger interventions. For each intervention we will look at exactly what is required and whether the activities require a permit. The guidelines for this now follow.

5.1 Daily maintenance, repairs and restorations

- Repairs insofar as they do not change the existing situation in terms of material, colour and shape and for which the RAL colours have been specified, are not subject to a permit or approval requirement.
- Should there be any doubt, the municipal monument inspector will be consulted. This monument inspector will indicate whether the activities are going to require an environmental permit.
- All this is presented and discussed in the Management Committee before the application is submitted.
- The completion of activities requiring a permit are monitored and assessed by the municipal monument inspector once the permit has been granted. The inspector is invited to participate with regular construction meetings where larger projects are concerned.

5.2 Investing in sustainability

UNESCO has appointed a very broad package of ‘Sustainable Development Goals’. Some of those goals are reflected in this Update Managementplan. This mainly concerns the ecological goals and sustainable management.

The Van Nellefabriek boasts a number of benefits which are useful for sustainability:

- The building at Graafstroomstraat 2, situated just outside the factory site, is also owned by the Van Nellefabriek owner. Solar panels have been installed on the roof of this building, which supplies the Technical Department with approximately 100.000 kWh of electricity.
- The lower part of the Distribution Centre (DC-Low), the former distribution centre on the Van Nelle site, realised during the 1972-1974 period in line with a design by architects Broek & Bakema, is used as a data centre. This annually produces more excess heat than required to heat the factory buildings. The aim is to have a concrete feasibility study (technical and financial) completed in 2021 for the construction of an installation for heat recovery and storage. An initial study showed that this can reduce the gas consumption of the complex by approximately 80% and the power consumption of the data centre by approximately 30%. The non-monumental parts which are located just outside the boundary of the World Heritage Site on the factory site have extensive flat roofs, for which the possibility of installing solar panels could also be investigated. The higher and lower part of the Distribution Centre together offer a roof surface area of approximately 0.6 ha. A study is currently being conducted into the possibilities for installing solar panels, using newly developed panels with a greatly reduced weight impact on the relevant building parts.
- The number of charging stations for electric vehicles has tripled (with room for further expansion at P3). Electric shared cars are also being offered on site.

5.3 Profitable investments in restoration

Virgata assumes profitable investments will be made possible for the Van Nellefabriek's restoration. The purpose of this is twofold: on the one hand, raising the complex up to a higher level in terms of aesthetics, safety, comfort and accessibility. On the other hand, and as a result of this, allowing for a profitable exploitation. All of this is reflected in the vacancy rate being reduced from 39% to 7% between February 2018 and July 2020. This will ensure the necessary funds are also going to be available in the future to avoid a repetition of the previously incurred maintenance backlog, therefore allowing for the future preservation of the complex.

5.4 Exploitation

Work is being done on a higher occupancy rate and better accessibility of the complex, partly by adding facilities, with the use of restorative interventions and with respect for the integrity of the monument.

Virgata's spatial vision consists of respecting and restoring the monument as much as possible. New interventions are kept to a minimum, they are only done for the aforementioned goals (better accessibility, adding facilities, increasing the liveliness). Plus they are designed in such a way that they will benefit the monument. And finally, any new interventions are executed reversibly wherever possible.

The Factory street was historically the beating heart of the complex. This street was very silent in early 2018. The street was simply not in use, with the exception of a number of loading and unloading vehicles and through traffic to and from the parking areas. This contributed to vehicles speeding across the site, which also made using the street dangerous for the tenants in the complex. Virgata's aim is to allow the Factory street to once again be the site's central focus point. A number of initiatives have already been launched to provide empty buildings in the Factory street with facilities for tenants and a wider audience.

The Dispatch building has been given a new function as a Business Centre. There is a meeting and flexible working area on the ground floor, as well as a small shopping function (including a post office) and coffee bar. This gives visitors the option to stay on site for a short period of time without having to enter the factory building and also gives tenants an alternative to the current company canteen. The postoffice is accessible to everyone, which strengthens the bond with the surrounding area. There are small-scale office areas on the other floors, suitable for start-ups and easy-in-easy-out rentals.

A restaurant is located within the Workshop and garage building. This restaurant is generally accessible, which means the complex can also continue to be lively outside office hours.

The Roasting house will be retained and used by tenants as a lunch and break area and for welcoming guests.

The former canteen building is in use as a gym following a function change (with associated services such as physiotherapy).



'Klokhuis' day with the 10 UNESCO World Heritage Sites in the Netherlands (2016)

6. Visiting facilities

It has been possible to visit the factory by means of a guided tour since the restoration and reallocation in 2006.

The permanent “Van Nellefabriek Daylight Factory” exhibition opened up in the Roasting house in 2017. The Chabot Museum, in collaboration with the City of Rotterdam and the guide organisation Urban Guides, has introduced a bus connection between the Museum Park/Chabot Museum in the city centre and the Van Nellefabriek for the past two years. This allows visitors with combitickets to visit Huis Sonneveld, the Chabot Museum and the Van Nellefabriek. Around 10,000 people visited the Van Nellefabriek with a guided tour in 2019. The number of visitors remained limited in 2020 as a result of the corona pandemic. Guided tours will once again be sold on a limited scale (with groups of 8 to 10 visitors).

The Chabot Museum and Van Nellefabriek’s initiative fits in with the municipal’s “A new perspective on tourism” vision, which is based on the distribution of tourists throughout the city, with a focus on Rotterdam’s individuality and quality. A visit to the Van Nellefabriek will always continue to be regulated as guided tours, given that tenants can’t be disturbed in their work and visitors are not allowed to wander through the factory complex unaccompanied.

These targeted visits through guided tours are unrelated to the fact that:

- The Factory street has become passively accessible to everyone (which is not being advertised) and there are now an increasing number of photographing visitors in the Factory street.
- Public events in the Tobacco Factory, such as Art Rotterdam, concerts and dance performances, easily attract around 50,000 – 75,000 visitors every year.
- Visiting possibilities are expanded on special days like the National Open Monument Day and the Day of Architecture with the use of more guides.

Efforts will be made to improve facilities for people visiting the Van Nellefabriek site during the 2021-2026 period, like:

- Realising a ticket station at the porter’s lodge;
- Including a visitors’ welcome area in the existing porter’s lodge;
- Realising parking facilities for visitors at the main entrance (P6);
- Setting up a small cinema room at the original location within the Dispatch building;
- Setting up a limited museum shop, linked to the mini market.

6.1 Education

Many can still remember the conclusion of the Dutch children TV show, NPO Klokhuys, about the ten World Heritage Sites in the Netherlands from 2017: 3000 children with their parents at a large event in the Tobacco Factory. This ten-part series was made up of short films and a book suitable for children is still widely used at schools. The aim is to keep making this teaching material practically visible through school trips to the Van Nellefabriek. The Chabot Museum’s education department wants to start this by inviting students to special dance and exercise workshops in temporary free spaces in the Van Nellefabriek. We are currently looking into whether any suitable space can be made available on a temporary basis in consultation with the owners. We will use these initial experiences to decide whether we want to launch other pilots based on third party initiatives.

7. Management of the Van Nellefabriek buffer zone

The aim will be to develop an attractive environment for the Van Nellefabriek during the 2020-2030 period, one which matches the image of the World Heritage Status and takes the integrity of the complex into account.

The Van Nellefabriek World Heritage Site features 3 zones, which are all linked to separate regimes, regulations and management measures (see map).

Zone 1: UNESCO World Heritage Site

The authentic factory complex, built during the 1926-1930 period, with the Office building, the Tobacco Factory, the Coffee Factory, the Tea Factory, the Workshop and garage building, the Dispatch building, the Boiler house, the garden, the Factory street and the Warehouses realised at a later stage. This is the UNESCO World Heritage part, also protected as a national monument.

Zone 2: National Monument

This part of the factory site borders directly on the World Heritage section and the site forms part of the national monument. This area is home to buildings built at a later stage, like the former company canteen, the Distribution Centre, the car parks and the former tennis court.

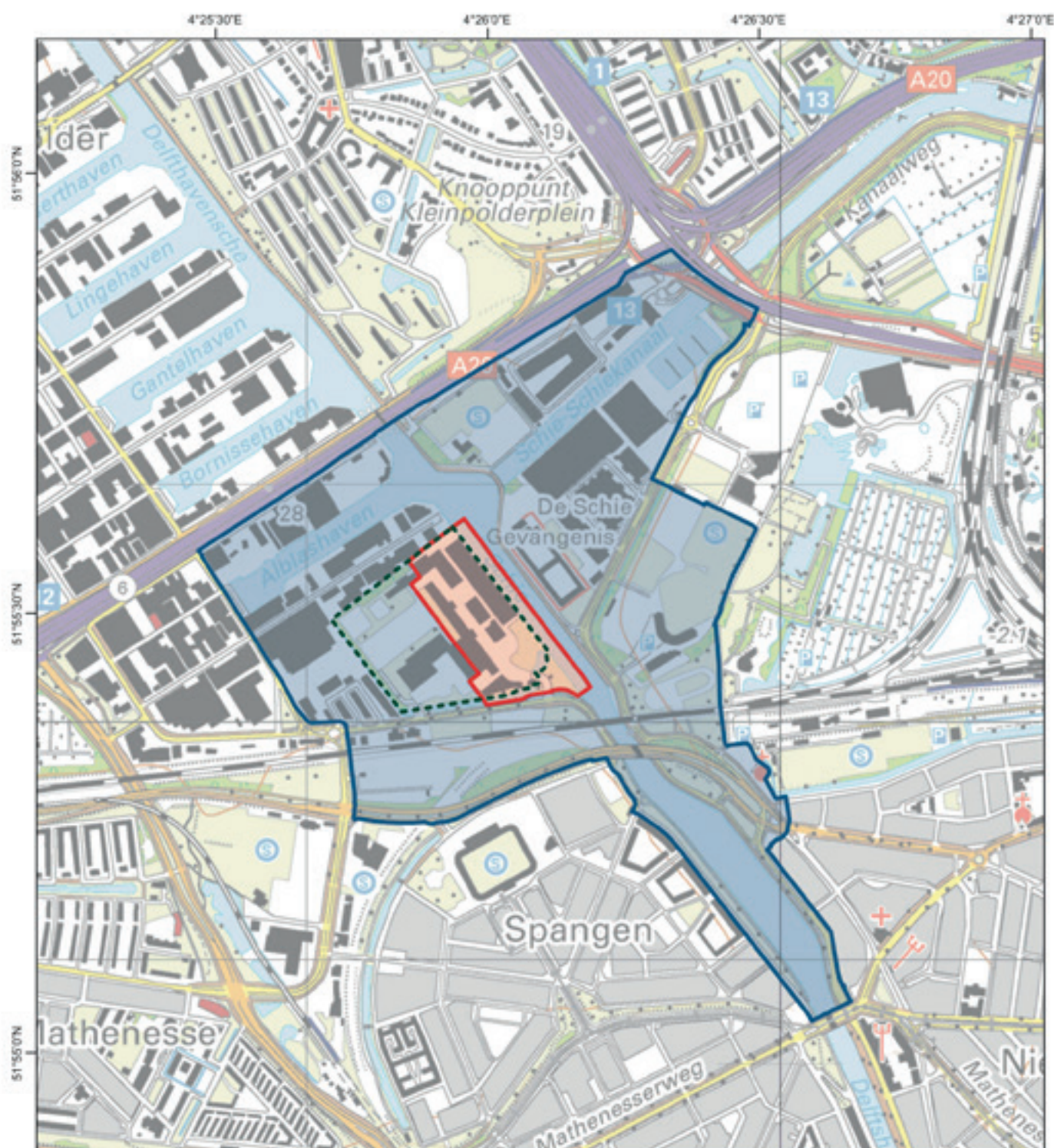
Zone 3: Buffer Zone




A buffer zone has been put in place around the Van Nellefabriek. This buffer zone is aimed at preserving the Van Nellefabriek's sight lines. The size of the buffer zone is 89.3 ha. This buffer zone will limit the building height of any new developments up to the existing height. Buildings may not exceed a height of 8 meters in this zone, with an exemption authority for building heights up to 15 metres. The Municipality of Rotterdam has recorded this buffer zone in four zoning plans. These zoning plans will form part of the Environmental Plan in accordance with the Environmental Act, which will take effect on 1-1-2022.

7.1 Redevelopment of the Spaanse Polder

The Van Nellefabriek was the first business site in the Spaanse Polder. Initially the plan was to build more factory complexes in the food sector on the Schuttevaerweg, adjacent to the Van Nellefabriek, such as the Van de Meer & Schoep bakery and the Jamin confectionery factory. However, these plans were never executed as a result of the economic crisis during the nineteen thirties and the war violence which subsequently followed. The Spaanse Polder did manage to reach full maturity after the Second World War and especially during the 1960's. This business park, which boasts a great diversity of companies, has played an important role in Rotterdam's and Schiedam's economic development for decades. Parts of the Spaanse Polder became outdated from 1990 onwards and industrial units became vacant and were given a different function. Many rogue companies settled in the area during that development period.

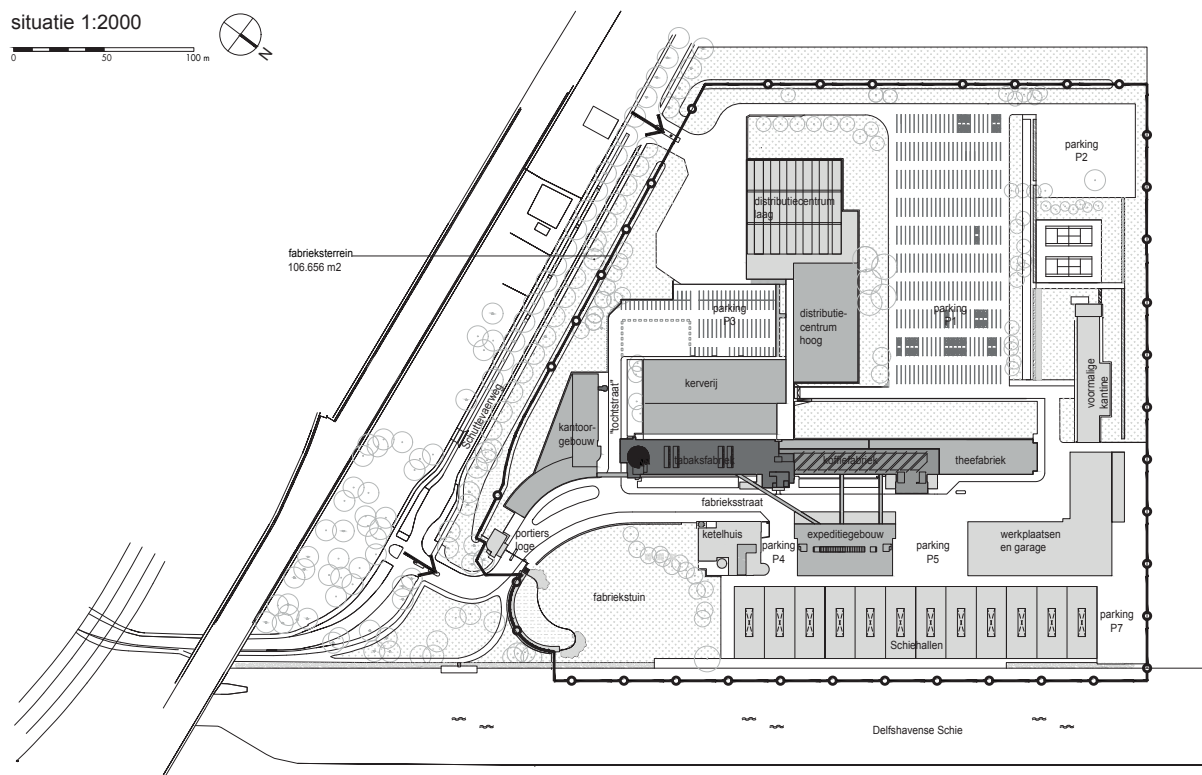
The municipality of Rotterdam initiated a major remediation operation in 2017. Companies left from many locations, outdated industrial units were demolished and certain sites have now been left abandoned. New business premises are also being built in a modern style with new, solid companies. Buildings have been demolished immediately to the north of the Van Nellefabriek at the Graafstroomstraat, which has created the possibility of taking the adjacent World Heritage Site into account when constructing new industrial buildings.

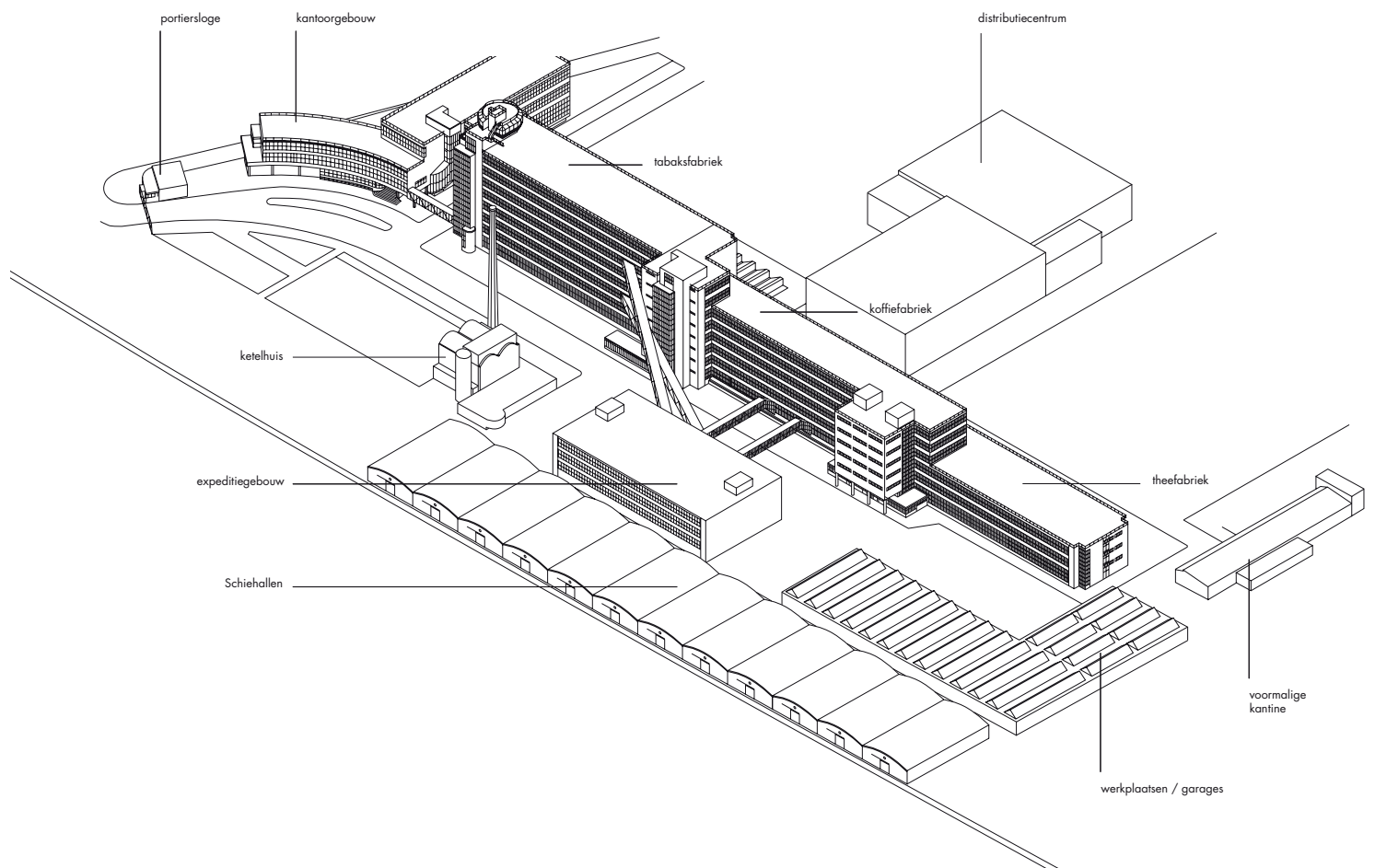


-  Boundary of property
-  Boundary of buffer zone
-  Boundary of State Monument



A horizontal scale bar with markings at 0, 50, and 100 m. The bar is divided into segments by vertical lines, with alternating black and white segments.







Guided tours through Van Nelle's history

The Municipality has stated that the Spaanse Polder will retain its business function. The Van Nellefabriek will be given its original status as a true icon of the Spaanse Polder in this new development. The intention is that, on the one hand, the developments in the Spaanse Polder will benefit from the Van Nellefabriek's image, whilst, on the other hand, we also want to upgrade the Van Nellefabriek's surrounding area through this qualitative improvement and thereby improve its setting. The principles behind the qualities of the Van Nellefabriek will be used in these new developments wherever possible.

7.2 Van Nelleknoop

The Van Nellefabriek is located along the edge of the old city of Rotterdam, connected to many existing infrastructure such as the Schie, the water connection from the Port of Rotterdam to Delft and the Rotterdam across Schiedam railway line to Delft and The Hague. The area around the Van Nellefabriek boasts many social and economic functions, such as Het Kasteel (Sparta's football stadium), De Schie (penitentiary institution), Rotterdam Zoo car park, allotments, sports fields, parks, an animal shelter and the Spangen residential estate. The area is often characterised as a fringed edge of the city, which has never been considered in its entirety in the sense of connecting existing and new functions within the city more effectively. In view of the pressure on the city to meet the great housing shortage, a study assignment has been commissioned by the Municipality to investigate the area's possibilities and perspectives. One of the possibilities is the realisation of a new train station in this area, in addition to the research aimed at strengthening both the business functions in the Spaanse Polder and strengthening the residential functions linked to the Blijdorp district and improving the sports facilities. The existing rail connection between the cities of Rotterdam and The Hague will be doubled to 4 tracks, so 2 tracks can be used for a fast train timetable and the 2 external tracks can be used for a regional train connection with more stops, including at the Van Nellefabriek. It's quite extraordinary that the first proposals for this railway stop already appeared in plans as early as the nineteen thirties.

The proposed developments, building and zoning proposals in the buffer zone must be preceded by a heritage impact study, which will map out the impact of the developments on the World Heritage Site and which will indicate how the OUV will be maintained as much as possible within these developments. The heritage impact study will become an established and guiding document for developments, which will be developed following the guidelines from UNESCO and ICOMOS.

8. Organisation

Both of the Van Nellefabriek site owners, the owner and the Municipality of Rotterdam, will be coordinating their efforts and plans in three meeting forms as described in the Management Plan which became part of the awarded World Heritage Status in 2004.

1. The Van Nellefabriek's Management Committee

This includes representatives of the City of Rotterdam, the owner, the coordinating architect and the Cultural Heritage Agency of the Netherlands.

Objective:

- Coordination of planning regarding the complex
- Keeping the process descriptions and tenant regulations up to date
- Informing each other of, and coordinating, new intentions and developments, such as in the field of sustainability or visitor facilities and the design of the World Heritage monitoring system stipulated by UNESCO.

Frequency: 4 times per year.

2. Site Holders Meeting

This includes the owner, the Municipality of Rotterdam and the Cultural Heritage Agency of the Netherlands. Representation at board level.

Objective:

Coordination of communication, planning, establishing the Management Plan and UNESCO progress report.

Frequency: annually.

3. World Heritage Foundation Netherlands:

Both site holders will send a representative to the World Heritage Foundation Netherlands' general board meeting.

Rotterdam, January 2021





Colophon

This publication was made possible as a result of the collaborations between Ronald Tilleman, Jan van der Ploeg, Remco van den Bogerd and Wessel de Jonge (WDJ Architects).



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