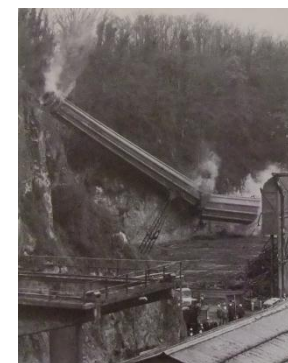


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MARBLE
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THE ENCI FACTORIES &
THE 'PLAN VAN TRANSFORMATIE'
ADAPTIVE RE-USAGE OR DEMOLITION

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For ages, people have admired the Sint-Pietersberg for its natural beauty. However, it was not just the outside they cherished; also the inside of the hill was very valuable to them. Already since the Middle Ages people have been digging marl out of the hill for their construction activities. Since the beginning of the twentieth century the Sint-Pietersberg also became of interest for cement manufacturing companies. Before the 'Eerste Nederlandse Cement Industrie'¹ (ENCI) started with the construction of its first factory building, there already had been several companies digging marl out of the Sint-Pietersberg. Between 1916 and 1919 the Nationale Kalkmergel Maatschappij (NAKAM) -established by Stam en Scharroo- extracted marl from the quarry Lichtenberg. On the West-side of the hill the Kalkmergel-Maatschappij St.-Pietersberg started at the same year as the NAKAM². This company has been active until the beginning of the sixties, but never established an actual factory. The quarry St. Pieter has also been exploited until 1921 by Marx & Co's Bank from Rotterdam, when it was taken over by the 'Antwerpse S.A. Cimenteries et Briqueteries Réunies' (CBR), just like the quarry Lichtenberg. It was this Belgian company which would found the first real cement factory in the Netherlands. On the 15th of July 1926 they received their permit for the establishment of the 'Eerste Nederlandse Cement Industrie'³. By then it would only take a year before they started building. In 1928 the first furnace was lighted and the production process could begin.

Over the years the factory site and quarry have expanded exceedingly. However, the amount of action-groups protesting against ENCI's presence seemed to grow with every expansion. Especially the smell and toxic chemicals coming from the furnace; the dust; the drawdown in the Jekerdal and the gap in the hill have been a thorn in their flesh. Now, years after the ENCI started in Maastricht, there has been decided on a final date for the quarrying. At the latest in 2018 the furnace will be closed and the quarrying for marl will end. The ENCI will keep on producing cement from semi-finished clinker which will be brought in via the Maas. So, the milling-business will remain. A 'Plan van Transformatie'⁴ has been developed, in which is laid down how the site could be re-used after 2018. The area which is taken up in this plan comprises 165 hectares. Enough space for new activities it seems.

Many of ENCI's opponents are pleased that a plan has been made, but plenty of them are still skeptical about its implementation. Currently, most action-groups are concerned about the completion of the quarry, and seem to care relatively little about new plans for the industrial site, as long as the furnace will be closed as promised. And although Maastricht has numerous intellectuals which are interested in industrial archeology,

¹ In English: First Dutch Concrete Industry

² Nieste, 1996, p.25

³ Idem: p.29

⁴ In English: 'Plan of Transformation'

the number of action committees which apply themselves to the preservation of the ENCI buildings seems incredibly small. There has not been any research yet on the value of these buildings, despite the fact that a new plan for the area has already been drawn. Therefore I will focus on the business area in this thesis, rather than the much-discussed quarry. The research question which I will try to answer in this thesis is the following: *Should the factory buildings of the ENCI be reconstructed and reused or rather destructed after the closure of the cement factory in 2018?*

In this thesis I will firstly touch upon the historical and architectural value of these factory buildings, to secondly discuss if and how this industrial heritage could be incorporated into the newly developed business area and the nature park it is part of. Thirdly, I will give a record of the viewpoints of the municipality, the ENCI itself, two professionals in the field and various protest groups concerning the ‘Plan van Transformatie’ and the destiny of the factory buildings. These three central themes of my thesis will be divided into several sub-questions, to come to profound and accurate answers. To carry out this study I have done literature research, gone through archives and I did qualitative interviews. In my conclusion I will come back to my research question.

So far I mentioned the term ‘Plan van Transformatie’ (from now on referred to as PvT) without clarifying what this plan entails. The PvT is an elaborate study on the possibility to transform the ENCI site after the quarry will be closed and the activities of the ENCI reduce. The ENCI was compelled to establish this PvT, since they were only allowed to continue their quarrying after the first of January 2015 if they would have drafted a transformation plan before January first 2010. The PvT applies to three parts of the ENCI-site: the quarry, transition zone and business area. In case the ENCI would not have drafted a transformation plan in time, they would have been responsible for the completion of the quarry, but no plans would have been made for either a business area or a transition zone. In the rest of this thesis I will repeatedly refer to this PvT.

In the PvT it has been decided that the quarry should be turned into a naturally diverse area where chalk grasslands can develop and the amount of forest vegetation is limited. In the quarry recreation facilities for visitors will be established, like viewpoints. Although the ENCI is responsible for the completion of the primary furnishing, the further exploitation will be in the hands of Natuurmonumenten. Parts of the quarry have already been handed over to Natuurmonumenten, like the Oehoe valley and parts of d’n Observant and the ENCI-woods (see appendix 1). At the east-side of the quarry a 500 meter long transition zone will be situated on the edge of the quarry. This area will be used to locate recreation, catering industries and industrial activities, which will be spread over the two terraces. At the highest level (50m above sea level) 1.35ha is available. On this terrace the building density is allowed to be 70%, with a maximum of four floors. At 38m above sea level there is a strip of land of 3.43ha where the density is allowed to be 15%, with a maximum of two floors per building. The transition zone should be arranged as such that it connects the industrial area and quarry and “the industrial activities of the business area are almost experienced as natural”⁵. The transition area has been leased to the Stichting Ontwikkelingsmaatschappij ENCI-gebied on a long-term basis for the symbolic sum of one euro. The ENCI will be responsible (also financially) for the completion of the carcass work of both the quarry and the transition zone, and has to arrange the basic furnishing. On the actual industrial area 22 ha of ground will be made available for external businesses, while ENCI will need 11ha to uphold its own business. Although the production of cement clinker should stop in 2019 at the latest, the ENCI will keep on producing cement and continue its business-, logistic- and distributive functions from the same location. The winning of marl will end once and for all on the first of July 2018. The buildings which will become available for external businesses remain in the hands of ENCI and will exclusively be hired out. The companies which will be allowed on the business site are tied to a list of criteria (see appendix 2). How the business site will be structured is clarified in the map below⁶.

⁵ In Dutch: “de industriële activiteiten van het bedrijventerrein bijna als natuurlijk worden ervaren”. Definitief Plan van Transformatie, 2009, p.20

⁶ Definitief Plan van Transformatie, 2009, p.23-34

Concerning the preservation of the industrial heritage from the ENCI, it is mentioned in the PvT that “new housing estates and industrial heritage will have to summon familiarity and a contemporary experience in each other’s nearness”⁷. It will have to form one unity. However, whether the old ENCI buildings can remain also depends on their suitability for adaptive re-usage.



- *Grey zone*: This is the so called grinding area. These are the 11ha which will still be used by the ENCI. This zone also includes the office building, which will partly be hired out to external businesses.
- *Pink zone*: This area is meant for companies which engage in cement-related activities or ‘new green creating industries’⁸. This applies to firms which produce green and sustainable energy.
- *Dark-blue zone*: These 6ha are set apart for business activities related to (mineral) building materials
- *Light-blue zone*: This area is connected to the transition zone. Until the furnace is closed, this area will be used for the production of clinker. Afterward, this area will be redeveloped and used for economic and creative industries.
- *Orange zone*: This quayside area will be used by companies which depend on water transportation.

⁷ In Dutch: “Nieuwbouw en industrieel erfgoed zullen in elkaars nabijheid vertrouwdheid en eigentijdse beleving moeten oproepen”. Definitief Plan van Transformatie, 2009, p.25

⁸ In Dutch: ‘Nieuwe groene maak industrie’

There will be public access to the industrial site only after the closure of furnace number eight in 2018. To improve the accessibility of the site a new road and parking court will be developed, and the public transport on the Kennedybridge and Maasboulevard will be improved. The PvT should bring about a great social-economic impulse for the area. In the transition zone 108 workplaces will be created, and the investment capacity is valued at 47.850.000 Euros. On the business site approximately 550 additional jobs will be created, plus an investment capacity inbetween 55 and 275 million Euros. The PvT contains a clause which guarantees the execution of the PvT. ENCI couches for the implementation, even if the market will remain unfortunate. In case ENCI goes bankrupt and will have to end its activities ahead of time, ENCI-holding BV will assume these obligations.

A 'Stichting Ontwikkelingsmaatschappij ENCI-gebied' has been developed to model the realization of the PvT and the cooperation between the parties. The primary job of this foundation is to generate money. The board consists of Jan Mans on behalf of the province of Limburg, municipal councilor Albert Nuss, Jan de Jong from the ENCI, Coen van der Gugten from the Stichting St.-Pietersberg Adembenemend and Frank de Scheppers from Natuurmonumenten. The ENCI will take care of the management and office of the foundation until 2025, and together with the municipality and province it provides a starting capital. In the PvT it is said that in the planning phase an important role has been set aside for the environment. The interest groups could appoint a representative who would be a member of the Stichting Ontwikkelingsmaatschappij ENCI-gebied; there have been information evenings and the neighborhood could decide on the advice agency for the environmental research. There has also been a commission of specialists which gave advice during the determination of the contours report and during the final presentation of the PvT.

This PvT as described above has been agreed upon by the province (decision by the Provincial Council on December 18th, 2009), the municipality of Maastricht (decision by the City Council on December 15th, 2009) and HeidelbergCement on behalf of ENCI (November 3th, 2009)⁹. Natuurmonumenten and the foundation 'Sint Pietersberg Adembenemend' on behalf of the interest groups go along with it as well. However, as we will see in chapter six of this thesis, the viewpoints on the plans are more diverse.

⁹ Besluit van de Gedeputeerde Staten van Limburg, 2010, p.19

In this chapter I will not only make a record of the buildings, but also say something about their cultural-historical and architectural value. The study we will indulge in in this chapter belongs to the field of industrial archeology. More often than not, industrial monuments are appreciated differently from other monuments, like urban residences, castles, monasteries, mills, farmhouses etc. The appraisal of these types of buildings mostly depends on criteria like their old age, esthetics, architectural qualities and their uniqueness. The appreciation of an industrial monument, on the other hand, lies in its functionality. Industrial monuments belong to the concrete historical study-material which can serve as an additional source in historical research. Therefore, the name ‘archeology’ has been given to this field of study. R.A. Buchanan of the British College of Science and Technology gave a very apt description of what industrial archeology entails:

“Industrial archeology is a field of study concerned with investigating, recording and, in some cases, with preserving industrial monuments. An industrial monument is any relic of an obsolete phase of an industry or transport system, ranging from a Neolithic mine to a newly obsolete aircraft or electronic computer”¹⁰

Industrial archeology is an interdisciplinary field of study: for the analysis of a building one needs a specialist in architecture; an archeologist who introduces his research-method; a technical engineer who examines the machinery; and furthermore geographers, historians, economists and art historians can also add great value to the field¹¹.

In the Monument Law of 1988¹² (just as the Valletta Treaty¹³) the governmental criteria to come to an integral value determination of a building are laid down. These are the following:

1. Spatial structure and connections
2. Beauty
3. Meaning for the sciences
4. Cultural-historical value
5. Archeological value or purpose of the ground-archive

To determine the cultural-historical value of a building the following criteria can be used:¹⁴

- Flawlessness: the original design and construction are still visible and complete

¹⁰ Buchanan, R.A., 1972, p.20

¹¹ De Boer, 1981, p.25

¹² Monumenten Wet 1988: Article 1 lid B sub 1 and lid F

¹³ Also known as the Malta Convention: a treaty initiated by the European Council, signed in 1992, for the protection of the European archeological heritage.

- Distinctiveness: is the object characteristic for a specific period, style, architect, architectural school, etc.
- Uniqueness or rareness: are there more objects from the same period, architect or style in Maastricht or the region
- Architectural value: this does not only include the esthetics of the exterior, but also the interior constructions.

4.1 INDUSTRIAL ARCHITECTURE

To understand in which context the ENCI buildings should be placed, I will give a brief historical overview of the development of industrial architecture, with a focus on the twenties and fifties of the twentieth century, when most of the ENCI buildings were designed. A building does not always have to fall within one architectural stream, as we will see with for instance Peutz.

Factory buildings are relatively young architectural testimonials, compared to religious, feudal and residential premises. Their history only reaches back approximately 250 years, when in England the textile-business started to industrialize. The industrial revolution reached the European mainland several centuries later, only after 1800. The first broad scale application of steam engines in the Netherlands was for the spinning industry in Brabant and Twente, from 1840 onwards. Although formerly the notion prevailed that the industrial revolution in the Netherlands took place between 1850 and 1890, nowadays it is more generally assumed that the actual take off was only around 1890¹⁴. For the brand new factory buildings which had to be established, people started applying new materials and building techniques: Whereas in the 18th century iron was solely used for the construction of bridges, its success lead to the implementation of iron in industrial constructions as well, like struts and roof trusses. Greater link roofs had to be created, due to the technological innovations which led to the creation of bigger machinery. From 1870 onwards saw tooth-roofs were developed to optimize the illumination angle. Experiments with cement resulted in the production of reinforced concrete, which would enable new skeleton constructions and make wooden frameworks redundant. It would only take a few decades before the first prefabricated building materials were developed. So, it was at the end of the nineteenth century that industry progressed, with ‘modern’ industrial architecture as its result. This early industrial architecture had the following characteristics: “rectangular, several floors, a foundry iron frame and rows of similar windows within a symmetrical façade composition”¹⁵. These factories were only minimally decorated, usually in a neo-classical or neo-Renaissance style.

¹⁴ Starmans & Daru-Schoemann, 1990, p.7

¹⁵ Nijhof, 1985, p.14

¹⁶ Nijhof, 1985, p.50

However, during the second half of the 19th century, buildings which were previously sober and functional in design got decorated with “towers, crenels, round and pointed arches, rosettes, bay windows and balustrades”¹⁷. This was partly done to make it seem like a regular public area, since so far industrial areas were strictly separated from the residential zones. It shows a growing awareness of the embedment of industrial architecture into the landscape, but also into the architectural surroundings. But more importantly, the decoration was meant as advertisement for the company, since the factory was considered a work of art in itself. This highly decorated style got known as eclecticism: it was not based on a specified list of characteristics, but was inspired by various building styles. Although in most European countries the critiques on this eclectic style led to the emergence of Jugendstil or Art Nouveau, this never broke through in the Netherlands.

The First World War signified the complete end of eclecticism and Art Nouveau. A new building style appeared in the twenties which was characterized by straight lines, empty walls and the omission of ornaments. This style got known as Functionalism or the International Style in English, and ‘Het Nieuwe Bouwen’¹⁸ or ‘De Nieuwe Zakelijkheid’¹⁹ in Dutch. The functionalist style developed out of the idea that after the war, the new society which would have to be developed should be fundamentally different from the pre-war society. So, the post-war architects demanded a new architecture for a new society²⁰. Besides, with this new style the architects tried to reproduce the world they saw around them: a world which was going through a process of rapid mechanization. Two Dutch associations which based themselves on the principles of Functionalism were the ‘Opbouw’ in Rotterdam and ‘De 8’ in Amsterdam. They wanted to be a-aesthetic, a-dramatic, a-romantic and a-cubistic, as it says in the manifesto of ‘De 8’. A great source of inspiration for the Dutch architects working within the functionalist style was the architect H.P. Berlage, who can be considered the founding father of Dutch modern architecture. For Berlage, the focus was on moulding the space, not on decorating the façade. The style he preferred was dominated by geometrical proportions, rationalism and the creation of a state of sublime peacefulness out of all the shapes. Berlage indicated this style by the concept: ‘Unity in Plurality’²¹. The showpiece of Dutch functionalism became the Van Nelle factory in Rotterdam, where coffee, tea and tobacco were processed. This factory was designed by J.A. Brinkman and L.C. Van der Vlugt, and finished in 1929. Many of the buildings Frits Peutz designed are considered functionalistic. Whether this is a valid statement will be discussed in the next subchapters, where I will also give a more extended overview of the characteristics of Functionalism.

During the same time as Functionalism, there was another building style which was going through its heydays: The Delft School. The Delft School opposed the modern styles of architecture and is therefore also

¹⁷ Ostermann, 2006, p.39

¹⁸ In English: ‘The New Building’

¹⁹ In English: ‘The New Matter of Factness’

²⁰ Rebel, 1983, p.9

²¹ Van Dijk, 1999, p.22

known as traditionalism. So, “whereas the functionalist architects thought that architecture should be in accordance with the current age, the traditionalists were of the opinion that architecture should be of all times, and especially in line with the traditions of the area or country”²². The traditionalist style is characterized by brick work, sober designs and a preference for craft works. In its initial years, the undisputed ‘leader’ of this movement was the Dutch Marinus Jan Grandpré Molière, a principal professor at the technical University of Delft. He was a strict catholic who believed that architecture should be for the service of God, rather than “in the service of humanity” as the functionalists claimed.²³ Grandpré Molière used his position and (political) influence to direct as many work orders as possible to those who shared his viewpoints. This special power of Grandpré Molière together with that of the movement itself led to the establishment of the name of the movement. However, it might be argued that the term Delft school has been overused. It has been applied to almost all architects of the twenties who used traditional elements in their designs. “Strictly speaking the term is better applied only to architects who actually enjoyed the imprimatur and political support of Grandpré Molière and his friends and to those who attempted to synthesize traditional ornament and forms with modern programs, but largely at a visual level”²⁴. Although this style seems the antithesis of functionalism, Frits Peutz has also been related with the Delft School for his religious buildings.

Until the late fifties, the designs of the functionalists and the Delft School dominated the industrial architecture of the Netherlands. There have only been some slight changes in design after 1945. The amount of economic branches which preferred low-rise over high-rise buildings grew. And whereas factories still had a brick façade until the late sixties, soon afterwards “the flat, roofless, ‘metal box’ became the standard model”, and it still is²⁵.

4.2 BUILDINGS ON THE ENCI-SITE

As mentioned in the introduction, the ENCI started building its factories in 1927. Looking at the building permits for the Lage Kanaaldijk number 113-115, there have been requests to build a machine shed and an office building already in 1923²⁶. In 1924 an official request to establish the construction of reinforced concrete arrived at the municipality²⁷. Only in 1927 did the ENCI ask for permission to build a cement factory²⁸. But already eleven years after the establishment of the first factory, the ENCI wished to expand. By then they had a market share of 50 percent in the Netherlands, due to international arrangements. In 1941,

²² Ibelings, 1996, p.43

²³ Buch, 1993, p. 253

²⁴ Idem, p.256

²⁵ Nijhof, 1985, p.54

²⁶ Bouwvergunningen RHCL, 1918-1943, n.20.075B, n.971/972

²⁷ Idem: n.973

²⁸ Idem: n.974

the buildings permits to create extra bathing rooms and canteens, including their construction of reinforced concrete, were requested²⁹. Ten years from then, in 1951, the ENCI greatly expanded on its southern flank. The plans for this expansion –the so-called ‘Uitbreiding Zuid’³⁰– were already completed in 1939 by the engineer O. Roth³¹. There was a clear expansion scheme to move south and establish a fifth furnace on the place of the farmhouse Lichtenberg, but the Provincial Council decided to make further quarrying impossible without a permit. Because of disputes within the Provincial Council and the outbreak of the Second World War, the expansion plans had to wait. During the Second World War the ENCI site remained almost completely intact; some small bombs landed in the quarry, and the ammunition deposit had been snatched³². Meantime, the action groups realized the preservation of the farmhouse Lichtenberg and the leave strips of the Maas. After the war, the municipality and government kept on hindering the ENCI in their plans. In 1946, for instance, the hill was declared a protected nature zone, which gave the ministry the right to reject every plan for expansion. Nevertheless, the original plans were still presented to the municipality not even a year after the liberation of the southern part of The Netherlands. The ENCI got its permit to dig for another 60 years in 1948, when the boundaries of the quarrying area were defined. Although the province only did so with difficulty, they gave permission to break through the leave strips besides the river, so the quarry would not be covered up anymore. They allowed the expansion and the ENCI opened a competition among several Dutch architects to decide which agency would get the honor to design the new factory site.

The heart of the southern expansion was the 120 m long furnace with a capacity of 250.000 ton per year. This was just as much as furnace one to four altogether could produce. This furnace was placed in a new furnace hall, with at the end a chimney of 110 m tall. On the first of July the furnace was lighted, while on the 14th of September 1951 the southern expansion was officially opened during the celebrations for ENCI’s 25th anniversary. In 1954 the plans for the second half of this expansion were ready. Again, the most important expansions would be a new furnace plus chimney. This was furnace number six. In 1960 the office building and laboratories were renewed and another furnace was established. In 1967, the eight and biggest furnace would arrive at the site, which would remain in open air (see appendix 3). From then onwards, several requests for the expansion of the quarry have been drawn, but the size of the factory itself stayed almost the same. There have been expansions of the already existing buildings and installations, but hardly any new buildings appeared. In 1993 ‘Cimenteries et Briqueteries Réunies’ (CBR) was taken over by the multinational company HeidelbergCement

²⁹ Bouwvergunningen RHCL, 1918-1943, n.20.075B, n.5904

³⁰ In English: ‘Expansion South’

³¹ Schaepkens van Riemst, 1951, p.6

³² Gulikers, 1951, p.21

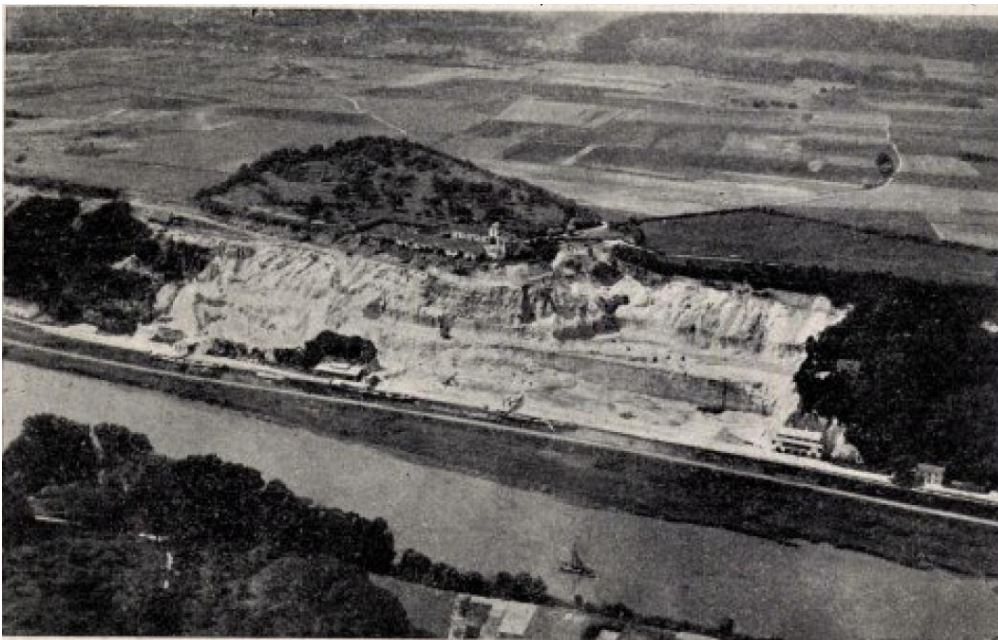


Fig. 1.
DE
ST. PIETERSBERG
IN 1926.
„....Er komt als het
ware een kuil”.
Cliché Leiter-Nypels.

The Sint-Pietersberg in 1926. The factory was not there yet, but the quarrying had already started.³³

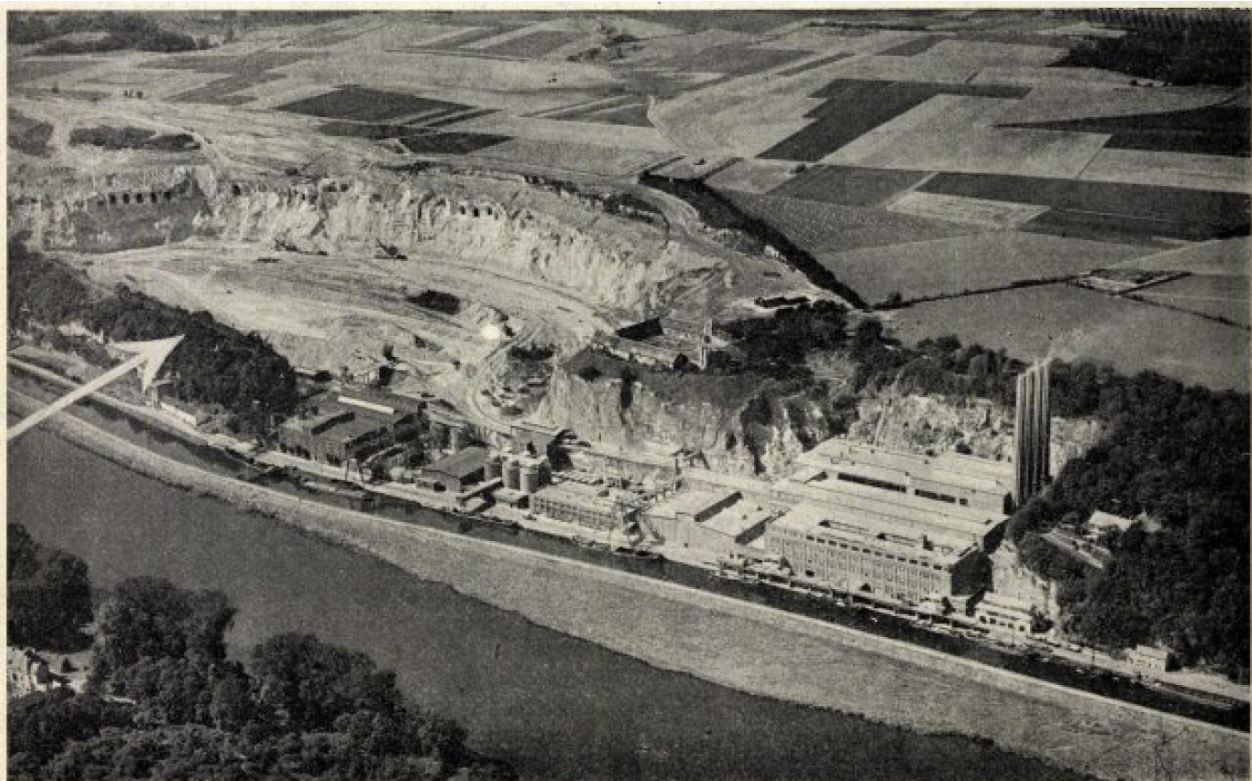
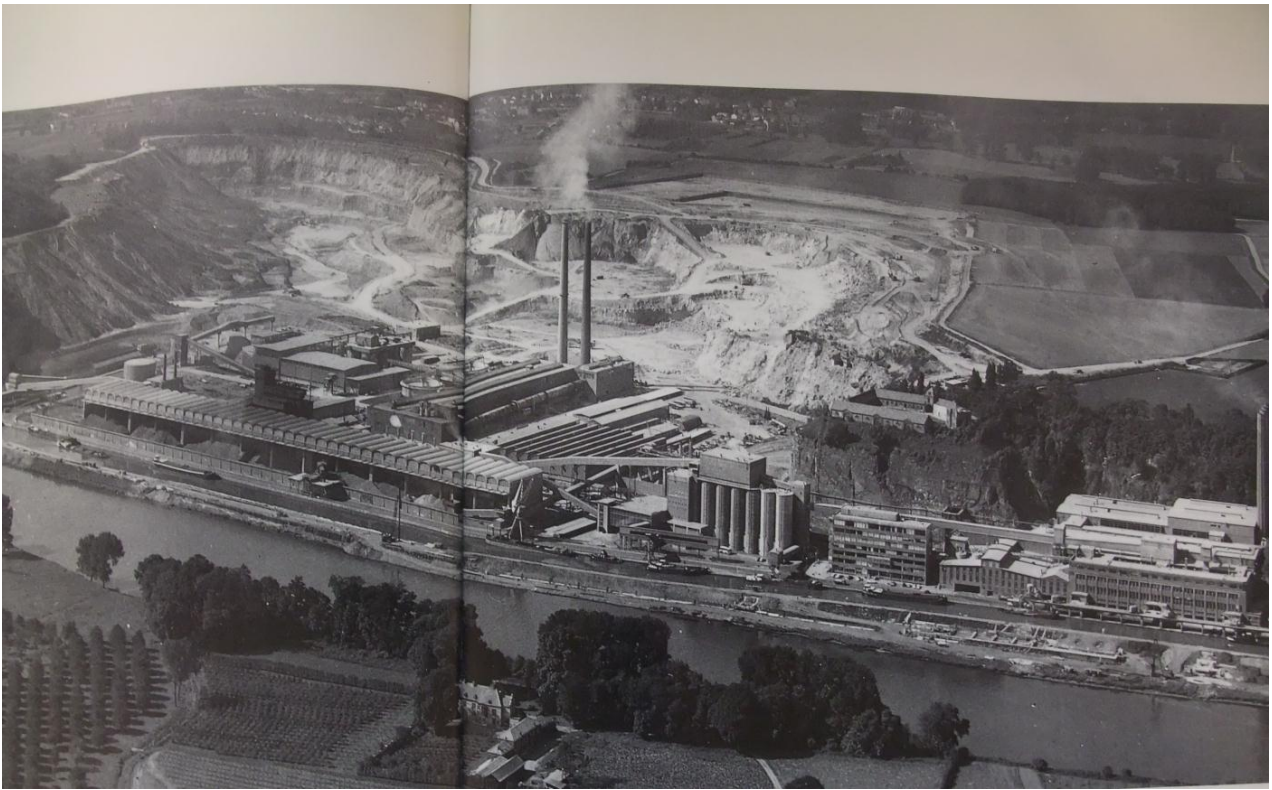


Fig. 2. DE ST. PIETERSBERG IN 1946.

„....Velen in Holland zullen hiervan vreemd opzien”.
Luchtfoto K.L.M.

The quarry and factory as they were in 1946, before the great expansion of 1951. The mark shows where the ENCI would break through the levee strips.

³³ Pictures retrieved from: Natuur Historisch Maandblad, 36^e jaargang, nos 9-10, 31 october 1947, p. 66-68



*This is how the site looked at the end of 1960, when most of the southern expansion had been completed.*³⁴

4.2.1 THE EARLY BEGINNINGS

Now, let us go back to see how the factory site came into being. In most of the literature it is mentioned that the earliest ENCI factories have been designed by the architect Frits Peutz, who is relatively well-known in the southern parts of the Netherlands. However, on the actual building plans for the machine shed and office building from 1923, his name is not mentioned³⁵. These drawings have been made by the architect H.A.H de Ronde. The requests for the building permits of these two premises have solely been signed by De Ronde, and they have a stamp on them by the undersigned: ‘Ingenieurs- en Architectenbureau van Ir. H.A.H. De Ronde – Maastricht’. Therefore I can say with certainty that both the machine shed and the office building have been designed by the architect H.A.H. de Ronde. Only from 1927 onwards -when the actual cement factory got designed- the building plans are signed by both De Ronde and Peutz. During the years 1926 and 1927 these two architects would cooperate on a regular basis, but who started working for who remains unclear. Besides the ENCI, there are three more premises in Maastricht which have been designed by De Ronde and Peutz together³⁶. Nevertheless, it would be incorrect to give all the credits for the ENCI factories to Peutz, since he only got involved after the first building plans were already completed. It is even hard to tell whether Peutz was involved with the design of the cement factory right from the start, since not all the

³⁴ Picture retrieved from Nieste, 1996, p. 120-121

³⁵ Building plans belong to the archives of the RHCL, year 1918-1943, 20.075B, drawing n.971/972

³⁶ E-mail by Roelof Braad, 09/06/2011

drawings are signed. And whereas previously the building permits had been requested by the architect, the one from 1927 had been sent by the 'Eerste Nederlandsche Cement Industrie' itself, and signed by technical director Frey. So, not even this document can clarify the obscurity. The only clear guideline to assess which drawing has been made by which architect, is by an analysis of the handwriting, since both are very distinct. The personal and work-related histories of the two architects will be explained in the following subchapter.

Before the permission for the construction of the cement factory was granted, the request first had to be validated by the 'Beauty Commission'³⁷ of the municipality. The advisory letter which had been drafted by this commission explains a lot about the expected relation between the utilitarian purpose of this building and its design, but also about the capabilities of the architects.³⁸ In this advisory letter it says the following:

"Since we are dealing here with a non-residential building, of which the separate parts have been put together with great ingenuity, the Commission does not feel called upon to indulge in a more detailed assessment of the architectural shape of the work, given that the external shapes here are directly connected with the utilization of the separate parts within the factory.

For the rest, there are even fewer reasons to still critically judge the architecture, since the plans on all counts exhibit mature consideration"³⁹

The single design aspect the commission did want to have an influence on, were the colors which would be used for the façades:

"Also after the verbal clarifications, which were provided to the Commission very attentively by the involved architect, the Commission judges that it is necessary -at any rate desirable-that with the provision of the building permits the positive demand is made that the colour of the entire complex will be kept in one shade as much as possible and that the different externally processed materials are either naturally the same, should anyhow get approximately the same color, or will be provided with the same colour afterwards."⁴⁰

³⁷ In Dutch: Schoonheidscommissie

³⁸ Attached with the building permit: Bouwvergunningen 1918-1943, n.20.075B RHCL, n.974

³⁹ In Dutch: "Aangezien we hier te doen hebben met een utiliteitsgebouw, waarvan de verschillende onderdelen met groot vernuft in elkaar zijn gezet, acht de Commissie zich niet geroepen in eene nadere beoordeling te treden van de architectonische vormen van het werk, daar vooral hier de uitwendige vormen onmiddellijk verband houden met de bestemming van de verschillende onderdelen binnen de fabriek.

Overigens is te minder reden aanwezig om hier alsnog te treden in een critische beoordeling van de architectuur, waar de plannen in alle opzichten blijk geven van rijp beraad, overleg en diepgaande studie".

⁴⁰ In Dutch: "Ook na de mondelinge inlichtingen, welke zeer bereidwillig door den betrokken architect dienaangaande aan de Commissie verstrekt waren, is de Commissie van oordeel, dat het noodzakelijk althans wenschelijk is bij het verleenen der bouwvergunning den positiven eisch te stellen, dat de kleur van het gehele complex zooveel mogelijk in ééne nuance gehouden wordt en dat de verschillende uitwendig te verwerken materialen, hetzij van nature dezelfde, althans ongeveer dezelfde kleur moeten krijgen, hetzij naderhand van dezelfde kleur moeten voorzien worden".

The industrial buildings as they are presented on the oldest overviews of the area really formed one coherent ensemble (see building plan 1). This ensemble consisted (inter alia) of a furnace hall with four furnaces and chimneys; a packing hall with silos; a storage hall; machine shed; cement factory and office building. The buildings were all designed within one style, which clearly showed characteristics of a functionalist building style. The framework of reinforced concrete was visible in the buildings and their design was highly symmetrical. The great amount of glass in the façades enlarged the transparency degree and allowed a maximum amount of sunlight and unobstructed views.⁴¹ However, there are also some aspects in which these buildings differ from the purely function design. First of all, the building materials have not been restricted to reinforced concrete and glass, but there was still a lot of brickwork. This impeded that the predominant color was white. And whereas in functional designs the box-shape was the starting point, in the design of 1927 several of the factory halls had slightly pointed roofs. The machine shed differs from the rest of the ensemble because of the smaller amount of windows and the less transparent framework construction in the façade (see building plan 2). The office building also stands out because of the almost inconspicuous decorations in the façade, like the pillars between the windows (see building plan 3). These ornaments, together with the brickwork, distinct multi-storied construction and ladder windows⁴² make it a good example of the Amsterdam School⁴³. From the buildings of 1927 only the packing- and storage hall remained, including the silos. The packing hall has become known as the Peutzhal and is now used by the AINSI. In 1946 another floor has been constructed on top of this building to add extra canteens. Undoubtedly, there is much more to say about the architectural value of these buildings and their internal construction, but unfortunately I lack the technical expertise to go further into depth about these architectural qualities.

4.2.2 UITBREIDING ZUID

The Southern expansion –or ‘Uitbreiding Zuid’ in Dutch- has often been considered a second factory which was built besides the one from 1927. The new factory consisted of two pulp-reservoirs, a furnace with chimney, furnace hall, breaker-building, covered storage hall, concrete- and coal-milling building, electric distribution station and workshop including depot⁴⁴ (see appendix 4). However, the new factory was dependent on the old one for its fabrication of pulp, its compressors, silos and partly on its packing building⁴⁵. Nevertheless, it was designed as such that there would be enough space to add all these functions to this factory site in due course. As mentioned before, the plans for the second half of the expansion were already there in 1954 (see appendix 5). Although the structural detailing for the expansion had already been

⁴¹ Rebel, 1983, p10

⁴² In Dutch: laddervenster

⁴³ This building style was popular in 1910 and 1920 and used on a big scale for the construction of public housing and schools, mainly in and around Amsterdam. The style is int.al. characterized by its brickwork and decorative masonry.

⁴⁴ Ulrich, 1951, p.153

⁴⁵ Gadiot, 1951, p17

made by the ENCI in 1939 (by the engineer O. Roth), the architectural design has been made by the engineers H.P. Dingemans, Wouda and v.d. Bergh, who won the design competition. There had been five submissions, but the jury made its final choice between two designs: that of Dingemans' agency 'Ingenieurs Bureau voor architectuur en stedenbouw Dingemans' from Utrecht, and the design from the architects Huysmans from Maastricht and Heman from Heerlen. For technical reasons the jury preferred the former design, but advised to divide the gratuity, so one-third went to Huysmans and Heman and two-third to Dingemans, Wouda and v.d. Bergh⁴⁶. One striking detail of their design were the decorative paintings in bright colours on several doors in the façades⁴⁷. Although these are not visible anymore nowadays, they are indicated on the building plans of the milling hall for blast furnace slag cement of 1959 (see building plan 4). As mentioned already, the expansion of the ENCI was not completed yet in 1951. The actual expansion was only finished in 1960, with furnace number seven. Between these years, two entirely new furnaces had already appeared on the site (see building plan 5). With the furnace from 1960 the ENCI could also start producing blast furnace slag cement, instead of only Portland cement. Almost all of the buildings which have been added to the site during this decade of expansion were designed by Dingemans. When H.P. Dingemans died in 1961 his agency kept on working for ENCI. They did not only design factory halls, but also bigger installations like the clinker hall (see building plan 6).

The design of the buildings which were added between 1950 and 1960 is only slightly different from that of 1927. The frameworks of reinforced concrete are visible and the buildings are based on symmetrical proportions. There is still lots of brickwork, although the amount of concrete used as a building material increased. Remarkable is the placement of the windows; whereas in De Ronde's and Peutz' designs the windows covered the entire façades, in the designs of Dingemans there are usually two rows of windows, one on a high level just under the ceiling and one on a lower level. This is clearly visible in the building plan for the storage- and drying hall of blast furnace slag, built in 1960 (see building plan 7). Also prominent are the distinct roof constructions. The covered depot built in 1950 has a roof with an arch setting, while the working area of 1957 has a very exclusive saw-tooth roof, where one roof-side is vertical and the other globular (see building plan 8&9).

In my opinion, the most outstanding building on the site is the office, which was designed by Dingemans in 1960. This building –which also includes the laboratories- has been established between the old northern and new southern factory, bordered by the slope of the hill on the backside and the main road besides the canal on the front. The office has seven floors and is square shaped. In Dingemans' design all the offices are directed towards the Maas, and the laboratories are added in a separate block attached to the building. The construction of the building is made of a concrete frame, and undecorated plates of reinforced concrete cover

⁴⁶ Bouw, 1949, p.885

⁴⁷ Bouw, 1960, p.1219

the closed parts of the façade (see building plan 10). The manner in which the concrete plates are patterned gives the building an exclusive character within the ensemble. The concrete which is used was produced at the ENCI factory itself. This accentuates the unity with the surrounding buildings, but also with the Sint-Pietersberg⁴⁸. The window-flounces of the laboratory go all around the building, and to accentuate the direct communication with the factory it is oriented towards the industrial site. The windows of the building cannot be opened in order to keep out the dust coming from the factory. Instead, a special air-conditioning system has been used already since 1960⁴⁹. But even more unique about the inside of the office is the great amount of art available. All the splitter walls (used to) have panels attached to them, most of which were photos. Frans Slijpen is one of the artists who decorated the building, but he also had an advisory function concerning the artistic beautification of the building. Dingemans himself was not involved in the decoration.

It has been said that the characteristic style of Dingemans has been subordinated to the functionality and meaning of the office as a utilitarian premise⁵⁰. However, an office can acquire its own form of expression through several factors, like “the necessary spaces, the character of the company it is meant for, the size of the company, the activities the employees have to accomplish, the location, and the environment, which will necessarily be shaped by the building”⁵¹. On the basis of these factors it can be determined whether a building can be considered successful utilitarian architecture or not. In the case of the ENCI office, it was successful in my opinion. The building did not only form one unity with the surroundings, but also represented the company in an accurate way. Dingemans succeeded in showing the working character, and with that the office character of the place. Only this aspect of the design might already be enough reason to accept that the office is not a commercial showpiece, or a visiting card of the architect.

At the beginning of this chapter I mentioned that the cultural-historical value of a building can be determined on the basis of the criteria flawlessness, distinctness, uniqueness and architectural value. In case of the ENCI, it is hard to determine in how far the buildings (from both 1927 and the Southern expansion) comply with these criteria. In most cases, the original design and construction are still visible. However, some of the distinct characteristics -like the decorative paintings on the outside of the façades- have been removed. Many buildings have been extended over time, like the Peutzhal, on top of which one extra floor was built. This desecrates the original design of the building. The buildings are characteristic for a specific period and style; however, in Maastricht there are plenty of factory buildings which exhibit functionalist characteristics. Whether the buildings are characteristic for Dingemans I cannot tell. The fact that Peutz is well-known in the region and the place of this work within his oeuvre does add extra value to the packing- and milling hall, which is the only building from 1927 which is still there. Many of the buildings which have been taken out

⁴⁸ Dingemans, 1966, p.54

⁴⁹ Idem

⁵⁰ Buffinga, 1965, p.1399

⁵¹ Idem

of production so far need restoration before they can be re-used. The roof of the furnace hall, for instance, is in a pretty bad state. Whether these buildings have a unique architectural value is difficult to tell, due to my lacking knowledge on architecture and engineering. Hence, I might conclude that on the basis of these criteria the cultural-historical value of these buildings seems limited. However, this determination did not question the emotional value neighbors ascribe to these buildings. After all, ENCI has played an important role in Maastricht's industrial past and has been a vital employer for over 80 years. The opinions of some of the interest groups will be presented in chapter six of this thesis.

4.3 THE ARCHITECTS AND ARCHITECTURAL STREAMS

It is remarkable how much information can be found about Frits Peutz, but how little is known about Herman de Ronde. Most likely this is due to the fact that De Ronde's career as an architect was rather short, while the list of buildings Peutz has designed seems infinite. This might also explain why Peutz got all the credits for the architecture of the ENCI site: De Ronde was and remained a rather unknown architect who quit his architectural career the year after the ENCI factories were built, while Peutz was only getting started. Considering the amount of buildings and installations Dingemans' agency designed for the ENCI, the appreciation they got for their work seems pitiful to me.

4.3.1 HERMAN A.H. DE RONDE

Herman de Ronde was born in Meppel on the 30th of May 1887. He went to the Modern Grammar School⁵² in The Hague, and moved to Delft in 1906 to study at the Technical University and become a civil engineer. He received his degree in 1918 and started working for a contracting firm in Nijmegen. In 1920 he set up as an advising architect and engineer in Heerlen, although this would turn out to be a relatively short-time career. It was during this period that he worked together with Peutz and designed the ENCI buildings. During the assembly of the Provincial Council on the 10th of July 1928, one year after he finished the ENCI buildings, he was designated head-engineer of the Provincial Public Works Department. For years he worked on the improvement of the road-system in Limburg. Besides, he counteracted the pollution of streams in northern and middle Limburg. In this time four polder boards were established within the province, partly thanks to his efforts. De Ronde was a member in various commissions, like the public commission which researched the possibility to install a reservoir installation in Limburg, to provide for the province's electricity. These kinds of projects often



⁵² In Dutch: Hogere Burgerschool

affected the natural landscape, which De Ronde sometimes got blamed for. This was something he deeply regretted. De Ronde died in 1939 at the age of 52 because of an illness.⁵³

Although De Ronde must have designed several premises during the ten years he worked as an architect, the only documents I could find about him concerned his job at the Provincial Public Works Department.

4.3.2 FRITS P.J. PEUTZ

Frits Peutz was born on the 7th of April 1896 in Uithuizen. When he was 18 - in 1914- he moved to Delft to study at the technical university (just as De Ronde did eight years before him), where he received his bachelor degree as a civil engineer after four years of studying. After obtaining his degree Peutz decided to change his field of study and got another propaedeutics in architecture. In the same year he obtained his propaedeutics, his first building was completed: a manor for notary Wijnands in Heerlen. Although he



officially only became an engineer in the architecture in 1925, Peutz already started his own architectural agency in Heerlen in 1920, in the same year as De Ronde started his own business. Between 1921 and 1927 Peutz designed the friar-school and -house Molenberg in Heerlen, just as the nurses-school and-home Molenberg. Besides, his first church architecture got realized in Rumpen. So, when Peutz received the request from the ENCI to design their factory halls in 1927, it was rather early in his career. The ENCI buildings were the first factory architecture he was going to design, and besides one milk-factory in Heerlen which he designed in 1949, this would be the only real factory building from his hand. Besides his work as an architect, Peutz has been an employee at the 'Public Commission for Monument Care'⁵⁴ since 1928. In 1947 he also started teaching. Between 1947 and 1950 he worked as a teacher in classical architecture at the Construction Academy of Maastricht, before he became a professor at the Jan van Eyck Academy, also in Maastricht. In 1954 and '55 he worked at the Construction Academy in Amsterdam. On the 24th of October 1974 Peutz passed away in Heerlen at the age of 78.

Although I mentioned at the beginning of this subchapter that the amount of information about Peutz is abundant, I will have to tone this statement down. Various articles have been written about his viewpoints on the principles of architecture (especially his comparison between architecture and music has been much-discussed), and on his well-known buildings, like the 'Modehuis Schunck' and the town hall in Heerlen. However, his fame never reached far beyond the circles of professional architects. Also geographically, he almost solely received praise from within the province. And even despite his respectable status within Limburg, the amount of job offers coming from outside the area could be counted on one hand. Also in

⁵³ Information in this paragraph is based on: Verlinden, 1940, p.37

⁵⁴ In Dutch: Rijkscommissie voor Monumentenzorg

books on the architectural history of the Netherlands you will hardly ever find his name. And if his name is mentioned already, the report never consists of more than a few lines, or Peutz is only used as an example to emphasize an argument. As G. Bekaert also mentions in his essay 'The Phenomen Peutz'; "in Dutch architectural history, the architect engineer Frits Peutz does not exist. Only his name whirls down here and there, like a ghost"⁵⁵. The only reference to him I found, was in the Dutch translation of the book 'Moderne Architectuur in Nederland 1900-1940' by Giovanni Fanelli. There he is mentioned in a list of architects belonging to the Delft School.

Perhaps this minimization -or rather omission- of his work from many of the great architectural historiographies can be explained by the architectural climate of the twenties: Peutz was a stickler for tradition and often based his architecture on a thorough re-reading and reinterpretation of the Classics. During the twenties the modernist had the upper hand and traditionalist standpoints were hardly acknowledged. Another reason could be the intractability of his designs. His work did not fall to the functionalist experience, neither to the School of Delft. The architecture Peutz designed could not be placed within one framework and has therefore been left out as a whole. This is striking, considering the fact that Peutz' architecture is not ageless either. It belongs to a specific time, but does add a new dimension to this period. It is not possible to consider Peutz' architecture separately from the developments taking place in the Netherlands and the rest of Europe. Architects and theoreticians which had a decisive influence on the architectural styles of the period –like Bright and Berlage- also affected Peutz. Perhaps it is necessary to change one's notion of the concept of style to truly understand Peutz' architecture: A building should not be considered predominated by its style. Instead "it creates its style, presuming its own concrete universality"⁵⁶. If one thinks of style as such, it does not surprise anymore if an architect does not continue to work within one style. This does not have to be seen as an interruption of the oeuvre. An architect like Peutz, who created his entirely own notion of architecture, could be praised for his works, since they are separate realities with a character of their own. Peutz would not be depicted as a schizophrenic architect anymore, who was working within various styles at the same time. After all, for every building he designed he applied the material, shape and expression which suited best to its function, environment and the preferences of the ordering customers. Therefore his many-sidedness could also be seen as a virtue.

To fully describe Peutz' notion of architecture one needs a broad knowledge of architecture. He based himself on concepts and principles from various architects of different ages. In his designs, Peutz could draw from both a modernist and a traditional formal language⁵⁷. As mentioned already, he believed in the strength of tradition. He applied the classic golden ratio for several of his designs. However, perhaps we could rather say that Peutz tried to create a synthesis between the traditional and modern. One aspect of his architecture

⁵⁵ Bekaert, 1981, p. 347

⁵⁶ Bekaert, 1981, p.348

⁵⁷ Maurer, M.&N., 2002, p.20

which illustrates this is his usage of columns. Peutz often worked with the so-called mushroom-construction: pillars which gradually pass into the ceiling. Despite its futuristic appearance, this construction is based on the classical tripartition between the podium, pile and capital. We can also see this in his usage of materials: Peutz was appealed by Bright's ideas to combine authentic and new materials, like wood and concrete. However, the main goal for Peutz was the creation of harmony and order in his architecture⁵⁸. Peutz believed, just like Berlage and Corbusier, "that architecture was order, and harmony was caused by obeying the universal laws of proportion"⁵⁹. H. Nicolaye, who worked in the technical office of Peutz for over 40 years, also confirmed that Peutz always made sketches based on mathematically infallible constructed perspectives⁶⁰. This will to create order is closely related to Peutz' concept of space. Especially Berlage's theoretical writings had a big influence on Peutz' ideas on space-creation. Peutz considered it the architect's task to give each space its right proportions, to evaluate the relations between the spaces and to synchronize them⁶¹. He made a distinction between the visible space which we can perceive with our senses and the conceivable space which is the visible spaces, but completed and rectified by our senses⁶². Peutz believed that the framework of a building determines the size of the space as we perceive it, while the materials influence its atmosphere. Peutz thought of himself as creating space, rather than creating a building. This also explains his opposition against façade architecture. Peutz considered architecture as the highest form of art, since only architecture took the ultimate immaterial as its starting point: space.

But besides this focus on order and space, Peutz was always searching for the broader content of architecture (what moved the architect) and the continuation of traditions. Peutz believed in something he called 'het meer'⁶³. Architecture should not be considered something purely rational, according to Peutz, but something with a soul of itself. This soul could lift the architecture up and turn it into architectural works of art. One reason why he wanted buildings to have a soul of themselves lied in his wish to create architecture which lasts longer than one lifetime. This did not only mean that his buildings should be of such technical quality that they survived (this was one of the reasons why Peutz was so much in favor of the usage of concrete), but the building should also have a story to tell. When the architect dies, the building remains. The architecture, but also the ornaments, should therefore be universal and of all times. This was also one of the main points made by the Delft School. So, the architect must search for that what is eternal within architecture, and it is exactly this what Peutz called 'het meer' or the soul of a building. This also explains why Peutz made such a profound study of the Classics: for him they served as proof that there were eternal values and laws within architecture. This is where Peutz differs from the functionalist architects: they believed that those styles of architecture which cannot let go of the past are temporary fashion quirks, and good architecture is supposed

⁵⁸ Arets, 1981, p. 351

⁵⁹ Van den Bergh, 1981, p.364

⁶⁰ Idem: p.368

⁶¹ Arets, 1981, p. 353

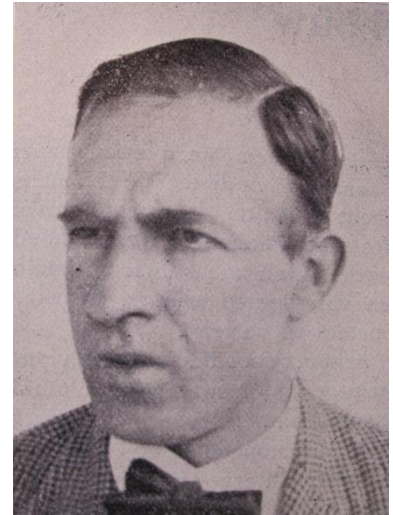
⁶² Van den Bergh, 1981, p.361

⁶³ In English: 'the more'

to be free of values. This longing for tradition does not imply that Peutz was against renewal. As mentioned already, Peutz searched for a synthesis between the traditional and the modern. According to Peutz “the architect works for the use of the community, gives shape to the earth, and has to answer to the changes in the world with his designs”⁶⁴. And even though Peutz searched for ‘het Meer’, he never forgot that he was working for Limburgse farmers and mine-workers, with their own wishes and traditions⁶⁵.

4.3.3 FRANS C.J. DINGEMANS

Frans Coenraad Johannes Dingemans was born in 1905 in Nieuwkoop. In 1921 he decided to go to the technical university to become an architectural engineer. When he was 22 he finished his studies and started working for the architectural agency of Brinkman, van der Vlugt and Dudok, which are all three well-known Dutch architects⁶⁶. However, already after two years he started his own agency and for the next eleven years he worked as an independent architect. From 1943 until 1951 he was the head of the Urban Development Office of Maastricht⁶⁷. He was involved with the rebuilding of the city after the Second World War and the great expansions which followed. In 1952 he became a municipal architect in Maastricht, although he still did private jobs as well. It was during the time that he worked as a city architect that he designed the ENCI factories and installations. Dingemans died in 1961 when he was only 56. After his death his agency was taken over by P.H. Dingemans and W.J. Dingemans. They also kept involved with ENCI, at least until the end of the sixties⁶⁸. Consequently, it has become quite hard to determine which buildings have been designed by Frans C.J. Dingemans and which by his family members. All the drawings have the same name on them.



⁶⁴ Dickhout, 1984, p.56

⁶⁵ Idem: p.57

⁶⁶ Dingemans F.C.J., 1962.

⁶⁷ In Dutch: Dienst Stadsontwikkeling Maastricht

⁶⁸ Nederlands Architectuur Instituut, telephone enquiry

5 THE INCORPORATION OF THE FACTORY BUILDINGS INTO THE AREA

To determine whether the ENCI factory building could fit in with the surrounding area, I will first discuss the transformation of the AINSI (one of the former ENCI buildings which has been transformed into a cultural cluster) to see whether this case of adaptive re-usage can be considered a success. Secondly, the visualization for the new business area will get a chance, to finally see how industry and nature interact in this specific case.

5.1 AINSI

In 1992 the package hall on the complete northern site of the ENCI site has been taken out of production. The capacity of the machinery was too low and a new working conditions decree forbade bags of over 25kg in the construction business. The machinery in this factory was set to fill bags up to 50kg and to adjust this a great investment would be necessary. Consequently, the only parts of this factory which were (and are) still used by the ENCI, were the silos in the back of the building. On the front of the building there is a fifteen meters high conveyor belt to load ships, which was still used very rarely. This factory hall belongs to the ones which have been designed by Peutz in 1927. However, in 1946 one extra floor has been built on top to create canteens, bathing rooms and classrooms⁶⁹. In 2005 the municipality of Maastricht and the ENCI decided to transform the empty parts of this former package building into a cultural cluster. The project was called AINSI, which is the abbreviation of Arts, Industry, Nature, Society and Innovation. This plan was the first realization of Maastricht's ambition to give space to creative industries in the city and region⁷⁰. The adaptive re-usage of this building was very profitable; the construction costs were limited and a part of Maastricht's industrial heritage was spared. The building was given to Stichting BOEI (Nationale Maatschappij tot Behoud, Ontwikkeling en Exploitatie van Industrieel Erfgoed⁷¹) on a long-term building lease of thirty years, which made them responsible for the exploitation. The province also showed great enthusiasm for the plan and offered the same amount of financial support as the municipality. The total costs of the project would be 3.3 million, of which the municipality and province would both invest €950.000⁷².

The plan to create a cultural shelter fitted in perfectly with the governmental policies of that time, and especially the Programma voor Creatieve Industrie⁷³. The key-points of this policy concern the stimulation of active connections between economy and culture, and a strengthening of the financial conditions for creative

⁶⁹ Aanvraag Artikel 3ex. Monumentenwet, 2004

⁷⁰ Verbouwing Verpakkingsgebouw Noord ENCI tot Multifunctioneel Cultuurcentrum, p. 5.

⁷¹ National Company for the Maintenance, Development and Exploitation of Industrial Heritage

⁷² Verbouwing Verpakkingsgebouw Noord ENCI tot Multifunctioneel Cultuurcentrum p.7

⁷³ In English: Program for Creative Industry

industries⁷⁴. The regional policies focused a lot on economic space utilization, which can also be achieved through adaptive re-usage. Adaptive re-usage was also in line with the Stadsvisie 2010⁷⁵, which focused on the creation of a broad economic structure, a vital social-economic structure, a strong city-image and strong cultural-historical profile of the city.⁷⁶ There was also a specific nota⁷⁷ which animated a more strategic approach towards housing policies for cultural institutions. The only judicial problem was that in the development plans for ‘Buitengebied St. Pietersberg-Jekerdal-Cannerberg’, the site was registered as ‘industrial’. An exemption procedure had to be actuated to enable the initiative.

During the first year the AINSI had over 25.000 visitors. This was considered a success. The enthusiasm about this new cultural area also becomes clear when we look at the quotations which have been taken up in the booklet ‘AINSI In Vogelvlucht’, which was spread during the opening:

“ Maastricht Cultural Capital of Europe in 2018. For this occasion Maastricht, together with the (eu)region, are the scenery. AINSI is therefore the excellent place for cultural meetings and debates. A place where uncommon and absurd ideas get space to blossom and grow to renewal and inspiration. Together with the Timmerfabriek and the Theater at the Vrijthof, AINSI is an essential link in the cultural infrastructure”⁷⁸

–Odile Wolfs, delegate culture at the province limburg

“AINSI and ENCI? In good consultation with each other it should be possible to let the people from Maastricht and the environment enjoy arts and cultural in a beautiful old industrial environment for many more years”⁷⁹

-Frans Erens, head of the ENCI

If we look at the situation now, these looked like rosy prospects. Whether the AINSI can still be considered a success, depends on the person you ask. According to Hans Stelwagen -who is responsible for the building on behalf of Stichting BOEI- the AINSI can still be considered successful, especially because there is only one of its kind in Maastricht. “It is the only building which accommodates such an odd mix of functions”,

⁷⁴ Verbouwing Verpakkingsgebouw Noord ENCI tot Multifunctioneel Cultuurcentrum, p.9

⁷⁵ In English: City vision

⁷⁶ Verbouwing Verpakkingsgebouw Noord ENCI tot Multifunctioneel Cultuurcentrum, p.13

⁷⁷ Discussienota culturele accommodaties Maastricht, 2003

⁷⁸ In Dutch: “ Maastricht Culturele Hoofdstad van Europa in 2018. Daarvoor vormt Maastricht samen met de (eu)regio het decor. AINSI is daarbij de uitgelezen plek voor culturele ontmoeting en debat. Een plek waar dwarse en gekke ideeën de ruimte krijgen om uit te bloeien tot vernieuwing en inspiratie. Samen met de Timmerfabriek en het Theater aan het Vrijthof is AINSI een onmisbare schakel in de culturele infrastructuur”

⁷⁹ In Dutch: “AINSI en ENCI? In goed overleg met elkaar moet het mogelijk zijn om de mensen in Maastricht en omgeving nog jaren te kunnen laten genieten van kunst en cultuur in een prachtige oude industriële omgeving”

according to Stelwagen.⁸⁰ By now, the bottom floor contains offices, the first floor is used by the Theater aan het Vrijthof, the second floor contains 15 studios and the third floor consists of rooms for creative business purposes of starters. Currently, only twenty percent of the building is used for cultural purposes, which is not what I would call a 'multifunctional cultural center' anymore. According to Stelwagen the AINSI will be used in 2018 -when Maastricht will be the cultural capital of Europe- to accommodate the more experimental programs. However, it is questionable whether there will be enough subsidies, considering the great financial cuts in the cultural sector. Previously Maastricht received 11 million on governmental subsidies for the cultural sector each year. This will be brought back to 4 million; a decrease of 70 percent. It has been said that the AINSI would be broke nowadays, but according to Stelwagen this is not true. Only the programming from the Theater aan de Vrijthof has been brought back because of financial cuts, but all the other floors are still running as before, says Stelwagen. However, if we look at the numbers of visitors, it decreased from 35.000 people in 2009 to 10.000 in 2010. And although all the studios are used, the head of Stichting Ateliers Maastricht (SAM) -who arranges the rental-, said the following:

“From the dynamic whole and the possibilities for cross-over's which were hold out for us four years ago, not much came about. These ambitions actually disappeared with the extinction of the theaterfunction. Every now and then there is a meeting or a congress, but you cannot call it dynamic here.”⁸¹

Paul Lambrecht, who is the responsible registrar from the municipality, does not think the municipality can be blamed for any malfunctioning of the AINSI. Also in 2011 will it receive its 100.000 Euros for the programming. And that the theater decided to bring back their employee to their location at the Vrijthof was part of their internal management.⁸² He does admit that the situation is different from four years ago, when the idea was still that the theater would be financially independent by now. An autonomous AINSI is not within the sight zone yet and therefore the municipality also has to shift back, according to Lambrecht. When I asked Serve Minis, who also works for the municipality, I was told that the AINSI can be considered a success according to him, despite the financial trouble. According to Coen van der Gugten (who works for the Stichting Ontwikkelingsmaatschappij ENCI-gebied as a representative of the Stichting Sint-Pieter Adembenemend), the AINSI is financially in such great trouble that it might even be taken up in the general transformation plans over time, to re-think its future usage once again. With the creation of the PvT in 2009-

⁸⁰ Quote is based on an interview with Hans Stelwagen at the AINSI on the 17th of May 2011.

⁸¹ In Dutch: “Van het dynamisch geheel en de mogelijkheden tot cross overs die ons vier jaar geleden werden voorgespiegeld, is weinig terechtgekomen. Die ambities zijn eigenlijk verdwenen met het uitdoven van de theaterfunctie. Zo nu en dan is er een bijeenkomst of een congresje, maar dynamisch kun je het hier niet noemen.”
Smeets, 2011, p.25

⁸² Idem, p.26

2010 they were already asked whether they wished to join in the process, but by then BOEI did not feel the need to.

5.2 VISUALIZATIONS FOR A NEW BUSINESS AREA

For the old factories to be re-used, they have to fit in with the function and design of the new business area. During the think-along day on the 12th of December 2010, several visualizations for the future design of the quarry and business site were shown, the one even more creative than the other (for examples, see appendix 6). The official image quality plan has been developed by the architectural agency SATIJNplus Architecten. In Maastricht they are known for the Kruisheren hotel which they designed and the renovation of the Dominicanen kerk, which now shelters a bookstore. Ten years ago this agency had already been involved in the design of the ENCI site and the development of a destruction plan. At that time, they could not carry these plans through because of a crisis in the cement industry. The agency was also involved in the adaptive re-usage project for the AINSI. But besides these activities for the ENCI, they have never been involved in the adaptive re-usage of industrial complexes before.

SATIJNplus was not involved with the actual creation of the PvT, but as soon as the framework of the transformation was defined they were asked to add their viewpoint to the plan. Currently, there are no defined plans for adaptive re-usages yet, but by the time this will become a point of discussion, SATIJNplus will play a big role in the determination of the feasibility of these plans. According to Harold Janssen –one of the employees of the agency who works specifically on the ENCI-site- there are definitely buildings on the site which are worth preserving from an architectural point of view⁸³. But whether these buildings are eligible for a monumental status obviously depends on more criteria than just their architectural value. Concerning the architectural design of the new business site, SATIJNplus will not try to make it a copy of the preserved ENCI buildings. However, the directory for the architectural design was to keep it rational and unambiguous, using not more than three materials. This will often result in buildings made of glass and cement or wood with an open framework, as is common in a functionalist building style.

In chapter three I already broadly described how the business site will be structured after 2018. In the image quality plan the future design of the ENCI site is described more accurately, but still in very broad terms. Very interesting are the two maps which show the developmental stages of the constructions on the terrain before and after 2019 (see page. 28)⁸⁴. Before 2019, most of the construction work will take place in the transition zone and partly on the southern side of the business area. After 2019 the area which is connected to the transition zone (which will be in production for the ENCI until the closure of the furnace) will be rebuilt.

⁸³ Information is based on a telephone interview with Harold Janssen

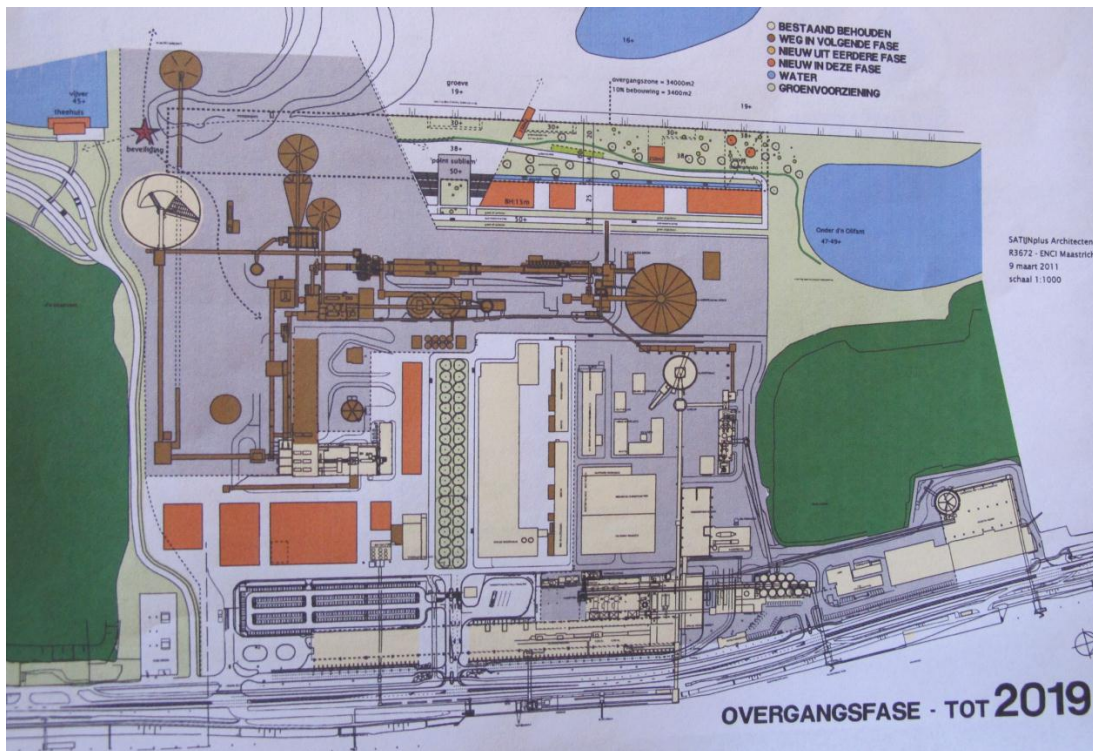
⁸⁴ Rapport Werkgroep Beeldkwaliteitsplan, 2011, p. 20,21

The amount of buildings which will remain is relatively big. If we compare these maps with the value determination map from the municipality, almost everything which was considered monumental or worth preserving will remain. On the northern side, this even includes various buildings which the municipality marked as disturbing. On the southern side, two buildings which the municipality found worth preserving will have to make way for new ones. And whereas the municipality would like to preserve the biggest furnace and chimney from 1968, in the plans from SATIJNplus, these have been removed.

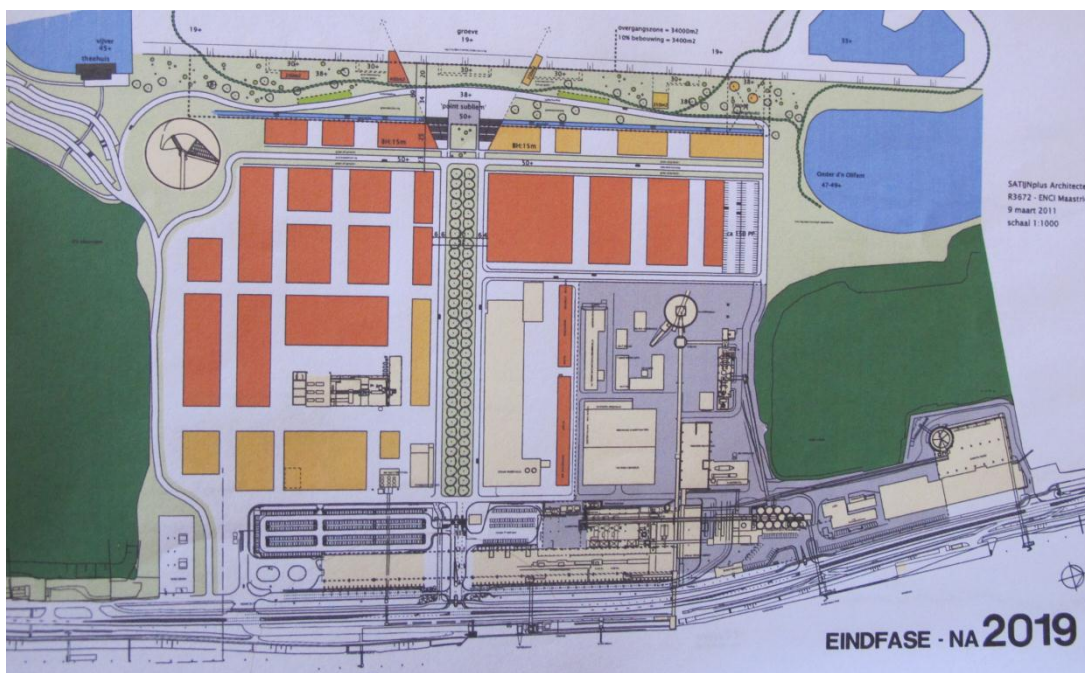
As you can see on the map, a central avenue will be created which runs from the east to the west, from the canal to the transition zone, up to the point sublime. This alley will consist of two double roads with sidewalks on both sides, a walking boulevard between the two roads and plenty of row plantation to separate the walking and driving avenues. Besides this alley there will be seat elements for the pedestrians and two-sided parking spaces for the cars. For these parking spaces cut-out pavement will be used, so grass can grow in between. The great amount of vegetation elements should give the business site a more natural atmosphere and lead up to the quarry. The choice of the building materials also shows synchronization with the surrounding area. In the transition zone materials with natural colors and structures will be applied, like a combination of wood or profiled concrete and glass. Marl will also be used as an aggregate. For the offices and commercial functions on the business site, the buildings will be made of concrete and glass. Special emphasis will be put on the sustainable character of these buildings.

Whether the new buildings fit in with the older ones is hard to tell. Because such a great part of the former factory site will remain, it will keep its industrial appearance. Most of the remaining buildings are pretty clustered and will therefore stay one ensemble. These premises belong to the grinding area, which will still be used by ENCI also after 2019. The only building which is truly separated from the others has already been re-used and is now occupied by the company Medwaste, which gathers and disposes hospital litter. The great furnace hall at the centre of the terrain will be surrounded by newer buildings, but considering its great size and visibility range, it can become a showpiece of the site and a reminder of the former industrial activities. The new buildings will be made of concrete and glass, which fits well with the older buildings, although their final design might differ strongly. The vegetation elements seem to contrast with the industrial character of the site, but then again, it does combine with the natural sphere they are trying to create.

Transition phase until 1 2019



Final phase after 2019



White:	existing and worth preserving
Brown:	destroyed in next phase
Yellow:	new from an earlier phase
Orange:	new in this phase
Blue:	water
Green:	greening

5.3 INDUSTRY AND NATURE

According to the PvT, ‘peaceful coexistence’ of industry, recreation and nature should be possible.

According to the plan a transition zone will be created which –besides its function as a source of income– should also decrease the nuisance of the business site in the quarry. Nevertheless, the nearness of the industry and the kind of companies which are welcomed are still considered a stumbling block by many people, as will become clear in chapter six.

From the manifold of opinions about the best way to structure the site, it appears that various valuation approaches of nature and landscapes are possible. In the case of the Sint-Pietersberg it seems as if nature is valued differently by the parties involved. There is a commonly used division between wilderness, Arcadian and functional nature⁸⁵. In the wilderness nature approach, nature is conceived of as a self-regulating system in which human activities are only allowed in so far they do not disturb the natural processes. According to this approach nature is valuable in itself. The Arcadian nature approach could be called semi-natural; utilization of the landscape and human intervention are allowed if they “contribute to the conservation of valued patterns, biodiversity and a harmonious landscape”⁸⁶. In the functional approach, nature and the landscape primarily function to provide for human benefits. If we apply these three different approaches to the Sint-Pietersberg and the quarry, this will lead to different valuations. According to the wilderness nature approach it is inconceivable that the ENCI has been allowed to settle in this natural area in the first place. For the completion of the quarry it would probably mean that the aspiration of water would stop, and the quarry would be flooded. Contemporarily, this valuation is not very common. The arrangement of the quarry in the PvT is based on an Arcadian valuation of nature, as most people seem to agree with his approach. The nature in the quarry will be a product of human construction, in which unique natural elements are preserved and protected. However, for years the ENCI applied a purely functional valuation of the landscape. Consequently, many people are afraid that they will continue likewise and will not consider that the presence of an industrial site might obstruct the conservation of a harmonious landscape. However, it depends on ENCI’s pollution measures whether they will truly harm nature with their activities.

To come to a valid judgment concerning the possibility to combine industry and nature, an in-depth review of the natural qualities of the area and the pressure which the industry puts on the environment is necessary. Here I will only give a brief overview. According to the PvT 23 hectares will be environment category five; in the furnace area nine hectares is category three or four; while for three hectares at the quay area no category is ascribed. Considering the fact that there are only six categories, a lot of heavy industry will still be allowed. The only industries which are banned are those with a category six, to which almost solely oil

⁸⁵ Van der Windt; Swart; Keulartz, 2007, p.219

⁸⁶ Idem

refineries and steel factories belong. On the other hand, the ENCI promises in the PvT to decrease the environmental user space and put sustainability on top of their agenda. Meanwhile, the Sint-Pietersberg has been a protected national nature zone since 1974, and it is eligible for a 'Natura2000' status. This would make it part of a European network of nature zones in which important flora and fauna can be found, seen from a European perspective. The natural value of this area mainly lies in its pastures -among which there are chalk grasslands, scorched heather grasslands and primary colonizers growing on rocks- which are very rare in the Netherlands⁸⁷. Besides, there are some rare water-weeds and oak-hornbeam woods. Considering the fauna, especially the bats (of which nice species hibernate in the caves nowadays) and the butterfly 'Euplagia quadripunctata'⁸⁸ deserve special attention. Also remarkable is the couple of eagle owls which breed in a niche of a limestone wall on an annual basis. In my opinion, it would be possible to combine industry and nature and to preserve these rare natural qualities, if the ENCI keeps to its pollution measures and attracts the right companies. The development of the industrial site (and preferably even the selection of the external business which the ENCI allows) will have to happen in close consultation with Natuurmonumenten.

⁸⁷ Sint Pietersberg en Jekerdal Gebiedsbeschrijving, Ministerie van Economische Zaken, Landbouw en Innovatie, retrieved from:
<http://www.synbiosys.alterra.nl/natura2000/gebiedendatabase.aspx?subj=n2k&groep=1&id=n2k159&topic=detailinfo>

⁸⁸ In Dutch: Spaanse Vlag

In this chapter several viewpoints on the PvT -and more specifically the adaptive re-usage of the ENCI-buildings and the combination on nature, recreation and industry- will be discussed. I will start with the viewpoint of the municipality, since they are responsible for the political framework which enables or impedes adaptive re-usage, and they will have the last word. Secondly, two professionals in the field of industrial archaeology and architecture will voice their opinions on the feasibility and desirability of adaptive re-usage at the ENCI-site. Then the viewpoint of the ENCI will get a chance, given that they will remain the owner of the site, to finally see how the interest groups feel about the transformation plans.

6.1 THE VIEWPOINT OF THE MUNICIPALITY

So far, no value determination of the ENCI factories has been made. There is a value-determination map of the site, made by the municipality, on which is marked which buildings are considered worth preserving or even monumental and which can be destructed (see appendix 7). However, this is not based on any in-depth research. According to Serve Minis, this research will still be done by a certificated agency, hopefully before summer 2011⁸⁹. Minis also mentioned that, in his opinion, the ENCI should not be denominated a protected city view. It might be noted as an ‘attention area’ in the development plans, although all the buildings from Peutz and Dingemans might also fall under the notion ‘remarkable building’ and get judicial protection this way. If new buildings will be added to the site they should not become replicas of those which are already present, according to Minis. The municipality prefers to build within contemporary styles. In 1996 the municipality made a record of all the buildings on the ENCI site and proposed the Peutzhal (both the packing- and the milling building) to the state for a monumental status. The government decided to take this premise of the list again, to prevent the economy from getting harmed. So, it seems that despite the relative interest of the municipality, the state might even care less.

Despite the fact that the municipality has not made any exclusive statement about the ENCI factories yet, their usual procedure concerning industrial heritage also becomes clear through a closer consideration of the municipality’s policies on cultural heritage and examples of adaptive re-usage from the city.

6.1.1 MUNICIPALITY'S POLICIES CONCERNING THE PRESERVATION OF CULTURAL HERITAGE

In 2007 the municipality of Maastricht changed its strategies concerning the preservation of its cultural heritage. Cultural heritage is important for the city in four ways: for the social identity of the city (to

⁸⁹ Information in this paragraph is based on an interview with Serve Minis on the 26th of May 2011

emphasize the ‘Mestreechter Geis’), economic vitality (economic growth through the city’s aesthetic qualities), cultural richness (cultural heritage as an autonomous art-form), and the physical quality of life (to counteract dereliction of the city)⁹⁰. The changes in the cultural heritage policies have been laid down in the ‘Beleidsnota Cultureel Erfgoed Maastricht 2007-2012: Springlevend Verleden’. So, one integral nota has been established for monumental care, cultural-historical aspects and archaeology. In this nota, cultural heritage is defined as: “all material and immaterial testimonies from the past which the community finds worth preserving, researching, presenting and informing about”.⁹¹ Although so far the amount of people which showed interest in the factory buildings of the ENCI is limited, I am of the opinion that this definition does apply to Maastricht’s industrial heritage as well, and therefore this nota would also concern the ENCI. That the municipality has eye for its industrial heritage appears from the relative big amount of former factories which they brought forward as public monuments: The Sphinx-terrain, Timmerfabriek, Tapijnkazerne and Gasfabriek are all public monuments. The former ENCI factory which has been transformed into the AINSI belongs to the heritage of Maastricht.

Actually, it would be wrong to speak of a ‘new’ municipal policy, considering the fact that previously a clear strategy had been lacking. Despite the fact that Maastricht belongs to the biggest monumental cities in the Netherlands (it has 1660 public monuments, two protected town views and about 2000 valuable structures and artefacts) it did not have any structured financial support for the maintenance or restoration of its cultural heritage⁹². From 2007 onwards it has been researched whether the provision of funds could be adequate, in combination with the governmental and provincial financial regulations. And although an inventory of all the monuments in Maastricht had already been made before 2007, the municipal monuments list which was supposed to be developed was never realized due to the time-consuming designation procedure and the large amount of monuments subject to authorization⁹³. Therefore, Maastricht’s monuments were never protected judicially.

Nowadays the municipality bases itself on the Maastrichts Planologisch Erfgoedregime (MPE) which includes the cultural and archaeological heritage in the development plans. So, cultural heritage becomes the starting point for new developments in an area, by securing certain conditions within the development plan, rather than in a separate monument-ordinance⁹⁴. If, for instance, a building is marked as a dominant or remarkable premise in the development plans, the right to build without a mandate lapses. In consequence, Maastricht’s cultural heritage is judicially protected. Most of the changes in local policies were the

⁹⁰ Springlevend Verleden, p.11

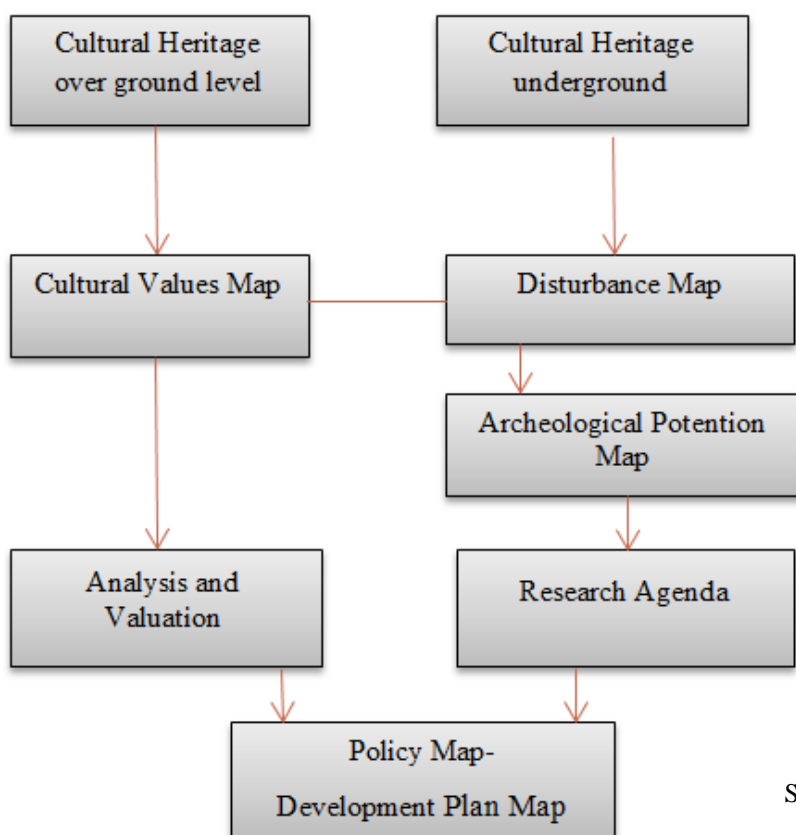
⁹¹ Springlevend Verleden, p.8

⁹² Idem: p.30

⁹³ Idem: p.10

⁹⁴ Idem: p.34

consequence of alterations on a national and even European level. On a European level, the Treaty of Malta⁹⁵ had already been signed in 1998, but was not taken up in the national policies yet. On a national level the changes included decentralisation, bigger responsibilities for the municipalities, but also greater emphasis on the role of cultural heritage in environmental developments. The modernization of monument care on a national level is also known as the MoMo-project. As has been described in the national bill Belvédère, there will be a shift of focus from restoration to preservation, also on a local level. The new mission of the municipality is 'preservation through cautious development'⁹⁶, and if possible, the strengthening and improving of the heritage through adequate management⁹⁷. This can be seen as a middle way between development without preservation and curatorial preservation. Furthermore, in 2010 a National Agenda for re-usage has been established to decrease the chance of vacancy and deterioration of buildings. The adaptive re-usage of industrial heritage fits perfectly within these plans. To get a full overview of the cultural heritage of Maastricht, the 'cultural values map'⁹⁸ plays an important role. On the basis of this digital map the research agenda can be defined and the heritage analyzed. These maps can be found on the so-called Flexiweb of the municipality. This analysis is necessary to include the heritage in the development plans.



Source: Springlevend Verleden, p.43

⁹⁵ Officially known as the European Convention on the Protection of Archaeological Heritage. Key-points considered the in-situ preservation of archaeological remains, and consideration of archeology in an early stage of the spatial planning process.

⁹⁶ In Dutch: behoud door behoedzame ontwikkeling

⁹⁷ Springlevend Verleden, p.1

⁹⁸ In Dutch: cultuurwaardenkaart

The scheme above describes the process which is proceeded when one follows the descriptions laid down in the MPE. Industrial heritage obviously belongs to the cultural heritage above the ground. So far, no special clauses have been added to the development plans for the ENCI site yet (see appendix 8). However, the cultural-historical value determination still has to take place.

A key-point in the new cultural policies became the Cultural Biography of the city. This brought about a new approach towards cultural history, according to which historical remains are valued on the basis of their meaning for different generations over time, rather than their academic or aesthetic value. Every historical artefact has a story of its own, so to say. To emphasize the Cultural Biography of Maastricht the website ‘Zicht op Maastricht’⁹⁹ had been developed. This coincides within a broader, national tendency to make the regional history more tangible. In the Nota Belvédère¹⁰⁰ the central objective is to create a more guiding role for the cultural-historical identity of an area in the arrangement of the space. Maastricht is a city with a long industrial history, which plays a big role in its Cultural Biography. Plenty of the remains from this history have been preserved, but to keep on accentuating them, adaptive re-usage of the former industrial sites would probably be a better option than leaving them vacant and unattended.

To sum up, Maastricht’s cultural heritage policies definitely include some objectives and arrangements which encourage adaptive re-usage of industrial premises. According to the MPE, the ENCI will be taken up in the development plans, with special clauses for unique buildings, so these will be judicially protected. Which buildings this will be, will become clear as soon as the value-determination has taken place. The motto ‘preservation through cautious development’ can be realized through adaptive re-usage, while the heritage can be strengthened through adequate management during the transformation and their usage afterwards. The Cultural Biography of Maastricht will definitely include Maastricht’s rich industrial history, which might lead to a growing interest in industrial sites like the ENCI, and a greater social supporting area for the maintenance of the buildings.

6.1.2 REUSE OF FACTORY BUILDINGS IN MAASTRICHT'S SURROUNDINGS

Now we have seen how the municipality of Maastricht deals with its cultural heritage in theory, let us see how they operate in practice.

De Zwarte Ruiter and Artifort

One of the buildings I will discuss is the premise where formerly the furniture-factory Artifort was located. Before that, the brewery ‘De Zwarte Ruiter’ was established in this building. This brewery was built in 1871 and was one of the first companies located on this terrain. In 1867 -with the rescission of the Fortress Law¹⁰¹-

⁹⁹ In English: Sight on Maastricht

¹⁰⁰ Dutch, national bill from 1999 about the relation between cultural history and spatial planning.

¹⁰¹ In Dutch: Vestingwet

part of the fortifications were demolished and space became available to build outside of the city walls¹⁰². The new brewery would immediately become the biggest one in Maastricht: the terrain stretched from the Volksplein to the Brouwersweg, and from Sint-Annadal to the Sint-Annalaan¹⁰³. However, at the end of the First World War the brewery got into trouble due to a lack of commodities and in 1920 it was sold to Heineken. In 1935 the furniture factory Wagemans en van Tuinen moved to the empty malthouse to use it as a showroom for their Artifort furniture. Inbetween 1960 and 1970 the city expanded to the West and the Artifort factory started to become incorporated in the city, which hindered its well-functioning. Consequently, Artifort decided to move more out of town to Lanaken. The industrial site got integrated in the urban improvement project for Blauwdorp and Mariadorp.

What remained at the end of 1990 were the factory halls at the Brouwersweg (including their basements), the barley factory at the Volksplein and the director's villa at the Sint-Annalaan¹⁰⁴. Especially the seven factory halls at the Brouwersweg were very characteristic for the site: They were all of the same volume, consisting of one floor, with saddle roofs¹⁰⁵. Besides these seven, most other factory halls had to make way for new buildings. On the corner of the Brouwersweg and Volksplein, a part of the Artifort factory had to make way for senior-housing estates, while the barley house was used for student accommodations. In 2005 the project 'Leven in de Brouwerij' started and SVP architecten (by now they are fused with SATIJNplus) was asked to make a plan for the adaptive re-usage of the remaining buildings, to turn them into residences¹⁰⁶. The research which has been done for this project mainly focused on the monumental basements. According to the research report these were still undamaged and of great importance because of their "architectural-historical, civil engineering, typological and functional curiosity"¹⁰⁷. In 2008 the building plans were allowed by the municipality. In the new plans the façades of the seven factories would remain, but everything behind it would be destructed. Behind the façades three floors would be built, which are slightly higher than the actual buildings were originally. The premises would be divided by inner-streets to make the illumination angle as great as possible. On the side of the court, the ground level would be lowered so the basements would be cleared again and the façades fully visible. On this level a parking space would be created and space would become available for commercial functions. This entire project should have been completed in 2010¹⁰⁸.

¹⁰² Mes, 2009, p.7

¹⁰³ Idem: p.15

¹⁰⁴ Idem: p.39

¹⁰⁵ Loo, 2005, p.6

¹⁰⁶ Mes, 2009, p.39

¹⁰⁷ Loo, 2006, p. 10

¹⁰⁸ Mes, 2009, p.43

This air-picture was made in 1956 from the eastern side. The brewery buildings had already been adapted to function as furniture production units for Artifort. The seven factory halls are still clearly visible.



Wiebengahal at the Centre Céramique

In 1858 the ‘Société pour la fabrication des faïences fines et produits céramiques de toute espèce’ (or in short: the ‘Société Céramique’) settled besides the Maas. Exactly a century later this company would fuse with the Sphinx factory, which also made earthenware products. In 1987 the Sphinx offered the municipality the opportunity to buy this location, and they did. Jo Coenen became the responsible architect for the site. From the former industrial premises only two would remain: the current Derlon Theater and the Wiebengahal, which I will analyze here. It is remarkable how much of this former industrial site has been thrown to the ground and how few people raised their voices against this development. Perhaps this was due to the fact that the Sphinx was still active at that time. If the Sphinx would close they could still preserve the remains of this site as a remembrance of Maastricht’s lively pottery industry. The Wiebengahal was designed by Jan Gerko Wiebenga –to whom it owns its name- and was realized in 1912. It was meant for the sanitary production. The premise consisted of a main building of four floors, including five wing-expansions which were added over time. With its skeleton construction of reinforced concrete it is an explicit example of a functionalist building style. Also peculiar is its roof construction: it is made of concrete shell-roofs to which covering glass clerestory roofs are attached¹⁰⁹. East from the Wiebengahal there used to be two building which closely resembled the one described above in their construction and appearance. Unfortunately, these were taken down¹¹⁰.

¹⁰⁹ WIAM, 1989, p.79

¹¹⁰ Idem. P.81

According to the initial plan the Wiebengahal would be used for the accommodation of the Bonnefanten Museum. However, it was considered unqualified for the storage of paintings. Consequently, the Bonnefanten Museum got a new building, while many of the old factory halls were demolished. The five expansions which were attached to the main compound were destroyed as well. At the end of 1999 the municipality and the province had come to an agreement: the Wiebengahal would be used as an archeological centre where visitors could encounter a combination of archeology, cultural heritage, restoration and scientific research. A grand underground depot was to be developed. On the ground floor an archeological exposition would be established; the first floor would become offices, study-rooms and a laboratory of the Archeological Centre; the second floor would be occupied by the Restauratie Atelier Limburg and the third floor would be used as exposition-room for an important part of the Sphinx collection¹¹¹. To make this building ready for re-usage, an investment of seven million guilders would be necessary for the renovation and six million for the new housing estates. The original characteristics of the building (like the white plastering and the lion painting on the front of the building) have been brought back.

The Eiffel-building at the Sphinx terrain

In 1834 a glassfactory was opened at the Boschstraat in Maastricht by Petrus Ragout, and two years later a concrete factory was added to the site. Over the years this factory greatly expanded -even despite the tough times during and after the First World War- and in 1928 the board of directors decided to create the so-called Eiffel building for their production of sanitary products¹¹². In 1930 this Eiffel building was elongated to add nine extra furnaces. Another expansion in 1939 furthered the production capacity even more. The Eiffel consists of seven floors and was therefore the highest building on the site. The building is a good example of a functionalist building style: it is purely function in design and does not have any decorative elements. The original Eiffel building and its first expansion had a framework of reinforced concrete; the second expansion had a frame made of steel. Inside there are many columns and floors with a mushroom-construction. Most probably, the architect of the first building was Ir. Pie Knols, while the second expansion was constructed by the engineering agency of H. Huyds from Maastricht¹¹³.

From the 1960's onwards, several of the machines were taken out of production and in 1968 the pottery production was shut down completely. The exact reason for this closure is not known. By 1987 all the furnaces were closed and in 1992 the last pipe of the Sphinx was taken down. Although there have been attempts to preserve the chimney as an industrial monument, the municipality did not consider it financially attainable¹¹⁴. Besides the Eiffel there are two more buildings and an entrance gate which could be seen as

¹¹¹ Wiebengahal Synopsis, Gemeente Maastricht Dienst Onderwijs, Cultuur Welzijn en Sport, 2001

¹¹² Kruisinga, 1995, p.30

¹¹³ Idem: p. 39

¹¹⁴ Idem: p.60

valuable heritage¹¹⁵. On the 31st of December 2006 the site was closed in its entirety. In 2005 it had already been bought by the neighborhood-development company Belvédère (consisting of the municipality of Maastricht, ING Real Estate and BPF Bouw Invest) to develop it into a high-quality living- and shopping area. The total Belvédère area which is included in this masterplan contains 8.2 hectares. According to the plan Belvédère approximately 4.000 residences, 100.000 m2 offices and 40.000 m2 retail will be developed¹¹⁶.

A city-architectural plan has been developed, which resulted in the map below¹¹⁷. The Eiffel will be used to realize apartments, while the site around it will be used to create residences. On the inner side of the site those can be three to four floors, while those at the Statensingel are five to six floors high. The commercial functions will be located at the Boschstraat, at the foot of the Eiffel, although some retail will be situated in the Eiffel as well. The Eiffel is considered valuable heritage and will therefore remain. It represents the industrial history of the city, but especially that of the Sphinx. In how far these buildings will have to be adapted to fit in with the new context and application still has to be determined. However, “this may not affect the structure of the casco and the charisma and identity [...] connected to it”¹¹⁸. The installations, arrangement and finishing touch can change. Nevertheless, the Eiffel will remain visible from all over town, and will not be hidden behind a high wall anymore.



¹¹⁵ WIAM, 2000, p.85

¹¹⁶ UitwerkingsMER Bestemmingsplan Sphinx, 2007, p.5

¹¹⁷ Idem: p. 27

¹¹⁸ Idem: p.40

From these three examples it appears that the strategies of the municipality differ. In case of the Centre Ceramique almost everything has been pulled down. Even for the remaining building it was difficult to find a future purpose. Meanwhile the restoration and transformation cost the municipality huge amounts of money. On the other hand, at the Sphinx terrain quite some building will remain (see the purple squares on the map above), but these are purely meant for housing and commercial purposes. In case of the Artifort, only the unique aspects which reminded of the former function of the building were kept, like the façades. The rest of these premises was rebuilt, since this was considered more convenient concerning their future purpose: housing. The basements were kept purely because of their cultural-historical value, and made visible for passengers. Maastricht has a rich industrial history, and a great amount of industrial heritage. The municipality does seem to consider adaptive re-usage as a valid option, but especially the financial aspects often obstruct this. After all, it is financially very demanding to adapt these old buildings to fit a future purpose.

6.2 THE VIEWPOINT OF THE ENCI

Strictly speaking, the viewpoint of the ENCI has been described in the PvT. The ENCI will remain the owner of the business area and can therefore decide what will happen with the buildings and which companies they allow on their terrain. According to Peter Mergelsberg –an employer of the ENCI who regularly works as the spokesperson for the company- the ENCI wants to keep control to develop the area with one vision in mind, but also to have a strong economic motor to guarantee the execution of the transformation¹¹⁹. However, as is indicated in the PvT, no great investments can be expected from the ENCI itself for the development of the business area until 2020¹²⁰. Therefore I doubt whether the ENCI will be willing to pay for the renovation of the buildings, and if they ascribe great value to their own premises. On the other hand, that they are an advocate of adaptive re-usage appears from the fact that they are still searching for new businesses which can settle on their terrain, and their willingness to transform the Peutzthal into the AINSI. Peter Mergelsberg is also of the opinion that there are buildings on the ENCI site which are worth preserving and will be opted for adaptive re-usage. In his words: “as the ENCI we have always constructed pretty buildings with good architects. Also buildings which deserve a second live concerning their shape. [...] The new buildings will be of the same first-rate quality. I call this a kind of sustainability”.

The ENCI sees it as a “challenge in innovation” to develop the industrial site as such that it will become possible to recreate among these industries. With this transformation they try to counteract separatism, and rather see it as their task to combine the different functions to “thereby make sure that all groups (recreationist and industrial) develop with each other’s respect, as such that they will not bother but rather

¹¹⁹ Information in this paragraph was based on an e-mail from Peter Mergelsberg from the 6th of June 2011.

¹²⁰ Definitief Plan van Transformatie, 2009, p.28. However, the ‘parkmanagement’ might make those investments.

profit from each other's nearness". Mergelsberg sees the AINSI as proof that a combination of industry and recreation is possible: some of ENCI's installations run right through that building and although there are interruptions every now and then, there are people recreating under working industrial installation without even realizing it. According to Peter Mergelsberg separatism has been a problem for quite some ages already. He gives the example of a farmer which is sent out of town because he would be a nuisance to his neighbors. By moving the problem is solved on the spot, but it also suggests that one cannot expect any innovation from the farmer. So, according to Mergelsberg a branch which causes trouble should not be moved, but accepted. However, this requires such innovation that the annoyance will disappear. If this would become the standard procedure, businesses would always be motivated to innovate, to adapt their processes in so far that they remain socially accepted. Besides, Mergelsberg considers it to be a good thing that people will keep on being reminded where and how the products they use were produced. However, he also mentions that there is little local interest at the moment. As Mergelsberg says, there was no local interest for the marl caves a hundred years ago, and history seems to repeat itself. Nowadays, the locals are not interested in their recent history, but perhaps in a hundred years people will be fascinated by this industrial site once again.

6.3 THE VIEWPOINT OF THE PROFESSIONAL AUTHORITIES

Willibrord Rutten is a member of the Work Group Industrial Heritage Limburg¹²¹ or WIEL (formerly known as the Work Groep Industrial Archeology Maastricht¹²²), which was established around 1984. The work group is based on voluntary workers and does not pursue any political agenda¹²³. As Rutten mentions: "we are not an action group. [...] We like it when our industrial heritage is preserved, but we try to enforce that by making a nice survey, so the heritage will be well documented, and that consequently the people who make the decisions will become aware of the value of such an object". The WIEL does not work on the basis of long-term planning: it depends on the plans of the municipality what is urgent. Apparently, the plans to transform the ENCI-site are still too far ahead to start with an inventory, or the interest is lacking, because the ENCI has not been analyzed yet. Besides, no request from the ENCI has arrived to make an inventory. According to Rutten, the destruction of industrial heritage often arises from ignorance. In Rutten's view, the citizens of Maastricht were rather easily attracted to industrial archaeology due to the material situation in the seventies, when plenty of factories (like the Sphinx, Société Céramique and the paper factory KNP) were still situated in the city centre, and still in business. People were (and still are) proud to live in the oldest industrial city of the Netherlands. Whether a building will be preserved greatly depends on the social supporting area. According to Rutten, this supporting area has almost always been there in Maastricht, "not so much because of the industrial heritage, but for the preservation of the own city". The citizens of

¹²¹ In Dutch: Werkgroep Industrieel Erfgoed Limburg (WIEL)

¹²² In Dutch: Werkgroep Industriële Archeologie Maastricht (WIAM)

¹²³ Information in this paragraph is based on an interview with Willibrord Rutten on the 19th of May 2011.

Maastricht are rather conservative and do not like to see their town view change. The WIEL is in favor of adaptive re-usage, but as Rutten also mentions, the transformation of an entire industrial site for re-usage involves huge sums of money. “It has to bring grist to the mill”. And whereas the WIEL would like to preserve way more of the industrial heritage than is realizable, “as work group industrial archeology you have absolutely no means. It is a question of politics and financial interests”.

As mentioned already, SATIJNplus Architecten will be responsible for the design of the industrial site and transition zone¹²⁴. According to Harold Janssen the ENCI cannot be considered part of the city view of Maastricht due to its remote location. However, it is vital to the image of its direct environment, and therefore worth preserving. Janssen believes that there are buildings on the ENCI site which are very interesting from an architectural point of view. He does not consider it a problem that industry, recreation and nature will be situated side by side. SATIJNplus cannot be blamed for any sound-, air- or soil-pollution. After all, the industrial site is already there. SATIJNplus only wants to advance the optimal utilization of the terrain.

6.4 THE VIEWPOINT OF THE PRESSURE GROUPS

As mentioned in the introduction, pressure groups against the ENCI have been of all times. As an example: already in 1925 an action unchained to prevent the first factory from being established. A petition was arranged among the population by the nature historical community¹²⁵, the tourist office and the office for city beautification¹²⁶.

¹²⁴ Information in this paragraph was based on a telephone interview with Harold Janssen on the 16th of May 2011.

¹²⁵ In Dutch: Natuur Historisch Genootschap

¹²⁶ Minis-van de Geyn, 1947, p.66

Protest
 Medeburgers!!!
 De trots van Nederland, het
 sieraad van Limburg, de parel
 van Maastricht,
 de St. Pietersberg.
verwoest!
 Een cementfabriek ~~in~~ Slavante..
 Protesteert met ons tegen dit
 Vandalisme. Nog is het tijd!!!
 Teekent allen deze lijst aan ommeijde
 De bestuurders van
 Natuurhist. Genootschap
 Vreemdelingenverkeer
 Stadsverfraaiing.

Over the years, the amount of complaints about the ENCI did not demise. However, this chapter was not meant to become a summary of these indictments. Instead, I asked members of the action-groups, but also other related parties, what they think of the PvT and the option to re-use the remaining factory buildings. After all, the actual realization of these plans also depends on the supporting area. As mentioned in the PvT, the ‘environment’ would play a big role in the development of the plans. However, as I heard during many of the interviews, people had the feeling they could add something in the initial phase, during informational meetings and think-along days. However, when it really came to the point it was the ENCI together with the municipality and the province which made the final decisions. Consequently, the ‘cooperation’ got to be seen as an empty formality. One of the fears which came back in a majority of the interviews concerned the question whether the ENCI will honestly follow the decisions which have been made. According to many of the interviewees, the ENCI has a reputation of always finding a way out of the promises and regulations they made. They fear that this is a case of short-term politics, where in a few years all the plans will be thrown overboard again and the ENCI can continue. It has been judicially arranged that the municipality can approach the ENCI in case the transformation does not go according to plan, but no arrangements have been made about penalties in case this happens¹²⁷. This leaves many people vexed. In general, the overall goal of all the action-groups seems to be the actual implementation of the PvT as a whole and within time.

¹²⁷ Judicial framework is recorded in the ‘Overeenkomst ter Uitvoering van het PvT ENCI-gebied’ which has been signed by the province, municipality, ENCI, Vereniging Natuurmonumenten and the Stichting Ontwikkelingsmaatschappij ENCI-gebied on February 25th 2010.

One of the most well-known action-groups is the ENCI-stop. This foundation was established twenty year ago, when it became clear that the ENCI would not leave in 1991 as they had promised. The ultimate goal of the ENCI-stop is to make an end to the marl excavations. When the idea to create a PvT arised, the question whether they should co-operate in this process came up immediately. Initially it was considered a new chance for the ENCI to keep on digging off the hill. The ladies I interviewed where relatively content with the final result, mostly because a date has been indicated on which ENCI's activities will officially end¹²⁸. On the other hand, the PvT was also disappointing, since they hoped the entire site would become a natural reserve. They fear that a "fun-fair atmosphere" will be created (which is not surprising considering the eccentric visualizations which passed in review). Concerning the business site, they see a great danger in the new industrial site which will be created. The new companies and furnace can keep on causing air-pollution, while the noise will remain as long as the milling business continues. Besides, they are afraid that marl might be imported, which would mean that the furnace could stay on. According to the interviewees, there has never been any guarantee that no new furnace will be built. Therefore, the ENCI-stop will remain active until the entire area will be handed over to Natuurmonumenten or the municipality. But despite their critical observation concerning the business site, they are not principally against industry. They do not have any objections against adaptive re-usage of the factory buildings. The building designed by Peutz has even been called monumental and is therefore without doubt worth preserving. What bothered the interviewees most about the buildings was not their industrial character, but the erudition of the leave strips which they caused. Furthermore, they were of the opinion that the industrial installations do not add value to the area. About furnace number eight they said that "it is an ugly thing which obstructs the entrance to the quarry". According to them, it might however be preserved if it would be put upright and incorporated in a more artistic way. The chimney can be demolished as well according to the interviewees: "one chimney is not unique". If all four would still be there it would at least have some exclusive value.

Also for the Vereniging tot Redding van de Sint Pietersberg (VRSP), the ideal state would be the total demolition of the business site¹²⁹. Some of the characteristics of the quarry which have been caused by the excavation of the hill are worth preserving because of their natural value. However, the transformation of this natural area could also have happened through silent consultation with Natuurmonumenten, according to the interviewees. In their opinion, one does not need such a grant plan to realize this. All this publicity only belongs to the commercial strategies of the ENCI. They have money for it, unlike the action-groups. The ENCI used to be a big company and a good employer, but by now "the ENCI does not have anything to offer to Maastricht anymore [...] We pay with our health, we pay with our environment, we pay with the loss of a recreation area, we pay the bill. And the profit goes abroad". On the other hand, the costs which the ENCI

¹²⁸ Information in this paragraph is based on an interview with Mrs. J. Paulussen (secretary) and Mrs. E. de Haas-Luyendijk (chairman) on the 12th of May 2011

¹²⁹ Information in this paragraph is based on an interview with Mr. Palmans and Mr. van der Drift from the VRSP on the 20th of May.

makes for the city are enormous due to the health problems which they cause by the air-pollution. It is time for the entire industrial area to go. To realize the PvT and truly make something out of the quarry, one will need to invest in it. It all whirls around commercial purposes, and to make this happen, it will cost you... Therefore, it will not happen, according to the interviewees. Industrial architecture we already have plenty in Maastricht and it is always the question what we want to maintain and what we can find a practical application for. In case of the ENCI, the interviewees do not see a future purpose. To make adaptive re-usage possible the buildings will have to be renovated and adapted, but this costs lots of money. The interviewees doubt whether the ENCI will be ready to pay for this all. And after all, they remain the decision maker as long as they own the industrial site.

Different from the action-groups in their goals, tactics and background, but still very much involved in the developments taking place in and around the ENCI is the Buurtplatform. This Buurtplatform has been established in 1996 and consists of 9 board members¹³⁰. It is an official organ of the municipality and therefore also receives subsidies. The platform officially represents the neighborhoods Jekerdal, Villapark and Sint Pieter, and are the first contact point for the municipality. Due to the fact that the PvT has been ordered by the province, rather than the municipality, the Buurtplatform had nothing to say about the planning or realization of the PvT. The Municipal Council did however have a strong advisory function. Although the Buurtplatform was no official partner in the negotiations, they did raise their voice and for instance called for a meeting with the responsible registrars. Within the Buurtplatform the opinions about the PvT differ. Since they are no official partner, there is also no formal standpoint of the Buurtplatform as a whole. However, compared to the former plan to close the factories in 2015 and not complete it, this PvT has come as a relief. But still, some members are very skeptical about the actual implementation of the plans. There have been too many disappointments over time already, according to the interviewees. On the other hand, the surrender of d'n Observant does give them good hope. The nature developments are considered positive, as long as the recreational side of it remains of secondary importance. "If loads of busses will be delivered to swim in that little lake, we venture out of our depth already again". The combination of industry and nature would not have been a problem if they would keep the zoning as they promised and if the allowed pollution level of environment category five would really be brought back to only one. For the Buurtplatform as well, the settlement of the company Medwaste already causes some doubt. "It is just on the edge. Do you really want that there?" Something which they would support was the request of a weeds-farmer who liked to do business at the ENCI-site. New concrete-producing factories are less wanted. The creation of a business area is undoubtedly good for the employment ratio. However, as the interviewee says, "if you ask me, I would have liked to shut the entire site down. It always conflicts: such a beautiful nature area with such a biodiversity. And then those pumping and pitching elements besides it". The interviewees do not necessarily

¹³⁰ Information in this paragraph is based on an interview with Jean Wijsen and Jan van der Meer on the 2nd of June 2011.

have something against the buildings; they object against the activities which take place within. “The ENCI owns these buildings, and they will use them for industrial purposes”. Considering the adaptive re-usage of buildings, the interviewees mentioned that we should first consider the great amount of empty terrains we still have. The municipality should start with those which are located in the city centre, which really need to be put into usage again. From the ENCI installation one interviewee said he would like to “keep the driving mechanism of the furnace, not the entire pipe [...] that would at least be interesting”. The chimney can also go, that already caused enough trouble over time.

Coen van der Gugten is the official representative of the environment in the Stichting Ontwikkelingsmaatschappij ENCI-gebied. They are responsible for the further development of the transition zone, but also check on the implementation of the PvT. Van der Gugten unofficially represents the Stichting Sint Pieter Adembenemend (SPA); a neighborhood initiative which aim was the closure of the ENCI before 2010. However, this goal was not attainable. “Then you are facing the question: are we in, yes or no. Can we accept that we do not exactly get what we initially wanted, but the guarantee that it stops and we can have a good and intensive *régie* in this final phase. [...] Or do we drop out and are we going to stand on the Lage kanaaldijk with our banners once again.”¹³¹ Van der Gugten obviously preferred the former option. According to van der Gugten the actiongroups had a very essential role in the come about of the PvT. The information which was given by them during the informational evenings in the initial phase of the planning process has become the red thread of the final PvT, according van der Gugten. He does not think this will be a case of short-term politics because of the civil agreements which has been signed, which means that each of the five parties involved can go to court if the process does not go as intended. Besides, the planning and control on the implementation would be very strict. “The chances have never been this great to bring it to a good, final closure in such a decent way”. It is more than natural that the ENCI will stay the owner of the business site, according to van der Gugten. There are some buildings which are definitely worth preserving, but also some which everyone agrees upon they can be taken down. Among those are especially the unused installations. On the other hand, the ‘rimpled hal’ at the beginning has been a dominating image for so long that it is worth preserving, in van der Gugten’s opinion. He thinks that industry besides nature can become “an interesting combination”. To make this divide not too clear-cut the transition zone has been developed. For industries it is a very interesting location to settle, according to van der Gugten, at the river for their transportation, but also with a great view over the quarry. Because these businesses will have to conform to the criteria and fit in with the environment, including the natural area, the group of possible industries immediately sieves itself. There is a plan to re-locate the natural historical museum to this site as well. Having them there would immediately change the atmosphere of the place, in van der Gugten’s opinion, and also deter the most polluting and heave industries from settling. Besides, it would stimulate the creation of

¹³¹ Information in this paragraph is based on an interview with Coen van der Gugten on the 20th of May 2011.

one concept for the archeological and geological recreation. “Of course there are people who would want to make it one big nature area, but I do not think this is realistic. The area has to serve certain purposes as well. Maastricht needs a good recreational rural area on this side of the Maas”.

As mentioned in the introduction, the research question which this thesis has been structured around is the following: should the factory buildings of the ENCI be reconstructed and reused or rather destructed after the closure of the cement factory in 2018? To answer this question I split up my research in three parts; by looking at the historical and architectural value of these buildings and their architects, by a consideration of the future plans for the area as a whole, and by recording the viewpoints of the several parties which are involved. To come to a consummate and all-embracing answer to the research question, more facets should be taken into consideration than I did in this thesis. This includes for example the historical and emotional meaning of the ENCI for Maastricht, or the economic future prospects. I will leave it up to the municipality to set up such an elaborate research. Based on the three aspects I did research -which have been described in the previous chapters of this thesis- I can already give a provisional answer to research question.

First of all, it is important to mention that 'the Plan van Transformatie' itself does not list how the adaptive re-usage of the buildings could or would be realized, or which buildings are considered worth preserving. Concerning the industrial heritage the 'Plan van Transformatie' only mentions that the newly built premises should form one unity with the remaining buildings. Nevertheless, the ENCI would like to attract external businesses to hire out the 22 hectares which they do not need for their production process anymore, which makes adaptive re-usage an important aspect during the following years.

As we have seen, the factory site of the ENCI has been established within two phases: the first phase of 1927 (which actually already started with a machine shed and office building in 1923) and the southern expansion between 1950 and 1960. From the original buildings of 1927 which have been designed by De Ronde and Peutz, only the so-called Peutzhall is still standing. This premise has been re-used already and is now occupied by the cultural cluster AINSI. Therefore, the question whether the factories should be opted for adaptive re-usage or rather destructed solely applies to those dating from 1950 onwards, which have been designed by the agency of F.C.J. Dingemans.

The current buildings on the ENCI site exhibit several characteristics of a functionalist building style, known as 'Het Nieuwe Bouwen' in Dutch. Especially the office stands out, because in its design not only the character of the company, but also the hallmarks of the environment are represented. The subtle decorations in the exterior make it stand out from the rest of the ensemble. However, the functionalist building style has dominated industrial architecture for several ages and is therefore widespread, especially in a city like Maastricht with its rich industrial past. The status of the architects who designed the site also cannot add value to these buildings. All three -De Ronde, Peutz and Dingemans- are relatively unknown outside of Maastricht's region. The limited amount of credits they received for their designs for this industrial site is highly remarkable. This applies especially to Dingemans' agency, which has been responsible for almost all

the buildings of the southern expansion. Consequently, the buildings themselves are not of such unique value that preservation will be of a binding nature.

However, the architectural or esthetic value does not have to be decisive when it concerns the question whether the buildings should be preserved or demolished. If they are suitable for adaptive re-usage, this might be enough reason to maintain them. The AINSI is one of the ENCI buildings whose re-usage has been rather successful, although the financial cuts in the cultural sector complicate its continued existence within the current setting. The future design of the business site will form a coherent whole with the remaining buildings, while the greenery will connect it with the natural area behind it. However, the industrial area will remain in the hands of the ENCI, which does not seem to shun heavy industry from its site. This might greatly decrease the support area and even cause serious objections. After all, people are relieved they regain a natural area they have not been able to enjoy for the last 90 years, and do not wish to be confronted with pollution in their recreation zone. The Sint-Pietersberg is an important natural area for the Netherlands (and even Europe) with quite some rare flora and fauna. Therefore, the possibility and support for adaptive re-usage heavily depends on the kind of companies which will settle in the former ENCI buildings.

So far, the municipality has not shown great enthusiasm for the adaptive re-usage of the ENCI buildings yet. They only made a value determination map of the site on which they marked which buildings they want to preserve and which can be destructed according to them. However, on the building quality plan from SATIJNplus, some of the buildings which the municipality finds worth preserving have been left out, while premises which are described as disturbing are maintained. Nevertheless, the municipality's policies greatly support the re-usage of buildings, and for the Cultural Biography of the city the maintenance of the ENCI buildings can lead to a greater emphasis on Maastricht's industrial history. From similar projects in the city it also appears that they do see adaptive re-usage as a valid option, although the manner in which re-usage is realized differs greatly. Nevertheless, there are so many vacant industrial premises in the city already -also closer to the center- that it is questionable whether they will manage to find a purpose and the necessary finances for all of them.

Whether the buildings can be reused also greatly depends on the ENCI, who will keep in charge of the business site. It does not seem as if they wish to invest in the restoration of these buildings on a short-term, which will be necessary before other companies can set up their businesses. Consequently, this might be a great counterforce if adaptive re-usage really is considered. On the other hand, they did already realize the AINSI, and they seem motivated to face the challenge to combine industry, recreation and nature in one area. According to the ENCI, this motivation is still lacking in the social environment.

On the other, Willibrord Rutten from the work group for industrial archeology thinks that in Maastricht there has always been a great supporting area for adaptive re-usage. The citizens of Maastricht are rather

conservative of mind according to him, and would not like to see their city view change. According to the architects from SATIJNplus there are definitely buildings which are worth preserving. They understand the fear of people that industry and nature might not be combinable, but they do not necessarily consider it a problem themselves. After all, the industrial site is already there and they only try to make the best out of it for the future.

The pressure groups which have meddled with ENCI's affairs year after year do not see renewed industrial activities as the best future alternative. They are relatively content with the 'Plan van Transformatie' which has been made (as long as it will be executed literally), but would generally prefer to get rid of the industrial site as a whole and make it one big natural area. However, as long as the ENCI lives up to the pollution regulations which have been described in the PvT, they will not protest against a new business site. It is important to realize that they do not attach a special value to the buildings themselves because of their architectural or esthetic value; it is the activities going on within which they care about. So, for the 'environment' it is equal: demolition and nature instead, or adaptive re-usage in an environmental friendly way. And considering ENCI's willingness to support sustainability, also the latter option might be within reach.

To conclude, adaptive re-usage seems to be a valid option. The historical and architectural value of the ENCI buildings might not be decisive, but their suitability for re-usage is. Adaptive re-usage conforms to Maastricht's municipal policies concerning cultural heritage and the buildings will fit in well with the business site which will be developed. Since the ENCI will keep on using approximately one third of the business area, the industrial site cannot be transformed into a natural area, even if the social supporting area for this option seems the greatest. So, if the partners involved in the PvT are willing to invest in the buildings, and the right companies are attracted, I do prefer adaptive re-usage over demolition. However, if the necessary finances cannot be arranged or the wrong businesses get attracted, the new business area might either be vacant for the coming years (like so many industrial premises in Maastricht) or it could become the next motive for heavy quarrels between the ENCI and the environment. Then destruction might even become preferable. Therefore, the future destiny of the ENCI buildings depends on the willingness of various parties to maintain them. And as Willibrord Rutten also mentioned, much industrial heritage is destructed out of ignorance. Therefore, it is necessary that the municipality will execute a thorough research, to definitely decide whether they choose for adaptive re-usage or demolition.

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Municipal Archives:

Building permits RHCL, 1918-1943, n.20.075B

Building permits RHCL, 1945-1989, n.20.007XY

Building plans and correspondences related to the building permits

Interviews

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Gugten, Coen van der	(SPA & Stichting Ontwikkelings maatschappij ENCI-gebied)	18/05/2011
Haas-Luyendijk, E. de	(ENCI-stop)	12/05/2011
Janssen, Harold	(SATIJNplus Architecten)	16/05/2011
Meer, Jan van der	(Buurtplatform)	02/06/2011
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Minis, Serve	(Minicipality)	26/05/2011

Palmans, Wil	(VRSP)	18/05/2011
Paulussen-van Delft, J.	(ENCI-stop)	12/05/2011
Rutten, Willibrord	(WIEL)	19/05/2011
Stelwagen, Hans	(Stichting BOEI)	17/05/2011
Wijsen, Jean	(Buurtplatform)	02/06/2011

Websites:

www.ainsi.nl

www.encitransformeertnu.nl

www.maastricht.nl

www.resnova.nl

www.zichtopmaastricht.nl

APPENDIX 1

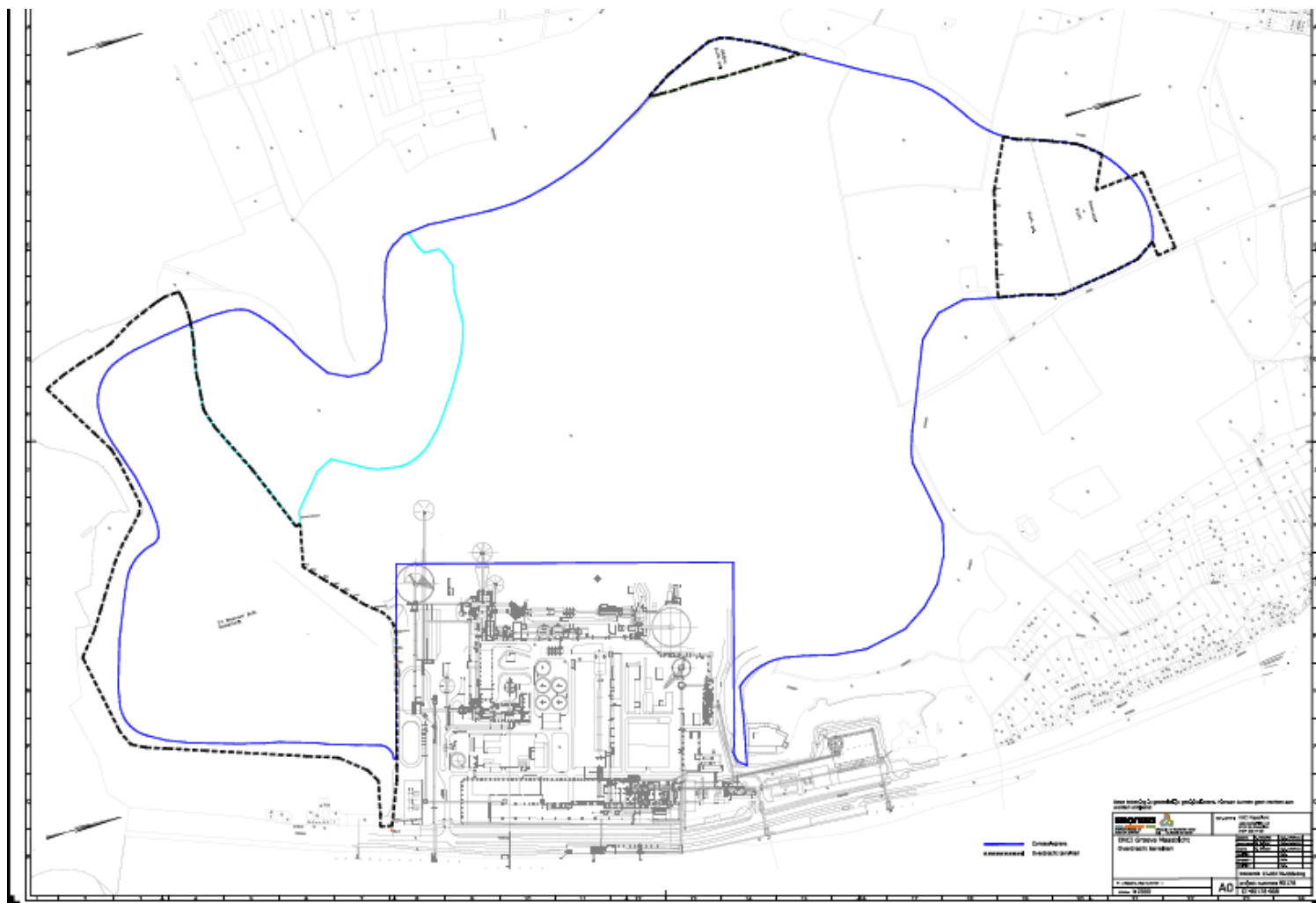
Parts of the quarry which are or will be handed over to Natuurmonumenten

Source: E-mail Coen van der Gugten, 17/06/2011

Dark blue: concession limits

Black: areas which have been handed over already

(Parts of the ENCI-woods and d'n Observant, and the Oehoe-Valley)



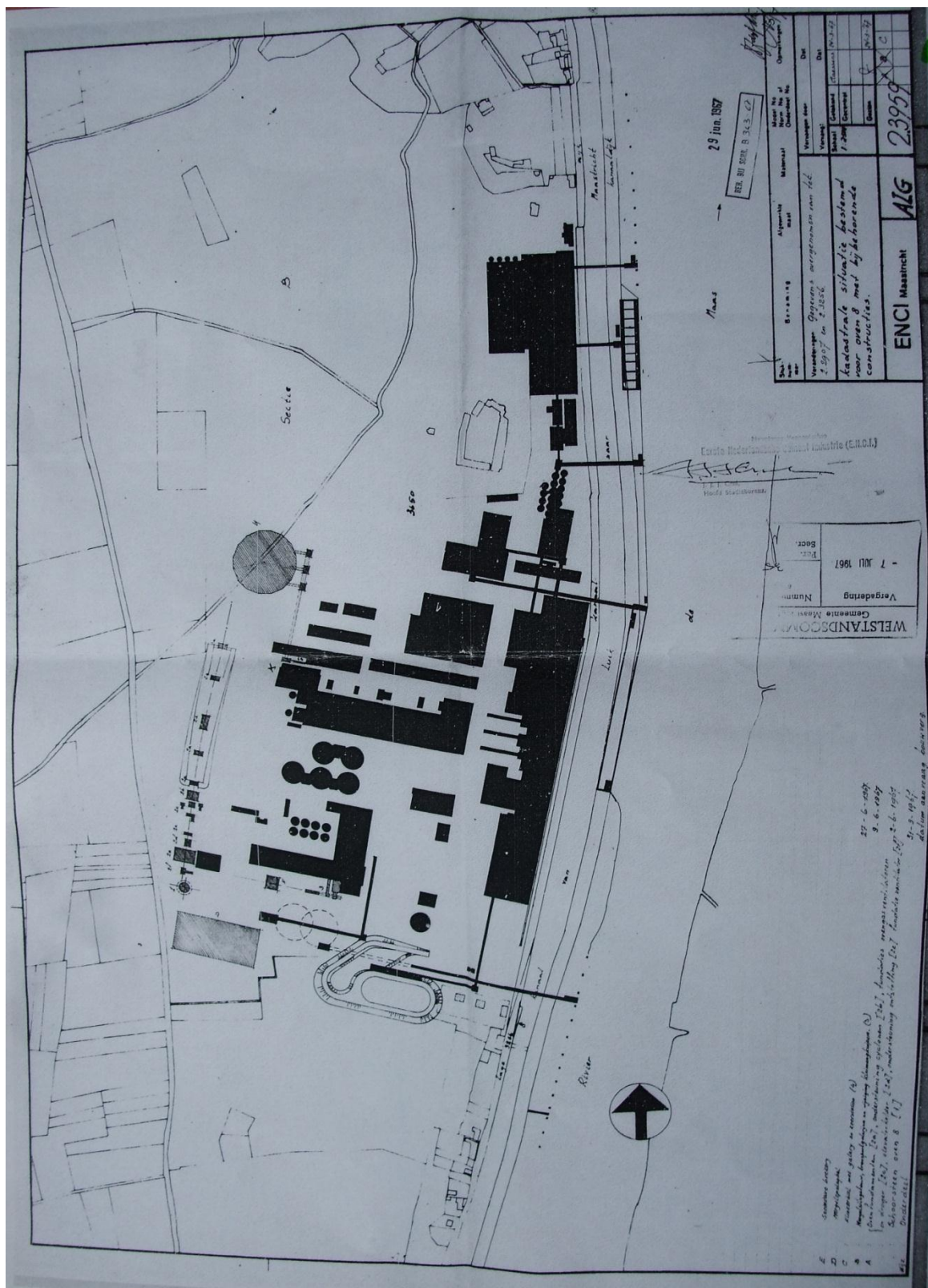
Boundary conditions for permissions on the ENCI bussiness-site

Source: Definitief Plan van Transformatie, p.56

1	Financieel	Krijgt bedrijf financiering rond
2	Bedrijfseconomisch	Bedrijfseconomisch gezond
3	Milieu	Passen binnen afspraken rond milieugebruiksruimte (zie toelichting op volgende pagina)
4	Verkeer	Moet passen binnen het aan ENCI, ten tijde van vaststelling van het PvT, verleend aantal verkeersbewegingen.
5	Ruimtelijk inpasbaar	Bestemmingsplantechnisch (Wro) mogelijk.
6	Maatschappelijke acceptatie (bibob)	Naam en faam van bedrijf (vermijden reputatieschade)
7	Functioneel inpasbaar	Gebruikmakend van de specifieke kwaliteiten van het ENCI terrein: watergebonden vervoer, laad- en losfaciliteiten, specifieke ondergrondse infrastructurele voorzieningen, aanwezigheid van grote hallen
8	Concurrentieverhouding	Vermijden van ongewenste vestiging op het ENCI-terrein, in relatie tot het regionale vestigingsbeleid t.a.v. bedrijven-terreinen en specifiek in relatie tot het algemene plaatsingsbeleid op bedrijventerreinen in de gemeente Maastricht
9	Organisatorisch	Verplicht gebruik maken van de door ENCI of een door haar aangewezen organisatie aangeboden parkmanagementdiensten
10	Werkgelegenheid	Vergroten van de werkgelegenheid in Maastricht in lijn met het hele ENCI terrein: totaal 550 arbeidsplaatsen, voorkeur voor bedrijven met rechtstreekse werkgelegenheid voor werknemers van de ENCI

The ENCI site in 1967, before the building of furnace n.8

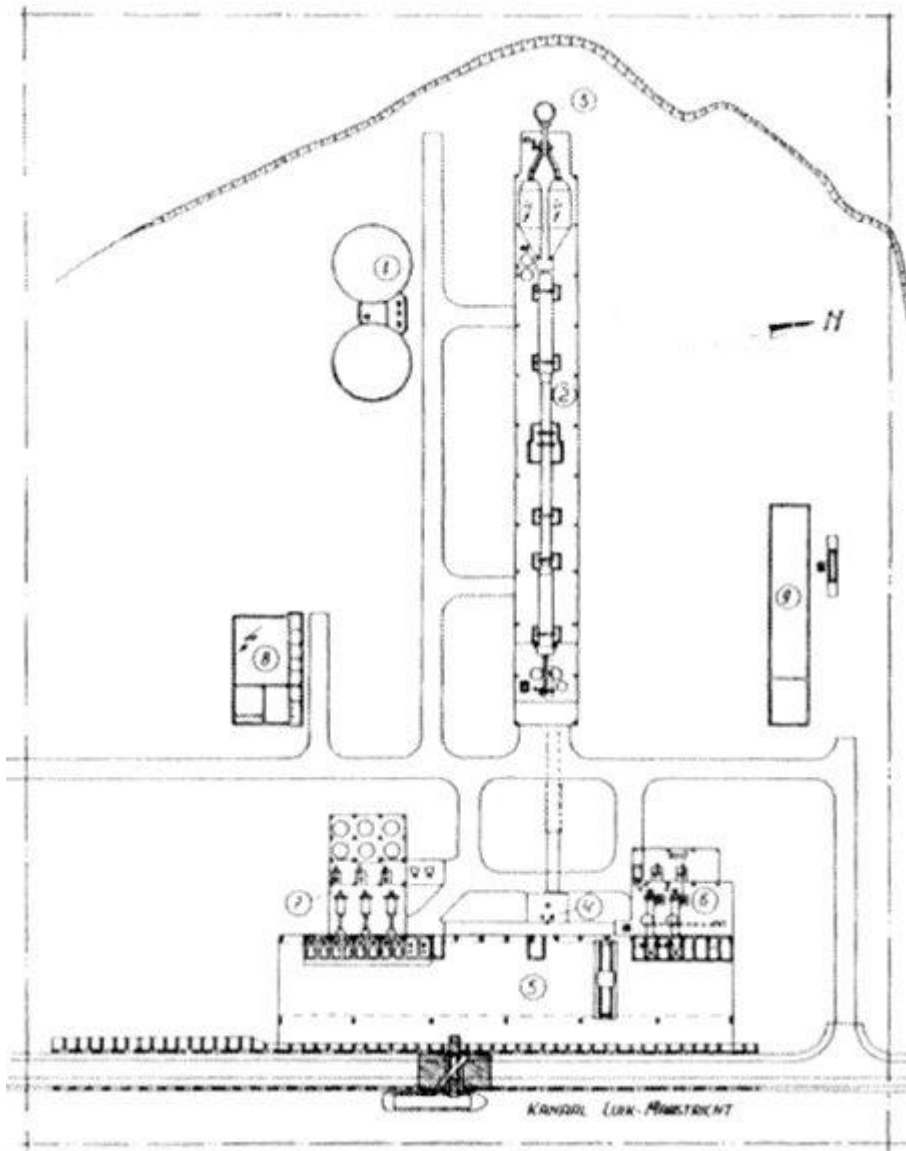
Source: Building permits RHCL, 1945-1989, map n.20.007XY, n.8175. Drawing n.13, 20/11/1967



The Uitbreiding Zuid; first expansion

Source: Ulrich, 1951, p.153

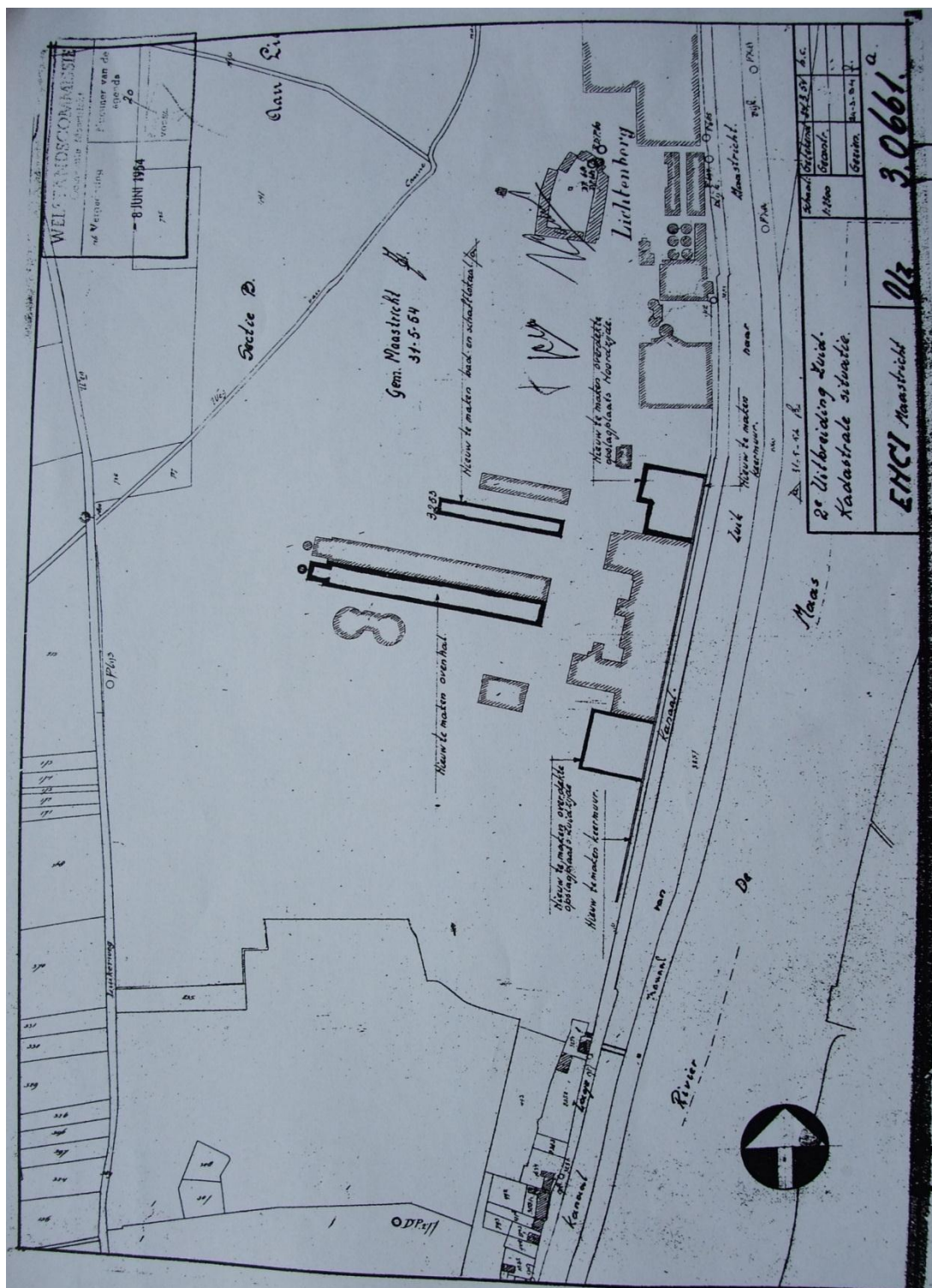
1. *Pulp-reservoirs*
2. *Furnace hall*
3. *Chimney*
4. *Breaker-building*
5. *Covered storage hall*
6. *Concrete milling building*
7. *Coal milling building*
8. *Electric distribution station*
9. *Workshop and depot*



Second half of the Southern Expansion.

Source: Building permits RHCL, 1945-1989, map n.20.007XY, n.1557. drawing n.2, 15/07/1954

The second half of the expansion included a new furnace hall, two covered depots and bathing-rooms plus canteens



Visualizations for the business are, presented at the think-along day on the 12th of February 2011.

Source: http://www.encitransformeertnu.nl/?page_id=346

Visualization nr. 2



Visualization nr. 3



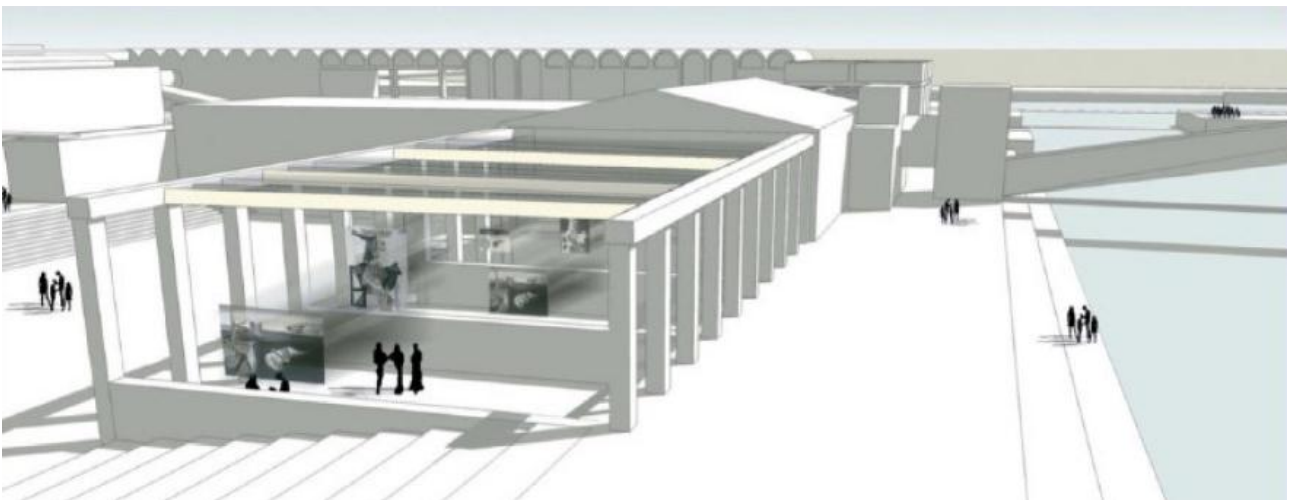
Visualization nr.3



Visualization nr.4



Visualization nr.5



APPENDIX 7

Value determination map from the municipality of Maastricht.

Development Plan for Maastricht; St.Pietersberg-Jekerdal-Cannerberg

Source: <https://www.maastricht.nl/web/Buurtinformatie.htm>

Applicable to the ENCI site (exclamation mark):

Purple: Industry

Light green: Recreation

Dark Green: Nature

