

03

WW+

Two offices, two partners, one design concept.

We are an international company with headquarters in Esch-sur-Alzette (Luxembourg) and, since 2011, an office branch in Trier. Our managing directors Luc Wagner und Jörg Weber currently run 39 employees in various project teams.

Besides covering the entire spectrum of architectonic design, our specific working method includes a rational and pragmatic organisation of the design and construction process. Urban planning, public buildings, residential construction, open space planning, project developments and project management all bear witness to our approach of an integrated design methodology, from concept to organisation right down to the detail. Numerous components must interact to create a coherent and consistent design concept. Ecological issues and user friendliness play as important a role as economics and construction. Room atmospheres and materiality, light situations and technology, but also organisation, expenses and quality as well as the direct contact with contracting clients form the framework conditions of our design and of the seamless implementation of our projects. Superseding all this, however, is still our clear architectural language, which is rigorously conveyed, remaining visible throughout each and every phase.

For us, architecture is a multifaceted interdisciplinary process, which depending on the project crosses over into countless fields and leads to close collaborations with specialist engineers, landscape architects and experts of other disciplines. The many factors that need to be taken into account simultaneously require complex thinking, which is exactly what makes this activity so exciting for us.



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abbreviations and terminology

GF	ground floor
UF	upper floor
gfa	gross floor area
nfa	net floor area
ufa	usable floor area
gv	gross building volume
soi	site occupancy index
far	floor area ratio
pap	development plan
plan directeur	master plan

Competitions

Competition Evangelical Church Parish, Trier (GER)

project Transformation of the former site of the Evangelical parish registers in a residential district awarding authority Evangelical Church Parish, Trier (GER) team WW+, Esch-sur-Alzette/Trier (LUX/GER), Werner Schaack Architekten, Trier (GER), ernst+partner landschaftsarchitekten, Trier (GER) rendering Stube 13, Zürich (CH) gfa 9.050 m² gv 11.050 m³ total area 5.817 m² living quarters 60 competition phase 05/2014 - 07/2014 candidate selection process 2nd prize

"Particularly in the centre, the residential quarter must remain unutilised and provide a space that is free, to allow a sense of individual freedom to emerge."

Hermann Henselmann

The challenge of the task at hand consists in integrating the architecture into the urban fabric. The planning of this project must take into account the context, while at the same time adding value and enhancing the quality of life. Alongside other interdisciplinary considerations from the sociological and socio-demographic arenas, we have integrated all these parameters into the urban planning and architectonic concept of the expansion of the residential quarter of the former evangelical church parish of Trier.

Urban planning concept

Both the Christuskirche land and the municipal land are located on what is – from an urban planning point of view – a striking site positioned between the city's periphery and undifferentiated urban expansion structures and an extensive open space. Despite the strong east/west topography of the land, our design places an urban planning emphasis with an integrated concept for both plots of land on the southern city entrance of Trier.

Within the precinct, identification and reference points as well as urban features from the neighbouring built-up structures are incorporated in order to create references and to generate a harmonious integration in the urban space. An upgrade of the surrounding public space as well as a sustainable networking of the closer surroundings are positive effects of the connection to existing reference perimeters of the existing buildings. Through developing and reinforcing the greater connecting axis between town and nature, the abutment onto valuable green space is felt in every living aspect in the new residential precinct. With the expansion of the already existing public centre, which will retain the former church tower of the Christuskirche as a distinguishing landmark, the new quarter emanates in all directions and with its openness enters into a dialogue with the surrounding area.

In addition to the clearly set out structures of the surrounding buildings, due among others to the great difference in height between Trevererstraße and Bolzplatz to the west, the bodies of the individual buildings align themselves with three topographical levels of the precinct and an attractive public as well as private outdoor area. The overall structure dissolves into individual buildings, which seemingly merge into one another, its cubature adapting itself to the surrounding formations in linear and solitary building structures. The resulting in-between spaces mark the entrances and visual connections to the public 'Kirchplatz', which due to its distinctive and inviting character becomes the quarter's central meeting point and at the same time represents an important communication area, via which all other areas can be accessed. The structure, which is three storeys in parts, forms a noticeable edge towards Trevererstraße.



infrastructure



old middle - new middle



open spaces



usage



section north-south



Utilisation concept

The design is a dense residential concept aiming to merge and incorporate all socio-demographic groups. The planning focus is on target group orientation with the creation of a diverse residential offer and the fostering of a positive residential identity. The interests of long-established residents from neighbouring properties are to be safeguarded, while new residents are to be canvassed. This will lead to a social networking between the planned quarter and the adjacent residential structures. For both new and old residents, identifying with the residential quarter is the primary objective. The result is a diverse housing supply, to a large extent fully accessible, ranging from maisonette apartments on the ground floor onto Bolzplatz to apartments of different sizes to penthouse residences with staggered floors. The design of two-,

three- and four-apartment floors allows for a flexible distribution of residential sizes from 46 – 65m², 65 – 85m² and 85 – 120m².

The building located on municipal land, directly accessible from the Kirchplatz, could house public structures such as a meeting centre, a youth club or a Kindergarten to replace the former municipal centre, whereas the building on Flinsbachstraße will be home to exclusively subsidised housing, making up 25% of the total planning area.



section west-east



Access concept

Our planning design incorporates the current access plan of the existing buildings. Motorised access is achieved via Trevererstraße and the connecting Flinsbachstraße. The end of this road contains 13 above-ground parking spaces as well as an access driveway to an underground car park with a further 60 parking spaces. Access to the municipal land is achieved via Stefan-George-Straße.

The entrances to the residential quarter are marked by generous gaps within the building composition and are accessed by a continuous pathway, which also follows the surrounding structures and incorporates the existing paths. Despite its steeply sloping site, the quarter features fully accessible thoroughfares. Wide and narrow sections within the path system create interesting space sequences throughout the residential quarter. The influence on the internal communication as well as the interaction with neighbouring quarters is a positive one. The residential storeys are accessed via central access areas with elevators, which can in each case be reached via footpath from the central area, allowing for short paths within the precinct. The buildings bordering on the Kirchplatz enjoy direct access to the underground car park via their stairwells.

Open space concept

The outdoor spaces, which consist mainly of lawn, trees and water-bound surfaces, offer nuanced and diverse spatial qualities alongside the right balance between public, shared and private surfaces. In this, a desire for privacy and a desire for communication and interaction are not mutually exclusive. The existing residential buildings along Trevererstraße are known for their frontal green areas. This principle is continued in the planned development, thus mediating between the existing structures and the nearby urban area. In addition, the high number of public and private green spaces results, both spatially and visually, in the planning area linking up with the green corridor of the nearby Mattheiser pond.

Competition Childcare Centre, Beilstein (GER)

project **New construction of a 8-group childcare centre** awarding authority **City Beilstein (GER)**
team **WW+, Esch-sur-Alzette/Trier (LUX/GER)** gfa **2.287 m²** gv **8.609 m³** total area **4.049 m²**
net construction costs (KG 200-700) **4.000.000 €** competition phase **05/2014 - 09/2014** restricted
competition **2nd evaluation viewing**

"Every child is an artist. The problem is how to remain an artist once we grow up."
Pablo Picasso

The discovery of architecture as an auxiliary educational tool has resulted in particular emphasis being placed on the identification of a new typology when it comes to day-care centres. Today's understanding of childcare extends to aspects of time, space and atmosphere. With the objective of promoting creativity and encouraging a dynamic environment, we are integrating these new perspectives into the architectonic concept: a building complex, in which humans are the main focus, with rooms that depart from our viewing habits and broaden our previous spatial perceptions. The intention is to touch upon people's sensitivities via form, colour, haptic interaction and light, to ensure that surroundings can be experienced in a positive way.

Incorporating urban planning

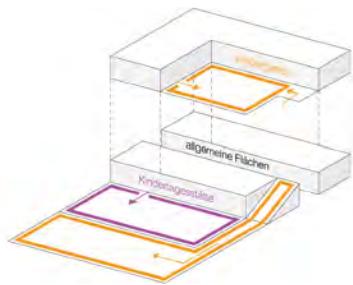
The architectonic concept foresees a compact building composition in a bid to reduce built-up surfaces in favour of green surroundings and places particular importance on the harmonic integration with the surrounding structures. The compactness furthermore allows a minimisation of the building plot, resulting in a maximisation of the sales space for the planned residential construction in the northeast section of the building plot. Given its standalone form, the building is a solitary structure defining a clear, identity-establishing conclusion to the adjacent Birkenweg. In doing so, the kindergarten moves away from the building plot boundaries in relation to Birkenweg, providing more space for the exterior spaces and ensuring an improved traffic flow. The shape of the building and its entrance are laid out so as to respond perfectly to the geometry and existing characteristics of the building plot, while enhancing the distinctive spot between residential buildings and undifferentiated town expansion structures and leaving sufficient room in the southwest section for the renaturation of the Söhlbach.

Architectonic concept

Access

The childcare centre can be reached by vehicle via Birkenweg, which will have demand-based parking spaces ('Kiss&Go') so that parents can conveniently drop off their child(ren). Staff parking and the delivery area are in the immediate vicinity of the entrance area of the kindergarten.





internal structures / distribution

Functional solution

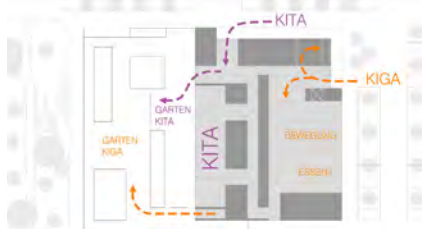
On the basis of an analysis of the given space functions and uses, small units have been created within the large-scale structure, used in each case for supervision activities and organisation. To ensure a bright and friendly atmosphere in the main rooms, the latter have been laid out according to their functions and are facing southwest to take advantage of the sun. The group rooms of the day-care centre and the kindergarten, in each case comprising dedicated sleeping rooms and bathrooms, open up in this direction to an open space providing an uninterrupted view of nature, complete with the renatured Söhlbach. In addition to the rooms of the day-care centre, the ground floor accommodates the separate gymnastics room with a connectable dining room including a kitchen as well as associated ancillary rooms. The gymnastics room can also be used by external parties outside opening hours and as such forms an important focal point for the adjacent urban structures. The result is a functional network between the childcare centre and the neighbouring residential quarters. In addition to the generously sized group rooms, the upper floor provides children with an adventure terrace featuring allotment gardens, accessible via a mud room and leading directly into the outside play area on the ground floor via a staircase and a ramp system. This perspective results in new and interesting visual connections being created for the children. Thanks to their transparency, the skylights in the access zones on the ground floor, the terrace recess of the kindergarten as well as the glass entrance and foyer areas unveil visual relationships between the individual rooms, thereby revealing the spatial relationships, which in turn positively influences the internal communication. Through its clear structure, the design provides its users with a sense of security and orientation. At the same time, a sense of openness is achieved through the targeted use of material, light and openings.

Construction and materials

The façades reveal a structure that is broken up by a variation of light plaster surfaces on a simple reinforced concrete construction featuring a thermal insulation composite system, vertical timber slats with underlying opening casements for natural ventilation, as well as fixed glass elements. The fixed timber slats change the shadows according to the incidence of light, thereby creating different atmospheres on the façade and within the rooms. Educators and teachers can independently open the windows behind and thus individually influence the indoor climate of a room. A continuous and child-friendly furniture design, consisting of wooden wardrobes and colourful seating, dominates the interior, creating a friendly and warm atmosphere and an invitation to linger and relax. In keeping with the comprehensive energy concept, robust, durable and sustainable materials have been chosen, which are easy to care for and maintain their appearance over a long period of time to guarantee the building's efficiency.

Exterior space

Hedges and smaller trees as well as informal free-growing plantings structure the external grounds and a wooden bus stop with integrated playground equipment storage shields nearby motorised traffic and foot traffic from the outside play area of the kindergarten, creating the highest possible standard for the individual play zones (sand pit, climbing frame, lawn surfaces for activities). A section of the plot is ceded in favour of the renaturation of the Söhlbach, so as to create as natural and sustainable an environment as possible for the childcare centre. A further key consideration of the overall concept is to largely retain the existing tree stock as a valuable location feature and, in the event of trees needing to be felled, to replace and enhance them. The roof surface of the new construction will also be extensively greened. This will have a positive influence on the microclimate, keeping the rainwater on the roof and protecting the upper floor from overheating.



GF - motion lines / separation of use



UF - motion lines



GF - switchable uses



UF - switchable uses



elevation



section

Competition Project 1 „Neue Mitte“ Schweich (GER)

project **Planning of four new complexes incl. housing / office / commercial / hotel** awarding authority **Projekt 1 GdB, Longuich (GER)** team **WW+, Esch-sur-Alzette/Trier (LUX/GER), schuh + weyer architekten, Schweich (GER)** rendering **Stube 13, Zurich (CH)** gfa **6.237 m²** total area **4.246 m²** construction costs (incl. KG 500) **8.410.000 €** competition phase **06/2014 - 08/2014** multiple commission **1st prize**

Guideline

The underlying idea of the design is to further enhance the geographical centre of the locality together with its surrounding existing buildings as the heart of the small town of Schweich and to resolutely counter the fragmentation of Schweich's commercial zones. The new development is to act as a link between the historically evolved commercial streets, which pervade the locality in a north-south direction, and the precincts that have grown in the last 20 years, namely Brunnenzentrum, Schlimmfuhren and Ermesgraben.

Urban planning concept

The first objective is the creation of a square that brings together all facets of urban life. In addition to the traffic-free pedestrian zones surrounding businesses, cafés and shops, outdoor eateries as well as rest and recreational areas are to provide a high-quality environment, previously unknown in Schweich. With the exception of the northern structure, which separates the square from the undefined rearward development of Brückenstraße, the building structures are freely positioned on the square. On the one hand, they thus absorb the scale of the surrounding buildings, while on the other hand maximum window space is guaranteed on the ground floors as well as optimal light for the upper floors. The square's surface is designed to feature one material up to the road surface boundaries. The visual distinction between public footpath and private property disappears. The completely vehicle-free square provides equal public and private access. Positive features from the surroundings, such as the tree rows lining Bernhard-Becker-Straße, are continued on the square.

Traffic, path and parking concept

Entry to and exit from the underground parking is achieved from the northwest side of "Steinerbaum" street. On the one hand, minimum interference from public traffic can be expected and on the other hand the underground parking can be made optimal use of. The entire east side of "Steinerbaum" is reserved for stationary traffic, making the location of the underground parking access logical. Along "Im Pöhlen", parking spaces are arranged vertically, while along "Bernhard-Becker-Straße" parking spaces are arranged in a longitudinal direction. These above-ground parking spaces are primarily considered short-term parking spots for customers using the loading zone. The underground parking houses all the required parking spaces for the residences, accommodation services as well as offices and professional practices. Each residential parking space comes with a storage space, which provides room for bicycles or bulky items. Since vehicle traffic barely affects the precinct and does not cross it at any stage, the square can be crossed or passed without danger. Any necessary delivery traffic is relegated to the square's boundaries. The release of approximately 45m² of land to the public traffic area has enabled the square to conveniently connect – in the region of the roundabout both immediately succeeding Brückenstraße and opposite the secondary access of the VG administration via a crossing help – to the lower part of Brückenstraße. A connection with Bernhard-Becker-Straße is achieved in the axis of the existing Baumallee. The rest of the so-called Brunnenzentrum will be connected to the square via a footpath at a point that is non-critical from a traffic point of view. On the square itself, the public spaces are designed in such a way that alongside the usual daily traffic there is sufficient room to establish permanent outside eatery facilities and neutral recreational areas within a high-quality environment.





Architectural concept

The ensemble is divided into four distinctive building structures. Accordingly, the development in its scale reflects the mixed-use structures of the neighbourhood. The highly transparent ground floors are superimposed by two storeys rendered in plaster with a punctuated façade. The roof is designed as a pitched roof with metal sheeting and uniform eaves but varying roof pitches and ridge heights. While responding to the surrounding buildings, a roof form is nevertheless created that allows for an upscale expansion of the roof space. The façades are shaped in accordance with the rhythm of the openings, which despite varying sizes are clearly defined through the choice of recurrent design elements.

Future concept

In the context of the future modification or expansion of the Schweich municipality administration, the square concept could be shifted to the opposite side. By including some of the current public parking spaces, the square's "green pendant" could encircle the municipal building. Subject to gaining the Sparkasse for a coordinated appearance, the design of the open spaces could leave an individual imprint right up to the commercial premises of the bank branch and thus embody a distinctive and vibrant centre.



section



elevation



floor plan GF



Competition Visitor Centre National Park Black Forest (GER)

project **Expansion and reorganisation of the National Park near "Ruhestein"** through **planning a visitor and information centre with an administration building** awarding authority **State of Baden-Württemberg (GER)** team **WW+, Esch-sur-Alzette/Trier (LUX/GER), HDK Dutt + Kist GmbH (GER)** gfa **6.210 m²** gv **34.140 m³** total area **4.049 m²** net construction costs (KG 200-700 minus 600) **20.500.000 €** competition phase **08/2014 - 10/2014** open competition **1. phase / 2 phases** participants **167**

"Nature is always the same, but nothing in her that appears to us, lasts. Our art must render the thrill of her permanence along with her elements, the appearance of all her changes. It must give us the taste of her eternity."

Paul Cézanne

The particularity of the geology and geography of the 'Schwarzwald' Nature Park characterises the overall sculptural and typological structure of the planned visitor and information centre. The concept for the architecture, the setting of the individual functional units and the design of the outdoor facilities is logically derived from the existing natural environment.

Genius Loci – Building formation in the flow of nature

The distinctiveness of the site within a landscape area with isolated solitary buildings belonging to the 'Ruhestein' nature conservation centre provides only tangential specifications for urban planning references. The result is a basic concept of a visitor and information centre in the flow of nature.

The architectonic concept foresees a compact building form in a bid to reduce built-up areas in favour of green surroundings and places particular importance on a harmonious integration into the surrounding natural environment. Given its standalone form, the building forms a clear, identity-establishing conclusion to Landstraße 401, yet due to the volume's particular shape, which follows the terrain, it opens up towards the 'Schwarzwald' recreational area. The generous building recesses, the high degree of transparency and the wide, open forecourt create a flowing connection between the visitor and information centre and the existing natural environment and green space. The associated administration building corresponds proportionally to the design of the visitor centre and joins the existing 'Villa Klumpp' in the extended planning area.

With its clear structure, the design provides visitors with a secure entrance to the landscape area. At the same time, a sense of openness and transparency is achieved through the targeted use of material, light and openings.

Access

The main entrance is defined by a generous forecourt on the north side of the building. From there, via a covered entrance area, the spacious foyer is accessed, which given its representative and welcoming character becomes a central meeting point and at the same time represents an important interface of the building, via which all other areas can be accessed. The individual functional areas of the ground floor taken up by retail, exhibition and gastronomy spaces with outdoor use are directly connected to the foyer. The events room can also be accessed from here. Since meeting points represent an important orientation element for visitors, the building with its central meeting point and additional communal areas features a distinctive transparency and generosity.

The connection to Landstraße 401 provides vehicle traffic with direct access to the newly planned parking area, which borders the planning area to the northeast. Deliveries are carried out at the gable end facing the street, in the basement of the information centre.



Functional solution

The individual main function areas automatically emerge given the angled building form oriented to the nature park. The accessory functions accompanying the individual main units are accommodated together with the access area in room-dividing cubicles. The foyer is located in the building's joint and features an information counter and shop. The entrance area is joined by a gastronomy space, oriented to the street, and the exhibition space looking out on the nature area. Parts of the permanent exhibition as well as a generous cinema room are located in the basement, on the same level as the teaching rooms and linked to the ground floor via a staircase and a lift. In line with the layered topography, the basement is embedded in the existing terrain and towards the rear building area provides space for storage and other accessory function rooms.

Large-surface glazing looking out on the green outdoors lets the individual room elements enjoy nature's view while supplying them with abundant daylight, ensuring a bright and friendly atmosphere in all the main rooms. The unrestricted view of the surrounding nature allows visitors to let their minds roam freely. The outdoor areas of the visitor and information centre, given their layout in terms of space and design, undergo a functional extension in relation to the inside rooms and can be used for individualised purposes, fostering a desirable environment in addition to the natural atmosphere.

Spatially and visually, the high degree of transparency leads to an intertwining of various room zones, resulting in a 'place of communication'. This has a positive influence on the internal communication as well as the interaction between the visitor centre and the adjoining nature area. The transparency within the building allows adjoining areas to connect physically and optically to one another to varying degrees and increases the flexibility of use of individual functional areas.

Construction and materials

The massive concrete cubature is clad with natural finished larch as a curtain-wall wood shingle façade. In line with the geological layering of the natural space, the entire cubature of the visitor and information centre as well as that of the administration building is embedded into the natural environment as a monolithic timber structure. The new construction's interior is characterised by a scaling down to just a few materials.

In accordance with the comprehensive energy, robust, durable and sustainable materials have been deliberately chosen, which are easy to care for and maintain their appearance over a long period of time.

Open space concept

The new construction of the information centre of the 'Schwarzwald' conservation area calls for a correspondingly delicate treatment of the existing green structures. Thanks to in particular a space-saving structural engineering concept, the high-quality existing green space can to a large extent be retained. Through integrating those existing trees that are worth retaining as much as possible, the building projection and the connecting canopy pathway take centre stage, thereby amplifying the landscape. No adverse effects to the existing green network are expected.

Urban planning and incorporation into the landscape

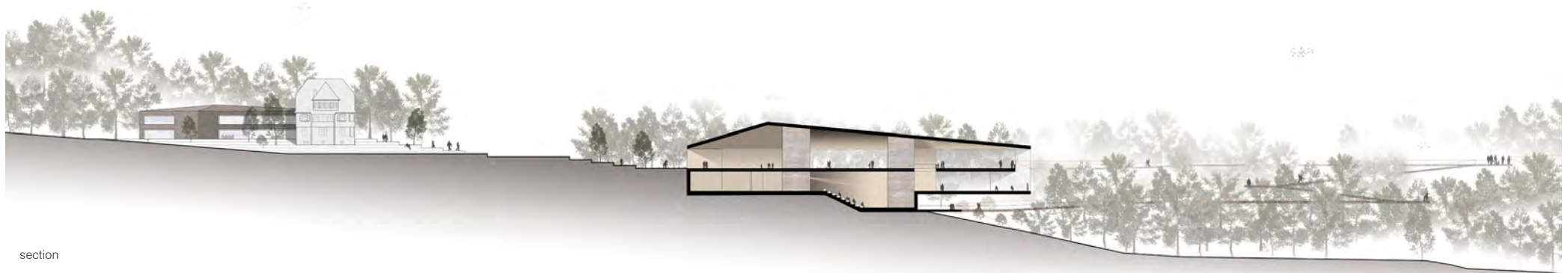
The future new address of the National Park near Ruhestein is embodied in a venue that stylises the existing type of landscape, while safeguarding it as a preamble and entry point to the setting of the national park. In line with the principle of "Let nature be nature", open spaces are created that reflect the archetype of the cultural landscape.

Here special uses like a winter sports centre, national park administration and transport facilities find a new order, while any new additions merely strengthen this order.

The building ensemble, made up of a visitor centre and an administration building, is incorporated as an independent component into the diversity of the 'Schwarzwald' nature park.



elevation



section

Competition Fire station, Alzey (GER)

project **New construction of a fire station** awarding authority **City Alzey (GER)** team **WW+, Esch-sur-Alzette/Trier (LUX/GER)** rendering **Stube 13, Zurich (CH)** gfa **3.349 m²** ufa **2.477 m²** gv **18.915 m³** total area **1,8 ha** net construction costs **7.000.000 €** competition phase **09/2014 - 11/2014** professional services contract regulations **2nd prize**

"Good architecture lives off tension, harmony and appropriate modesty.

It should radiate a breath of implicitness and always be guided by the essence of man."

Norman Heibrod

The unique geography of the building site and its functional and recognisable use characterise the overall sculptural and typological structure of the planned fire station. The architectural concept, the staging of the individual functional units and the design of the outdoor facilities all systematically descend from the existing natural environment and the building's use.

Design Concept

The distinctiveness of the site at the city entrance of Alzey on the fringes of an open garden-city residential area and neighbouring the Hochzeitswald to the south provides only limited urban planning specifications.

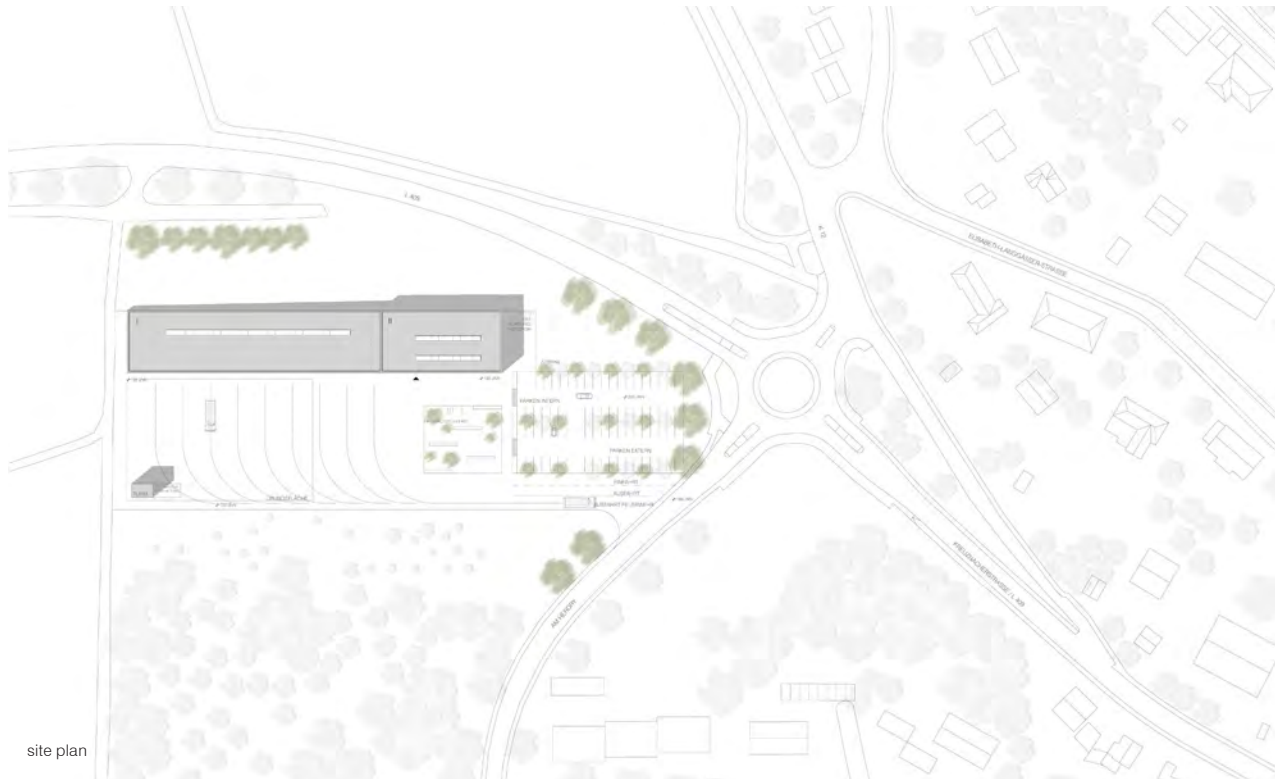
The architectonic concept foresees a compact building form, in a bid to reduce the built-up surfaces in favour of a green setting, and places particular importance on a harmonious integration into the surrounding natural environment. Given its distinctive form, the building forms a clear, identity-establishing conclusion to the L409, with its basement blending into the existing topography and its distinctive volume being visible over a long distance – a true landmark.

The result is a design that provides visitors with a clearly defined structure and the city of Alzey with a distinctive entrance marking the transition from landscape to urban area. At the same time, openness and transparency are achieved through the targeted use of materials, light and openings.

Access

The main entrance is defined by a generous forecourt on the south side of the building. From there, the ground-floor operations centre is reached, which given its representative character becomes the central meeting point of the fire station and at the same time represents an important point of intersection, from which all the other parts of the building can be reached. To encourage synergies between the individual building parts, access to the upper floor is foreseen via a stairwell with lift. The combined communal functional area with music rehearsal room and two accommodation quarters, as well as the fire brigade training area, connect directly to the stairwell. The multifunctional public meeting room is also accessed from here.

The connection to Kreisstraße 12 allows motorised traffic to directly access the newly planned parking area, which borders the east of the building design. To ensure short distances in the event of an emergency, 25 parking places with direct access to the fire station have been allocated for the volunteer fire brigade. There is also an additional emergency lane planned for the entry and exit area.



site plan

Functional solution

The design of the fire station as a one-storey and in part two-storey building automatically creates individual main function areas. The building's two-storey head features a ground floor with the operations area including locker room/sanitary facilities, radio/telecommunications room, common room and uniform store, as well as the respiratory protection workshop with delivery, workroom and operations area. Adjoining this are the auxiliary municipal function rooms. Additional municipal use areas (multifunctional meeting room with kitchenette, music rehearsal room, two accommodation quarters for fire brigade members and caretaker) are located alongside the educational and training module on the upper floor and connected to the ground floor via a staircase and a lift. The one-storey building part houses as a further main function the engine room including workrooms and a public washing bay, accessible via the central courtyard. In addition to providing various entrances to the building's main modules, this area with corresponding exercise tower serves as the fire brigade exercise area. The individual rooms are supplied with daylight via large-scale windows boasting outside views and via skylights, resulting in a bright and friendly atmosphere in all the rooms. The educational and training area, which also looks out onto the central forecourt via generous windows, can be used outside regular opening hours and as such forms an important focal point for the neighbouring urban areas. The result is a functional network between the fire station and the residential quarters nearby.

Economic efficiency and sustainability

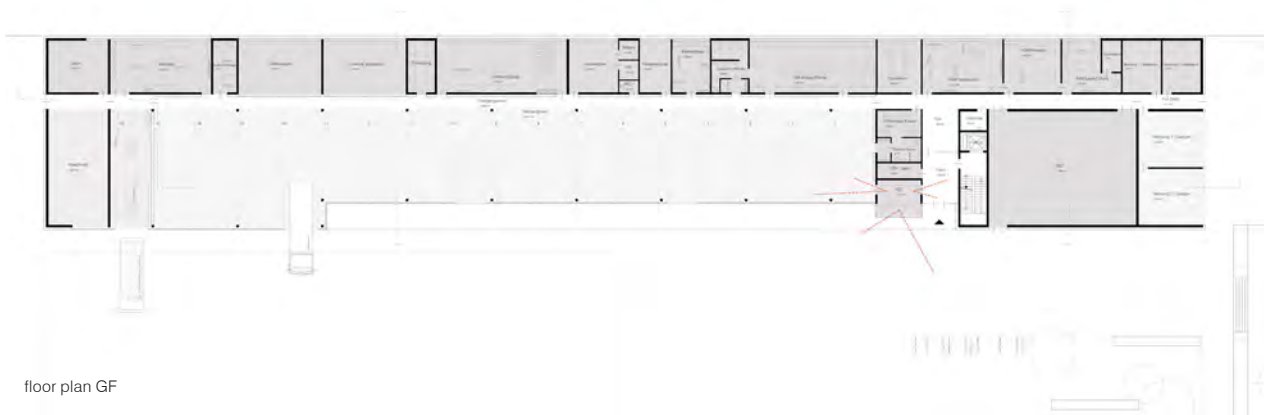
The starting point of the energy concept is an optimised architectural concept, which is tailored to the use of existing and natural resources as well as to optimised operational and maintenance costs. The combination of sustainable construction methods (excellent façade surface to building volume ratio, balanced façade ratio of transparent and non-transparent surfaces, etc.) and efficient energy use achieves a comprehensive concept for the fire station. Systematic space organisation, a high degree of structural compactness and optimised thermal insulation provide the perfect platform for this. The main access to the new construction is reached via a thermally effective vestibule. The upper floor is reached via a staircase, which is located in the central entrance area of the ground floor so as to ensure short distances within the building. All the common rooms enjoy an outdoor view thanks to generous windows and benefit from daylight resulting in a light and friendly atmosphere in all the rooms. Achieving the best natural lighting and ventilation possible furthermore reduces energy consumption. In conjunction with efficient building services and renewable energy sources together with the recovery of existing energies, a building is created that guarantees a high level of user comfort and will continue to meet and even surpass the current energy saving regulations, in particular in terms of primary energy requirements. With the objective of an optimised planning in terms of investment and operation costs of the energy generation installations, great importance is placed on low emissions through conceptual and operational optimisation. As a central generation installation, a geothermal heat pump is installed in combination with a photovoltaic installation on the roof. The heat supply is provided exclusively via the heat pump, which during winter is partially supported by low temperature potentials from the collectors. During the summer, the hot water supply is provided exclusively via the collectors and any existing surplus potentials can be put back into storage to regenerate the soil.

Construction and materials

The load-bearing components of the fire station are made of reinforced concrete. These reinforced concrete walls and reinforced concrete pillars are the support of the frame transom. The ceilings with normal wingspan are also made of reinforced concrete. The foundation of the building consists of a bedded floor slab with integrated strip foundations, which also act as an ice wall. The massive concrete cubature featuring mineral wool thermal insulation is clad with natural finished dark timber in the form of a curtain-wall and rear-ventilated wooden strip facing. Wood was chosen due to its adaptation to the environment. The interior is characterised by a scaling down to just a few materials. Overall, the harder materials of glass/profiled glass, concrete and white-plastered walls dominate. The common rooms, i.e. the areas that see increased use both inside and outside, also feature wood as a soft element, which produces a friendly warm work and social environment and creates a link to the façade. In keeping with the comprehensive energy concept, robust, durable and sustainable materials have consciously been chosen, given that they are easy to care for and maintain their appearance over a long period of time.



elevation



floor plan GF



function arrangement GF



function arrangement UF



facade section



Competition IGS Schweich (GER)

project **New construction 'Schweich integrated school project' as an inclusion model featuring a primary and special needs school with an emphasis on 'motor development'**
awarding authority **Community of Schweich (GER) + District of Trier-Saarburg (GER)** team **WW+, Esch-sur-Alzette/Trier (LUX/GER), Dietrich I Untertrifaller Architekten ZT GmbH, Bregenz (AUT), Stefan Bernhard Landschaftsarchitekten, Berlin (GER)** gfa **11.075 m²** ufa **8.372 m²** gv **56.800 m³** total area **1,9 ha** net construction costs **18.000.000 €** competition phase **09/2014 - 12/2014** nrestricted competition **2nd evaluation viewing**

*"What we have to learn is so difficult and yet so simple and clear:
It is normal to be different."*

Quote Richard von Weizsäcker (1993)

Architectonic concept – A school for everyone

Successful learning relies above all on good teaching, i.e. sensible curriculums, perspicuous teaching staff and appropriate learning methods. The discovery of architecture as a further educator has meant that the determination of a new typology carries substantial weight in teaching institutions. Our architectonic concept for the new construction of an integrated school project in Schweich has taken this into account, along with overlapping considerations from the sociocultural sector.

Genius Loci

The particularity of the school site on the adjacent new 'Ermesgraben' development area and on the edge of the agricultural floodplain of the Märzbach provides only tangential specifications for urban planning references. The architectonic concept foresees a compact building form in a bid to reduce built-up surfaces in favour of green surroundings and places particular importance on a harmonious integration into the surrounding natural environment.

Within the mostly one-storey structure, the individual functional areas are gathered around two central inner courtyards. In addition to the inclusion areas of the Förderstufe (special needs level) and Werkstufe (vocational level), the ground floor houses the common structures such as the forum, the canteen and the two-storey sports hall, while the first floor houses the administration facilities and primary education classrooms.

Access

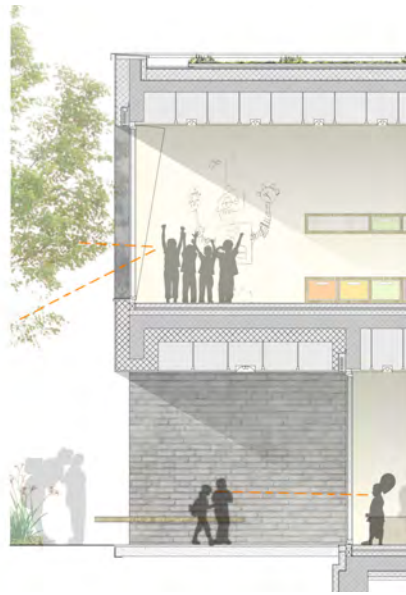
Vehicle access to the new school project is achieved via the main northern access on Bahnhofstraße. The school grounds provide a Kiss&Go parking lot in the immediate vicinity of the main entrance, ensuring a smooth drop off and pick up procedure for parents of physically disabled pupils. To provide a safe transition on foot into the urban surroundings of Schweich for children and young people requiring special educational support and to foster and encourage their self-reliance at the same time, the design provides direct access from the school grounds to the planned pedestrian bridge in the east.

The main entrance is defined by a generous forecourt to the east side of the building. From here, ground-level and barrier-free access is provided to the open reception area, the distinctive and inviting character of which makes it the school's central meeting point and at the same time an important interface of the building, via which all other areas are reached. Shared-use facilities such as the canteen, forum, library, sports hall and a multi-purpose room directly adjoin the foyer. The upper floor is reached both via a generous staircase with seating steps, which continuing from the foyer is located in the main area of the ground floor, and via a further stairwell within the inclusion area 1 so as to ensure short distances within the building.





facade section

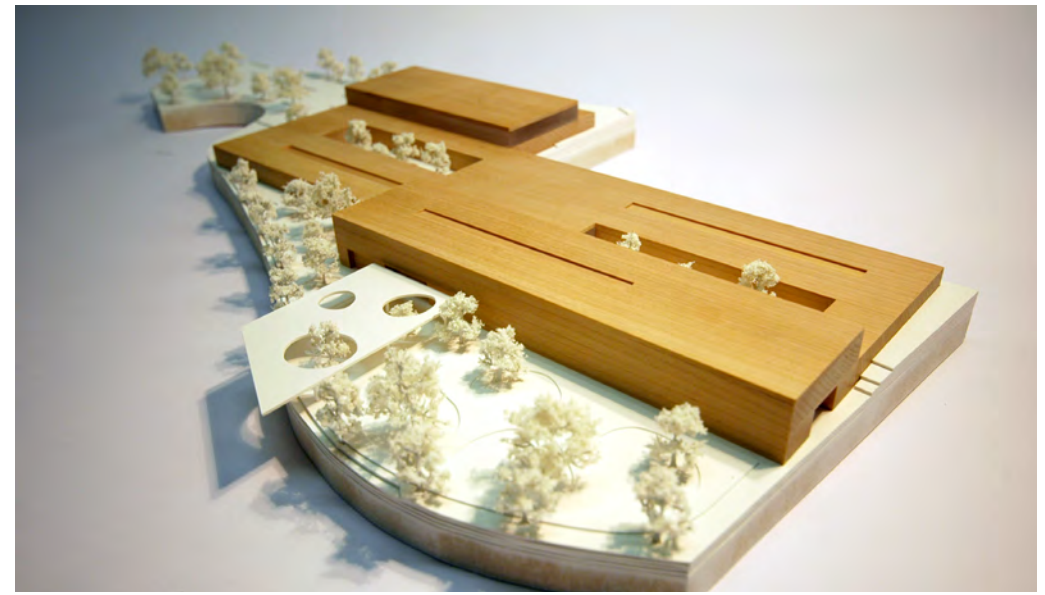


Functional solution

Continuing on from the shared-use structures at the heart of the school building, the primary school zone with inclusion areas 1 and 2 extends to the north, while the upper and vocational levels and specialist classes extend to the south. The individual school areas are divided up into classroom wings, which each feature an internal block with treatment units and associated neighbouring rooms. The administrative area featuring a teachers' room and adjoining outdoor terrace is located on the upper floor. The sports infrastructures are housed in the rear part of the building. The ground-level triple sports hall extends over two floors, so that it receives natural light via large-scale glazing. A separate entrance provides out-of-hours access to the sports hall, which also has a swimming pool, thus representing an important reference point for the neighbouring districts.

Given their east and west orientations, all the classrooms are supplied with natural light, allowing a light and friendly atmosphere to pervade all the rooms. The circulation areas of the school building, which due to their layout in terms of space and design undergo a functional extension in relation to the classrooms, can be used for individualised educational purposes, fostering lesson creativity and vitality on top of the natural atmosphere. A 'place of communication' is created, reflecting the guiding principle of the educational concept of an integrated school in the following ways:

- Connections are facilitated, but at the same time an isolated educationally differentiated process is possible. It is about taking into account the idea of openness and peace, of intimacy as well as common learning. Our idea here is to encourage community while retaining the option of separation.
- In order to respond to the frequently changing spatial requirements in the classrooms, due to the nature of a transition school, the individualised room walls are foreseen as mobile partition walls.
- Two school yards, which can be used separately by the two educational establishments, but which can also be used for shortcuts, e.g. during workshop breaks.



Construction and materials

The load-bearing components of the school building are made of reinforced concrete. The foundation of the building consists of a bedded floor slab with integrated strip foundations, which also act as a frost barrier. The massive concrete cubature featuring mineral wool thermal insulation is clad with a light brick in keeping with the existing natural environment. The façades reveal a grid design, which is broken up by a variation of unrendered masonry, opening casements for natural ventilation and fixed glass elements.

The comprehensive school's interior is characterised by a scaling down to just a few materials. The walls featuring unrendered masonry and the concrete ceilings reinforce the impression of a large workshop, which comes to life only through its occupants. The classrooms and workshops, the rooms for concentrated learning are dominated by the use of tougher materials, such as glass, concrete and stone. The common rooms, i.e. the rooms frequented outside traditional lessons, include wood as a soft element, which creates a friendly and warm atmosphere that encourages individuals to linger and relax during their breaks.

In keeping with the comprehensive energy concept of the integrated school in Schweich, robust, durable and sustainable materials have consciously been chosen; they are easy to care for and maintain their appearance over a long period of time.

- Direct outdoor access through the installation of school gardens and yards, for instance. At the same time, the inner courtyards are designed in such a way that they can be used by all the classes as rest and activity areas.
- The administrative wing and common rooms/auditorium are located in the central area. The underlying idea is to be able to provide prompt support, advice and intervention options for teaching staff, pupils and parents, to provide a clear visual line from there to the school compound and to provide the school community with an appropriate everyday living space.
- The ateliers/workshops are located in such a way that, in addition to the wide range of indoor possibilities, there is the option of including the outdoor area for specific activities.
- Rest, therapy and support rooms allow for individualised, educational processes in terms of diagnostics, counselling and support.



elevation

Competition Open air theatre „Gärten der Welt“, Berlin (GER)

project **New construction of a open air theatre on the grounds of the IGA Berlin 2017**
awarding authority **Grün Berlin GmbH** team **WW+, Esch-sur-Alzette/Trier (LUX/GER)**
civil engineering **Schlaich Bergermann und Partner, Berlin (GER)** rendering **Stube 13, Zurich (CH)** gfa **740 m²** gv **4.120 m³** competition phase **06/2013 - 08/2013** restricted competition **2nd prize**

"Nature is always the same, but nothing remains unaffected at her visible appearance. Our design must give her the sublime of continuity, with the elements and the appearance of all variations. In our imagination design must grant her eternity."

Paul Cézanne

Architecture is no longer realised as a single art form but as an everyday culture in a landscaped and social context. The design of a plastic structure gears optically and functionally with the surroundings by enabling a multiplicity of views and by connecting the terrain and natural stage through an auditorium, which follows the natural terrain. The concept for the architecture and scenography of the single functional units is logically derived from the existing landscape.

Genius Loci

The architectural concept allows for a compact building form in order to reduce the built-up area in favour of a green environment, with a particular emphasis on the harmonious integration with the surrounding landscape. With its independent form, the building forms a clear and acoustically necessary spatial conclusion to the adjacent district, but opens up through its characteristic, expanded volume, which rises with the landscape, towards the 'Gärten der Welt' recreational park.

Exploitation

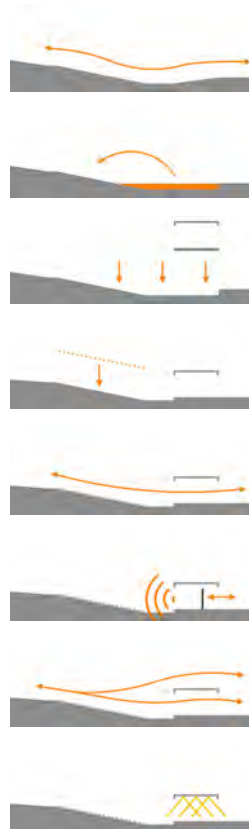
The open-air stage can be reached via the existing path network in the park area or via a separate direct access for artists and deliveries from the Blumberger Damm. The multifunctional event area can also be accessed via both entrances outside of regular daytime hours and is an important cross-border point of reference for visitors and future organisers as well as for adjacent districts.

Functional solution

Geometry and choice of material for the central bell-mouthed stage hall comply with the acoustic requirements. The buckled structure and the low-mounted, thus walkable roof area, offer a view over the impressive nature panorama of the 'Gärten der Welt'. The roofs are planted whereby they are naturally embedded in the surrounding green landscape.

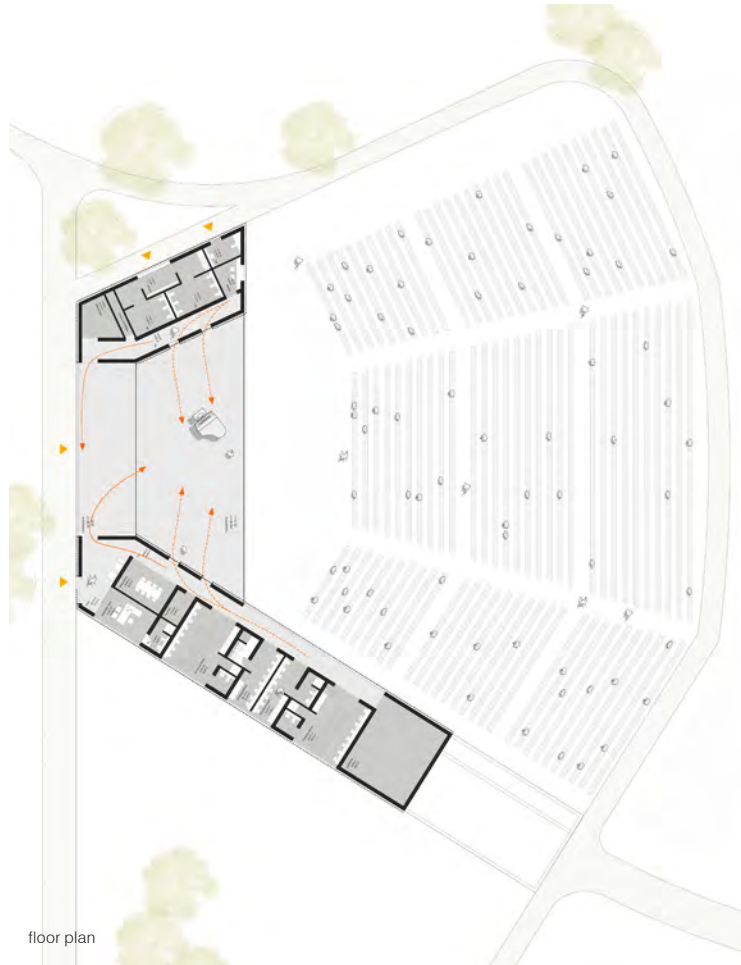
From the big tone shell in the middle of the building complex, you can reach the restrooms of the artists (with inside auxiliary functions) as well as the stage storage area, equipment rooms and the sanitary facilities for visitors (accessible from outside).

The equipment rooms are on the upper floor and can be reached from the ground floor via a staircase. The central stage area is assumed as an integral part of the landscape. Large sliding walls generate a variability and flexibility of the scenery. In an open state the view onto the garden and nature from the audience area forms a framed picture, thus creating openness and vastness. Based on the acoustic rules of an open-air theatre, the visitor seats are arranged shell-shaped around the pavilion. On the concrete steps there is enough room for 3000 visitors. There is the additional option to enlarge the auditorium by another 2000 temporary seats. The tribune fits into the natural, slightly deepened hollow, thus creating a fluent connection between the open-air theatre and the existing natural and green space.

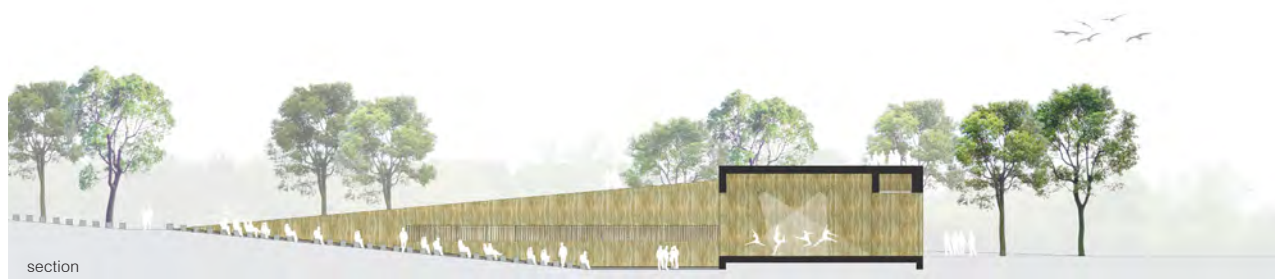


Construction

The design of the open-air theatre has the same characteristic as the freely stretched framework system of the visitor centre. The freely stretched stage roof looks like a frame. The bolt of the frame is a box girder profile made of laminated veneer lumber (Kerto-Q for upper and lower belt; Kerto-S for rack). The hollow box with a wingspan of 22m needs a construction height of approximately 60cm. The hollow box elements can be delivered as entirely machined parts to the building site. In order to minimise the bending moments and consequently the distortion, the latch is laterally mounted on the vertical building elements, thus achieving a fixation through the effect of continuity. The vertical building elements of the remaining construction are made of reinforced concrete prefabricated parts, to minimise the number of joints. These reinforced concrete walls are the support of the frame transom. The other ceilings with normal wingspan can also be produced with reinforced concrete. As an alternative, wooden ceilings made of stacked planks can be used. The foundation of the building is realised via a bedded floor plate with integrated strip foundations, which also act as an ice wall.



elevation



section

Material

The massive concrete cubage is covered with natural finished larch wood as curtain-wall wooden strip facing. Wood was chosen because of its adaptation to the environment and the reflection as an acoustically effective space. Inside the stage area large wooden sliding walls allow for the convertibility and flexibility of building and ambience: in an open state there are wide visual relations. A simple space strongly oriented towards the outdoor area with its generous, roofed open spaces and designed as a flowing floor plan. By closing the elements, an introverted stage area for different scenographies is created. Light and sound equipment is installed at the lower surface of the roof. The public auxiliary functions as well as the artist entrance in the back stage area are accessible from the outside and preserve the idea of a monolithic wood construction through the door elements being flush with the façades. In accordance with an holistic approach wood is chosen as a robust, durable and sustainable material, which is easy to care for and remains attractive over a long period of time.

The open-air theatre is planned as a multi-faceted structure in the middle of the existing recreation area. Apart from concert events, the natural theatre hosts a multitude and variety of other events, thus extending the usage potential of the whole area. A cultural area is developed, an invitation to explore new ways of playing with the impulses of its unique architecture, while opening up a new view to the world and expanding outlooks on life.

Competition Hahnplatz, Prüm (GER)

project **Redesign of Hahnplatz as new town focal point** awarding authority **City Prüm (GER)**
team **WW+, Esch-sur-Alzette/Trier (LUX/GER), Ernst + Partner, Trier (GER)** total area **1,6 ha** net construction costs (KG 500-700) **2.620.000 €** competition phase **08/2014 - 10/2014**
restricted competition **2nd round**

graphics by **Ernst + Partner**

"If we fail to recall that the beauty of a town is the result of a civilisation process, we risk falling back into a state of aesthetic poverty."

Stephan Reiß-Schmidt – *"Die Schönheit der Stadt - The beauty of the city "*

Consolidating work, life and social interaction and contributing to a longer-term and sustainable planning of open and urban spaces in a user and city-oriented approach – that is the main objective of the new overall concept of 'Hahnplatz Prüm'.

Genius Loci

The Hahnplatz with its striking and to some extent historical backdrop is steeped in history and is set to become a vibrant city centre for shopping, tourism, markets and events. The existing heterogeneous open space with its diverging design elements and haphazard trees has yet to do justice to the significance and experiential value of this place. The redesign of the Hahnplatz therefore calls for a correspondingly ambitious and striking, yet mindful treatment of the existing structures.

Functional solution

The design concept once more opens up the view to the distinctive historical building ensemble in the centre of Prüm, in particular from the west, and provides a welcoming, versatile and exciting open space. The height differences with the westward streets and their roundabouts are overcome with an organically designed sweep of steps. These steps become a gallery from which to watch activities and events unfold on the square. The suggested design will see the uniform area in front of the historical façades of the St Salvator's Basilica increase markedly in size for market events and give rise to a cohesive and manageable space that is easy to organise.

The square is designed as a traffic-free area, but does allow for temporary stationary traffic on special occasions. The stipulated 35 parking spaces are arranged peripherally to the businesses, discreetly marked on standardised paving and covered by trees.

Materials

On the premise of creating a homogeneous overall impression that remains typical of the region, the proposed surface material for the square consists of large basalt bonded paving stones featuring a fissured surface that is easy to walk on. The steps are made of sawn basalt lava, with a 12/40 cm cross section. The pavements running alongside the roads and adjoining parking spaces will also be made of small basalt bonded paving stones. Understated accents such as the plane tree grove and the opportunities for relaxation underneath its branches, as well as the ground-level interactive water feature all contribute to making the square more attractive and enjoyable. Alongside the plane trees in front of the former monastery, small-crown linden trees will grace the square's periphery to give structure to the parking spaces. The ground object "Wasserwelle", positioned in the centre of the Hahnplatz, is made of glass concrete. From north to south, successive water waves rise at irregular intervals, running over the basalt surface. The water supply comes from the higher north-west longitudinal side. The water streams out of a channel covered by a web grid flush with the ground. On the lower longitudinal side, the water then runs into a web grid flush with the ground. The "Wasserwelle" showcases the vitality of water at night also. The alternating water waves create a constantly changing view and flow of movement. The gently rippling sound lends a tranquil atmosphere to the square. The water waves also hold a great attraction for children, thus turning the ground feature into a popular play object. In accordance with the comprehensive energy concept, permanently robust and durable materials have been chosen, which are easy to care for and maintain their appearance over a long period of time.

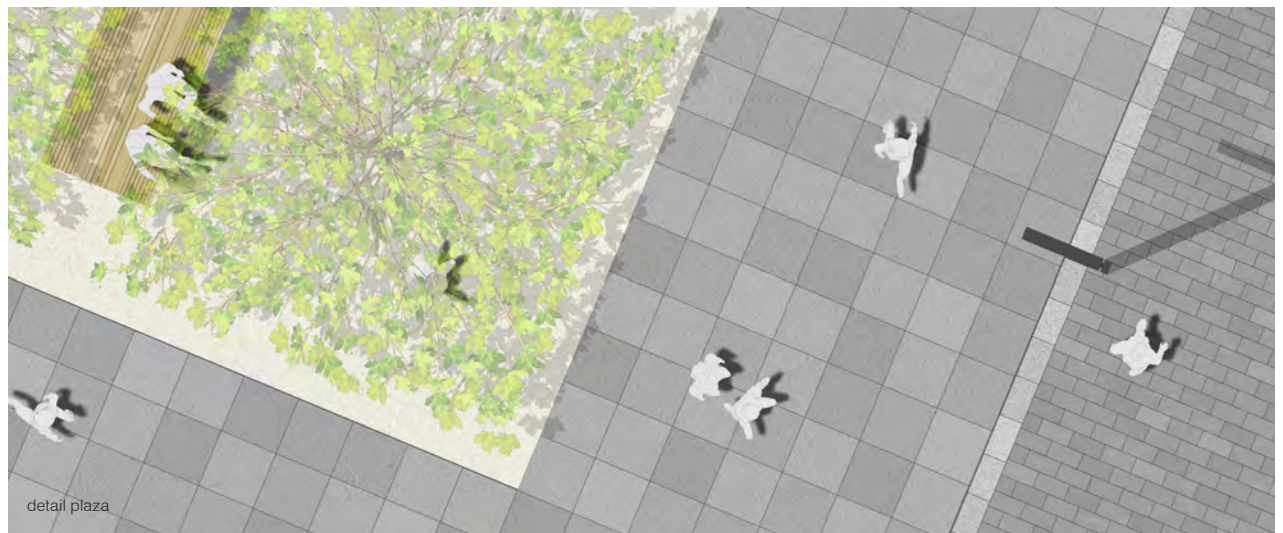


Design Concept – Urban Planning

The architectonic concept foresees compact and complementary building forms in favour of green surroundings and places particular importance on the harmonious integration with the surrounding urban space.

In addition to the existing residential options of the building ensemble adjoining the Hahnplatz, the further development and revitalisation of this block perimeter will create additional residential and office surfaces on the site of the old bus stop. Given its standalone block form, which follows the course of the road, the building represents a clear, identity-establishing conclusion to Hahnstraße. The newly planned volume provides residences of various sizes to merge and incorporate all socio-demographic groups. Small-scale retail spaces on the ground floor represent important infrastructures that contribute to the new definition of the town centre. The green corridor to the rear of the block perimeter provides a flowing connection between the new residential supply and the redesigned Hahnplatz to breathe both old and new life into the town centre.

With its clear structure, the design provides visitors and users alike with a sense of security and orientation. At the same time, a sense of openness and space is achieved, leading to a network emerging between the Hahnplatz and the quarters in its immediate vicinity.



Competition Laboratory StEB, Cologne (GER)

project **Construction of a laboratory building for the wastewater institute of the StEB on the terrain of the sewage treatment plant Köln-Stammheim** awarding authority **Stadtentwässerungsbetriebe Köln AöR (StEB)** planning team **WW+, Esch-sur-Alzette/Trier (LUX/GER), FACT, Böblingen (GER), Felgen Ingenieurgesellschaft, Wasserliesch (GER)** rendering **Stube 13, Zurich (CH)** net floor space **2.796 m²** useable surface **1.518 m²** gross volume **19.993 m³** construction costs net **2.997.972 €** competition phase **03/2013 - 06/2013** restricted competition participation

Functional solution

The architectural concept provides a compact building cubature, adapted to the property, with an open courtyard and especially turns the attention to the harmoniously integration into the surrounding area of the sewage treatment plant. A throughout modular raster has been chosen to achieve a flexible utilisation quality and to grant the continuity of the architectural basic statement of the building. The storeys based on this can be reached via an open staircase, located in the central reception area of the building, thus guaranteeing short ways inside the building. Apart from the reception area there are laboratory rooms on the ground floor whereas on the upper floor there are amply designed offices and meeting rooms. The circulation areas are reevaluated to open communication zones by systematic widening. The centre of the building is formed by an open atrium, being a central meeting point in the every-day business through its inviting character. All rooms, also the corridors, get a view to nature through the generous glazing and are provided with daylight, thus creating a light and friendly working atmosphere. A best possible, natural illumination reduces the energy consumption of the new laboratory building.

Construction and material

The facades show a modular raster, which is intended to natural ventilation by a change of attached exposed masonry and generous opening casements. According to the integrated energy concept of the new laboratory building robust, long-lasting and sustainable materials are consciously chosen, which are easy to clean and will remain good-looking over a long period of time. The brick, particularly suitable because of its natural colour and surface and its weather-resistant consistence, fits harmonically into the surroundings and refers to the existing brick architecture. The processing is carried out in modern form language, following the demands of the modular flexibility of the overall structure.





elevation



elevation

Communication

High transparency leads spatially and visually to a complexity of different room zones. Places of communication are created. The internal communication as well as the interaction between the building and the area of the sewage treatment plant is positively influenced. By their transparency the inner courtyard and the entrance area offer a visual connection between the various functional areas, thus making the spatial connections readable. The draft shows a clear structure and orientation to its users.

The communication architecture plays an important role from the beginning and is understood as an investment into the future and as social sustainability. The laboratory planning architecturally enables hierarchies, flexible teams, project work, focus on results and own responsibility. The spatial consequences of this permanent interdependency between individual and team performance are connected to the idea of integration, networking and decentralisation. That's the reason why the structure of the floor plan is composed in a way to allow for silent individual work as also for free interaction. The typology of the floor plan and the straight-lined equipment but also the design of the façade do not only create working areas but also rooms for free and open interchange of ideas.

Sustainability

The new building is planned on the basis of future-oriented energy, operation and environment concepts. An extremely efficient controlled ventilation, a consequent room organisation, a high compactness of the buildings and an optimised thermal insulation are the prerequisite for this. A high level of energy efficiency is guaranteed by the planned solar power system on the roof. Moreover the roof areas of the new buildings will be extensively greened. This measure has a positive influence on the micro climate, keeps the rainwater on the roof and protects the upper floor from overheating. Hedges and small trees additionally zone the outside facilities. An important concern of the overall concept is to largely maintain the tree population as valuable quality of location and – where tree cuttings are necessary – to replace and update.



facade section

Competition Mettlach (GER)

project **Mettlach 3.0 – package of measures for urban redevelopment** awarding authority **Community of Mettlach in cooperation with Villeroy & Boch (GER)** team **WW+, Esch-sur-Alzette/Trier (LUX/GER), ernst+partner landschaftsarchitekten, Trier (GER)** rendering **Rendertaxi, Aachen (GER)** total area **90 ha** competition phase **1st and 2nd phase 09/2014 - 01/2015** multiple commission **participation (without ranking)**

Mettlach without the presence of global company V&B is barely conceivable from a historical point of view as well as an economic point of view, both now and in the future – not to mention how V&B has defined Mettlach's townscape. Similarly, V&B without the long-standing partnership it has forged with the city is just as inconceivable! As a result, both the required urban redevelopment and the reorganisation and successful safeguarding of V&B as a landmark within the long-established location of Mettlach must not be undertaken one without the other – something both players have long been aware of.

'Mettlach 3.0 – package of measures for urban redevelopment' is the title of the present concept and is a suitable stage heading for the updating and detailing of the previously defined joint vision of objectives for the future. The urban planning and design solutions that it sets out are very specific and can be gradually implemented in the short to medium term. Nevertheless, Mettlach 3.0 also contains a visionary component, which incorporates the existing endogenous potential of the city and the group, further developing it in a win-win approach and – in an overriding, long-term global vision – offering it to the participating players in an act of guidance also in courageous location choices.

The featured solutions are characterised by robustness and flexibility so as to respond to changing framework conditions within the planning process and to meet the high requirements in the context of the complex decision-making processes involving the city and V&B. The Mettlach 3.0 concept introduces – initially for six key locations – urban planning and design solutions, the purpose of which is to formalise and update the partial spatial development concept of the city as well as the concept development of V&B. They include: city promenade; Mettlach nature park; salt bath terrace and pedestrian zone; old abbey and new free space hub ('corridor'); DRK area – hospital, Bahnhofstraße and surroundings and existing fire brigade premises; mosaic factory redevelopment area.

The reorganisation of stationary traffic, the optimisation and completion of existing pedestrian and cycling path connections, the enhancement of nature spaces and monuments and the urban restructuring and upgrading of specific areas all pursue the objective of vitalising Mettlach in its entirety. The already emerging tourism sector is deemed a potential that is embraced and further developed, without a monostructural direction being adopted.

As a second economic factor, the opportunities arising from the abandoned premises and large-scale structures of V&B and in particular of the mosaic factory are taken into consideration. RESET-capable structures in the city area are localised and conceptually reassessed, instead of the tabula rasa approach of demolition and rebuild. Characteristic features of Mettlach's architectural past, steeped in industrial history and defining the townscape, are to be kept alive, while others will be weeded out and replaced. This will happen gradually and in an acceptable fashion in accordance with Mettlach's current restricted creative and economic potential and in consideration of the fact that the demand for residential and commercial premises in light of the great availability of land has so far not been present or quantifiable.

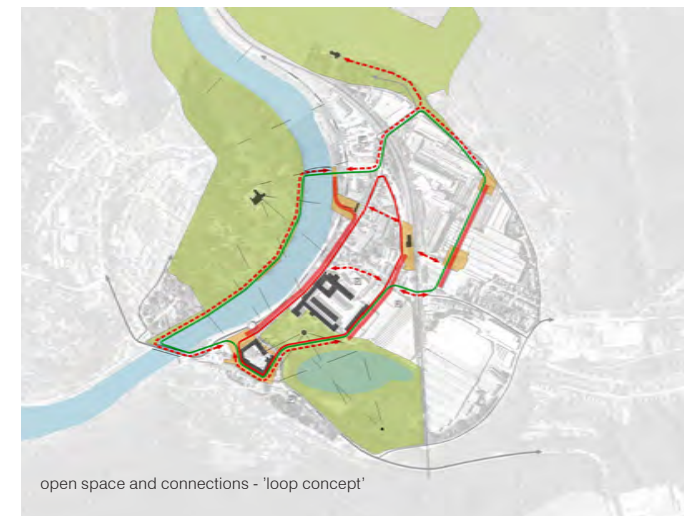




site plan

Loop concept

The open space concept is based on a so-called 'loop concept', consisting of an inner and outer loop. The inner loop connects the attraction areas of Villeroy & Boch and Mettlach through improved or new connecting routes. The outer loop provides access to the three main nature parks 'Abteipark' (abbey park), 'Park Schloss Saareck' (Saareck castle park), and 'Park Schloss Ziegelberg' (Ziegelberg castle park).



open space and connections - 'loop concept'

Competition Cepal, Mersch (LUX)

project **Development - "Quartier de la Gare"** client **Cepal S.A. / Versis S.A. / Luxlait association agricole (LUX)** optimisation in terms of urban planning and real estate economics **WW+, Esch-sur-Alzette/Trier (LUX/GER)** conception **reicher haase, Luxemburg (LUX) / Ingenieurbüro Kühnert, Bergkamen (GER) / Schroeder & Associés, Luxemburg (LUX)** total area **18 ha** total gfa **190.000 m²** gfa-living **85.180 m²** gfa-public facilities **5.700 m²** gfa-leisure **9.500 m²** gfa-office **20.900 m²** gfa-trade **20.900 m²** number of ap. in single-family houses **approx. 150** number of ap. in apartment-houses **approx. 890** planning phase **01/2014 - 06/2014** multiple commission as competitive expert opinion process (consultation rémunérée) **participation (without ranking)**

"Pragmatic solution with charm" – real estate optimisation of the "Quartier de la Gare" (QDLG) through subsequent densification and reutilisation

Initial considerations

The present urban planning and real estate optimisation submission is based on the outstanding 2010 winning entry of the consultation rémunérée for the 'Quartier de la Gare' – awarded at the time by the municipality of Mersch. Subsequently, the resident property owners – under the direction of Cepal S.A. – launched a further consultation rémunérée in their desire to achieve an increased building density and improved commercial profitability. The concept of the working group 'rha.pgo.ibk' is impressive due to its successful translation of the objectives of the Mersch municipality and the ministry in charge of the QDLG and due to the high level of resilience and staying power shown in order to survive as a reference framework in a long-standing development concept. For this reason, the contribution is particularly appropriate for an economic optimisation in terms of real estate – without jeopardising the strong fundamental concept.

Method and outcome

The optimisation proposed by WW+ (pictogram 1) is based on a combination of measures consisting of:

- the subsequent densification of the competition contribution in compliance with urban planning regulations;
- the partial preservation and reutilisation of selected building volumes of the Agro-Center, a characteristic landmark of Mersch that defines its townscape and is of great cultural historical significance.

The combination of measures proposed by WW+ consequently allows for a significant increase of the total floor area to approximately 68,000 m², representing an increase of approximately 36 % in relation to the original concept. By retaining the carefully considered planning guidelines of the design, the subsequent densification will nevertheless be carried out in a manner that is compliant and to scale from an urban planning point of view.

Building blocks for subsequent densification

Pictogram 2 illustrates the various areas of the subsequent urban densification:

- planning of additional floors in planning areas that are particularly appropriate from an urban planning perspective;
- realisation of additional building volumes in areas with great subsequent densification potential (e.g. lay-bys);
- preferred use of apartment buildings instead of single-family houses (increased GFA, increased profitability);
- increase of the relatively small floor areas of the buildings to sizes that are architecturally acceptable and advisable from the perspective of real estate economics.





Pictogram 1
Axonometric representation: subsequent densification of the initial planning
by the working group rha.pgo.ibk



Pictogram 2
Building blocks for subsequent densification

Conversion of selected building volumes of the former Agro-Center

The preservation and reutilisation of the characteristic building volume of the former Agro Center – at first glance time-consuming and uneconomical – will result in a whole range of positive project effects. The positive effects of the conversion are as follows:

- generation of a significant increase in total floor area – which would be almost impossible to achieve with a new construction;
- preservation of a characteristic landmark of Mersch that defines its townscape and is of great cultural historical significance, and prevention of its irreversible destruction;
- providing the new quarter – as well as Mersch – with a high identification value;
- enormous cost savings associated with the dismantling of the silos (new construction and conversion costs assumed to be virtually identical);
- creation of a unique distinctive feature;
- creation of a very high quality of use comparable to similar conversion projects – some very successful – involving large-scale agricultural and industrial structures
- the quarter will be more interesting and charming with a sense of identity.

Recommended strategy

The objective is to achieve a maximum gross floor area, while maintaining a high quality in terms of urban planning. The stated gross floor area of approximately 190,000 m² (+36 %) is to be seen as a strategic negotiating quantity and the basis for a realistic real estate development of the total area for all participating parties, i.e. property owners, municipal council and residents. The strategic objective is a win-win situation for both the property owners and the municipality. An incentive for the granting of a higher urban planning density through the municipal council can consist among others in ceding undeveloped plots to the community, which it can use to develop municipal projects. Over the course of the subsequent project development phases, WW+ strongly recommended the inclusion in the decision process of solid real estate costings with a realistic adjustment of all project costs (e.g. costs associated with clearing the area) as well as project gains.

Pictogram 1

- Initial planning
- Subsequent densification measures (based on initial planning)
- Planning recommendation – entrance Quartier de la Gare (combination of new planning and conversion)

Pictogram 2

- Building volumes according to initial planning
- Increase of building floor areas / additional building volumes
- Apartment buildings instead of one-family houses
- Conversion of selected building volumes (Agro-Center)

Competition Zitha Senior, Capellen (LUX)

project **Collection of urban planning ideas for senior living construction** client **Zitha Senior, Luxemburg (LUX)** conception **WW +, Esch-sur-Alzette/Trier (LUX/GER)** total gfa **17.170 m²**
gfa-living **3.000 m²** gfa-nursing building **14.170 m²** gv **62.440 m³** number of apartments **31**
number of care rooms **100** competition phase **10/2014 - 12/2014** multiple commission **2nd prize**

„Good architecture lives off tension, harmony and appropriate modesty. It should radiate a breath of implicitness and always be guided by the essence of man.“

Norman Heibrod

The challenge of the task at hand consists in integrating the architecture into the urban fabric. Various surrounding existing buildings engage in a dialogue with one another, thereby revealing the tension between remaining loyal to an architectonic style and adapting the past to the requirements of the present in the planning area. The development of this project must take into account the context. And at the same time, it must add value and enhance quality of life. Alongside other interdisciplinary considerations from the sociological and socio-demographic arenas, these parameters are integrated into the urban planning and architectonic concept of the new construction of the Zitha Senior building.

Genius Loci

The Zitha Senior area is located on what is from an urban planning point of view a striking site between an urban intersection point (Route d'Arlon/Route d'Olm) and an extensive open space. Despite its location between two heavy-traffic roads, our design places an urban planning emphasis on the town centre of Capellen:

Within the area, identification and reference points as well as urban features from the neighbouring built-up structures are incorporated in order to create references and to generate a harmonious integration in the urban space. An upgrade of the surrounding public space as well as a sustainable networking of the closer surroundings are positive effects of the connection to existing reference perimeters of the buildings already present. Through developing and reinforcing the greater connecting axis between town and nature, the abutment onto valuable green space is felt in every living aspect in the new residential and nursing buildings with the integration with the existing buildings. Through the development of an own centre, the new town building block emanates in all directions and with its openness encourages dialogue with the urban space.

Urban planning concept

The urban planning concept foresees two linear shapes, which follow the contour lines of both Route d'Arlon and Route d'Olm and place particular emphasis on harmoniously blending into the existing structures. In the overall structure, the nursing and therapy building on Route d'Arlon caves under tension in order to create a passage to the apartment building on Route d'Olm. The resulting space in between marks the entrance to the inner courtyard and the underground parking lot. The ground floor of the nursing and therapy building houses - in addition to the care facility rooms - public facilities such as a restaurant/bistro and a reception area with lobby, while the upper floors accommodate exclusively nursing and therapy rooms. The apartment building is used for private residential purposes. Within the urban space, the multi-storey buildings with their differing heights form a distinctive landmark that speaks a uniform language.

A configuration has been created that provides its users and residents with a clear structure and orientation. At the same time, openness and transparency are created through the targeted use of material, light and openings.



Competition BTZ HWK, Trier (GER)

project **New construction of the Vocational Training and Technology Centre of the Chamber of Crafts** awarding authority **Chamber of Crafts, Trier (GER)** team **WW+, Esch-sur-Alzette/Trier (LUX/GER), Hertl.Architekten ZT GmbH, Steyr (AUT), Winter Beratende Ingenieure für Gebäudetechnik, Düsseldorf (GER)** gfa **13.867 m²** ufa **10.102 m²** gv **73.400 m³** total area **1,6 ha** net construction costs **23.750.000 €** competition phase **11/2014 - 02/2015** restricted competition with negotiated procedure **3rd prize**

"The ultimate aim of all artistic activity is building!

Architects, sculptors, painters, we must all get back to craft."

Walter Gropius from the Bauhaus Manifesto

Genius Loci

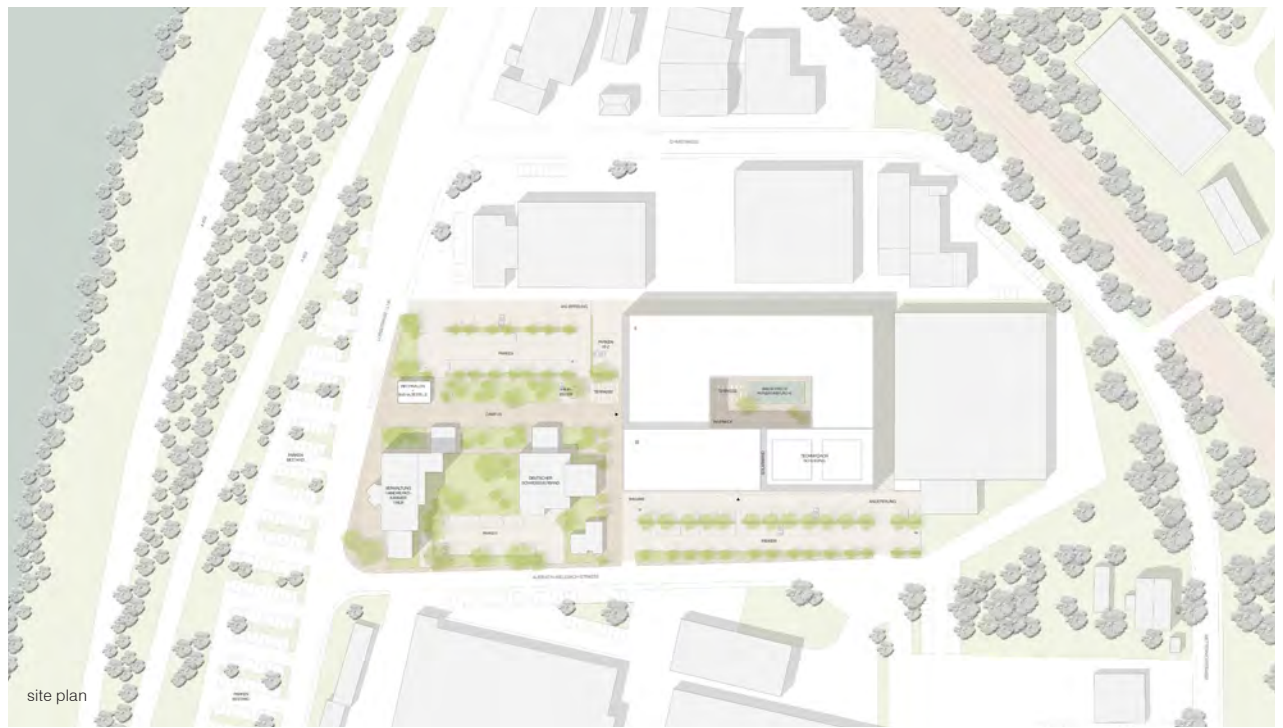
The particularity of the site in the midst of the Trier-Nord industrial area and the adjacent Moselle bank with the adjoining A602 motorway provides only tangential specifications for urban planning references. The architectonic concept foresees a compact building form in a bid to reduce built-up surfaces and places particular importance on a harmonious integration into the surrounding urban environment. Within the mostly two-storey structure, the individual functional areas are gathered around a central inner courtyard. In addition to the workshops and technical rooms used for vehicle and metalwork engineering purposes, the ground floor houses the shared-use and public facilities such as the refectory, canteen and reception area. The first floor is where the other specialist departments are located, as well as training and seminar rooms that are available for external use. The administrative wing is situated on the second floor of the training centre; annexed to it is the accessible roof. The landscaped inner courtyard as well as the newly created outdoor area and the transparent façade structure create a flowing connection between the building concept and the existing open space. A design has been created that provides its users with a sense of direction and comfort thanks to its circular arrangement and clear structure. At the same time, openness and transparency are achieved through the targeted use of material, light and openings. The educational concept of the vocational training centre – that of providing students with solid specialist knowledge (structure and direction) on the one hand, and that of preparing them for work life (openness and vision) on the other hand – is thus reflected in the architecture of the building.

Access

The parking area on the centre's grounds in the immediate vicinity of the main entrance means users need to cover only a short distance to the building. The main entrance is defined by a generous forecourt to the north side of the building. From here, ground-level and barrier-free access is provided to the open reception area and its secretariat, the distinctive and inviting character of which makes it the technology centre's central meeting point. Shared-use facilities such as the refectory, canteen and study areas directly adjoin the foyer. The upper floors are reached both via a generous open staircase, which continuing from the central foyer is located in the main area of the ground floor, and via further stairwells within the individual specialist departments so as to ensure short distances within the building.

Functional solution

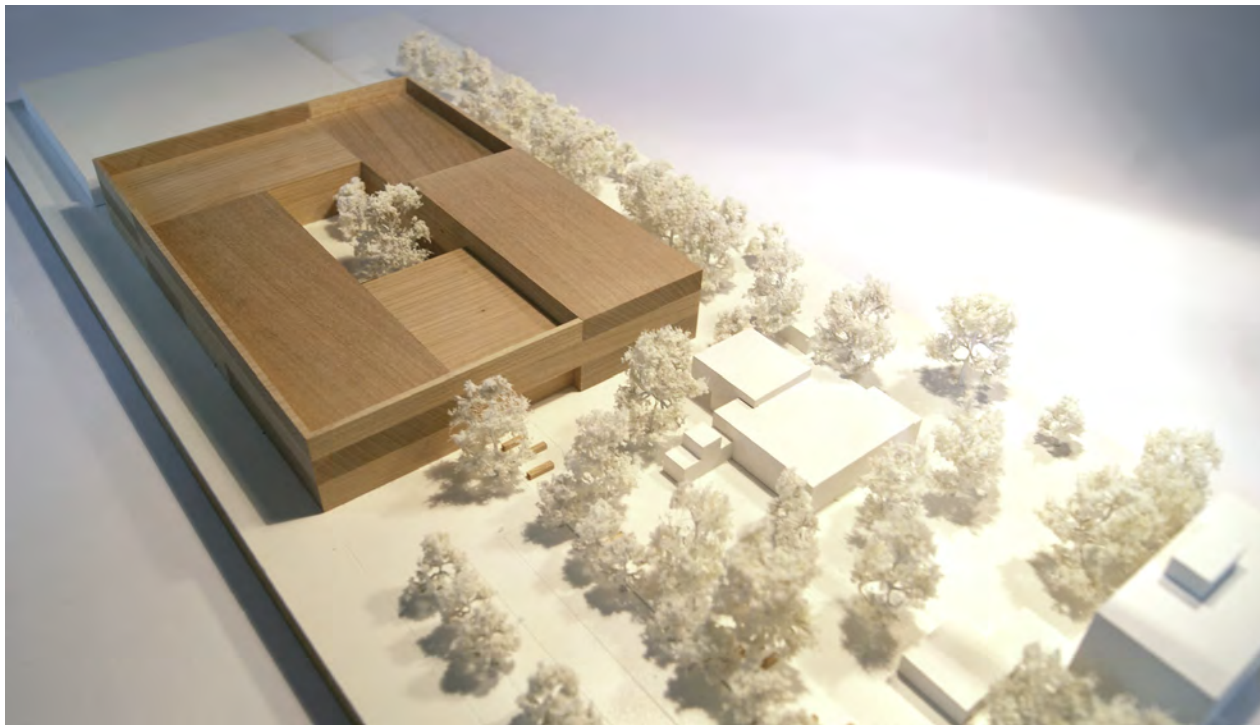
Continuing on from the shared-use structures at the core of the training centre, the zone reserved for educational purposes with its individual specialist departments is organised in a circular manner towards the outer façade, while the public communication area looks towards the inner courtyard. The additional training and seminar rooms on the first floor are also available for external use outside operating hours. The result is a functional network between the training centre and the neighbouring quarters. The administration wing and the accessible roof are housed on the second floor. All the specialist departments and the workshops enjoy an outdoor view thanks to generous windows and benefit from natural daylight throughout the whole day, the result a light and friendly atmosphere in all the rooms. The circulation areas of the campus building can be used for individualised study purposes.



elevation



elevation



Spatially and visually, the high degree of transparency leads to an intertwining of various room zones. This has a positive influence on the internal communication as well as the interaction between the centre and its neighbouring quarters. As a result of their transparency, the glass inner courtyard, the communication area as well as the dispersed common structures on the ground floor reveal visual connections between the individual rooms. A 'place of communication' is created, which reflects the guiding principles of the educational concept behind the vocational training centre.

Construction and materials

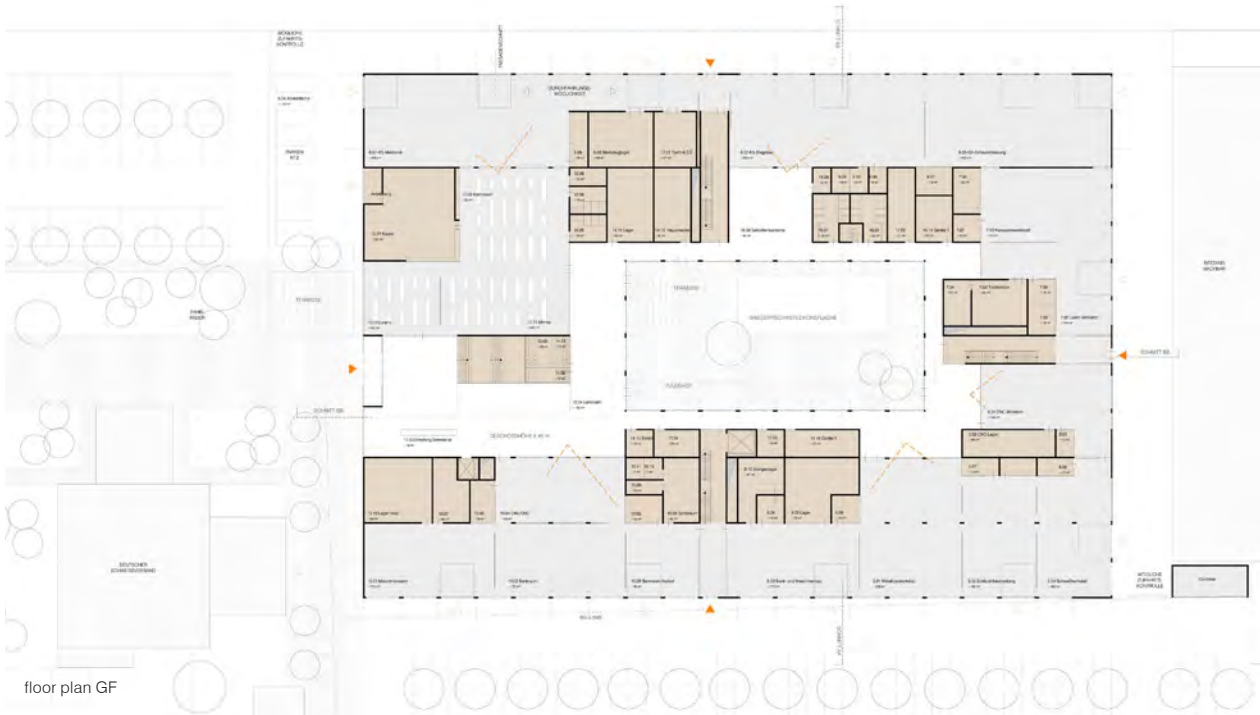
The load-bearing components of the building are made of solid wood. The high-performance and economical hybrid construction, a solid wood cubature with mineral wool thermal insulation, is clad with a natural finished native wood species in the form of a curtain-wall and rear-ventilated wooden strip facing, which also provides ground shading in summer. The façades feature a combination of closed timber surfaces and an opaque, dispersed wooden strip structure, with underlying opening casements for natural ventilation and cleaning. The building's users can independently open and close the ground-level windows and thus individually influence the climate of a room. The centre's interior is characterised by a scaling down to just a few materials. The specialist departments and workshops are dominated by the use of the raw materials of glass and wood. The common rooms feature finer interior design surfaces, creating a friendly and warm atmosphere that encourages people to linger and relax during breaks. The stairwell cores are efficiently made of reinforced concrete for bracing and fire protection purposes.

Economic efficiency and sustainability

The starting point of the energy concept is an optimised architectural concept, which is tailored to the use of existing and natural resources as well as to optimised operational and maintenance costs. The combination of sustainable construction methods (excellent façade surface to building volume ratio (A/V ratio), balanced façade ratio of transparent and non-transparent surfaces, etc.) and efficient energy use achieves a comprehensive concept for the new vocational training and technology centre. Systematic space organisation, a high degree of structural compactness and optimised thermal insulation provide the perfect platform for this. Achieving the best natural lighting and ventilation possible furthermore reduces energy consumption. In conjunction with efficient building services and renewable energy sources together with the recovery of existing energies, a building is created that guarantees a high level of user comfort and will continue to meet the current energy saving regulations in the long term.

Heating, cooling, ventilation

Underfloor heating is foreseen to supply heat to the training rooms as well as the workshops. During the summer, the underfloor heating system will be used for cooling via the ground water. Natural ventilation is provided via windows that can be opened. In addition, the building has mechanically controlled ventilation and aeration. An optional window control system is provided for nocturnal cooling in summer. Thermal insulation glazing ensures the thermal quality of the building shell is improved. The solid building components with thermal activation lead to options for indoor climate conditioning via a "slim" energy efficient systems technology with low running costs and high indoor climate comfort. A central cooling system is not foreseen, only server rooms and rooms with increased internal loads will feature a split air-conditioning system.



floor plan GF

Competition Kindergarten Schriesheim (GER)

project **New construction of an activity-friendly Kindergarten in Schriesheim** awarding authority **City Schriesheim (GER)** team **WW+, Esch-sur-Alzette/Trier (LUX/GER)** gfa **1.554 m²** ufa **1.032 m²** gv **5.671 m³** total area **3 ha** competition phase **12/2014 - 03/2015** restricted competition **3rd evaluation viewing**

"Every child is an artist. The problem is how to remain an artist once we grow up."
Pablo Picasso

Children need room, room they can use, change and structure according to their abilities and possibilities. The meaning of room here is twofold: firstly in the sense of an open space, which children need to develop their imagination, and secondly in the sense of an actual constructed space. The discovery of architecture as an auxiliary educational tool has resulted in particular emphasis being placed on the identification of a new typology when it comes to day-care centres. Today's understanding of childcare extends to aspects of time, space and atmosphere. With the objective of promoting creativity and encouraging a dynamic environment, we are integrating these new perspectives into the architectonic concept: a building complex, in which humans are the main focus, with rooms that depart from our viewing habits and broaden our previous spatial perceptions. The intention is to touch upon people's sensitivities via form, colour, haptic interaction and light, to ensure that surroundings can be experienced in a positive way.

Incorporating urban planning

The architectonic concept foresees a two-storey building composition in a bid to reduce built-up surfaces in favour of green surroundings and places particular importance on the harmonic integration with the surrounding buildings and existing green structures. The structure, featuring pitched roofs that are typical of the area and consisting of three bodies, forms an identity-establishing conclusion to the adjacent Hirschberger Straße. The individual kindergarten building units thus distance themselves from the site boundaries in relation to Hirschberger Straße and Kurpfalzstraße to provide more outdoor space and to extend the interior to the outside, through the resulting courtyard and open space settings. The resultant space on the west side of the building with its urban character encourages people to linger and serves as an arrival area for the kindergarten and the community house. The shape of the building and its entrance are laid out so as to respond perfectly to the geometry and existing characteristics of the building plot, while enhancing this distinctive place between residential buildings and educational establishments and creating in particular a connection to the existing Kunterbunt kindergarten and the evangelical community house.





facade section



Functional solution

The large-scale kindergarten structure is divided into three building units, which are used for supervision activities (building parts 2 + 3) and supervision organisation (building part 1). The large and open play hall, which promotes children's mental and motor development, connects the individual houses to one another. The kindergarten's group rooms as well as its theme rooms (creative room, science station, Snoezelen room, wood workshop, music room, library, etc.) are separated from the activity hall simply by generous sliding elements and in their open state provide an extension of this space, enabling the rooms to be used in a variety of ways. Two theme rooms in each case form one unit and are subdivided by a piece of functional furniture (storage space, seating function, climbing game), allowing for a flexible room configuration. The group rooms as well as the theme rooms feature an additional second play area, which can also be accessed via functional furniture.

The ground floor, in addition to the group and theme rooms, houses the gym and multi-purpose room, which like all main function rooms has direct external access. The upper floor provides the children with additional generous group rooms, which are directly connected via a staircase or a slide to the outdoor play area on the ground floor. All group rooms open up to

the open space in the direction of the Kunterbunt kindergarten and give children and teachers an unobstructed view of nature. Thanks to their transparency, the permanently open layout and the glass entrance and play hall area unveil visual connections between the individual rooms, thereby revealing the spatial relationships, which in turn positively influences the internal communication. Through its clear structure, the design provides its users with a sense of security and orientation. At the same time, a sense of openness is achieved through the targeted use of materials, light and openings.

Construction and materials

The load-bearing wall components of the activity-friendly kindergarten consist of a timber-frame construction. The ceilings featuring a conventional span width are made of precast concrete due to its acoustic properties. The foundation of the structure consists of a bedded floor slab with integrated strip foundations, which also act as a frost barrier. The timber skeleton cubature featuring mineral wool thermal insulation is clad with a natural finished light wood, in the form of a curtain-wall and rear-ventilated strip facing. Wood was chosen due to its adaptation to the

environment. The façades feature a combination of tightly-structured openings in the upper floor and large-surface glass elements in the main areas of the ground floor. The window heights have been adapted to the building's users and, depending on light incidence, create changing shadow patterns, producing a range of ambiances within the façade and the rooms. Teachers can independently open the windows and thus individually influence the indoor climate of a room. A continuous and child-friendly furniture design, consisting of timber wardrobe furniture, colourful seating, two-level multifunctional play furniture with flexible storage options, dominates the interior, creating a friendly and warm atmosphere and an invitation to linger and relax. In keeping with the comprehensive energy concept, robust, durable and sustainable materials have been chosen, which are easy to care for and maintain their appearance over a long period of time, so as to guarantee the building's efficiency.



section

Competition Wine Pavilion „auf der Südmole“, Mainz (GER)

project **New construction of a wine pavilion presenting regional wines and specialties**
awarding authority **Zollhafen GmbH & Co. KG Mainz (GER)** team **WW+, Esch-sur-Alzette/Trier (LUX/GER)** gfa **75 m²** gv **300 m³** total area **730 m²** construction costs (without transformer station) **200.000 €** competition phase **04/2015 - 06/2015** restricted competition **participation**

Integration into surroundings

The particularity of the site on the Mainz southern pier head between the Rhine and the customs port, which borders the site to the southwest, provides only tangential specifications for urban planning references.

The architectonic concept foresees three compact building cubes under a wide projecting and partly opened roof and places particular importance on a harmonious integration into the open space plans submitted by SINAI. The building ensemble with its flat and elongated body underlines the horizontal orientation of the planned overall facility, while the configuration of its individual cubes blends into the pattern of the planned seat steps. Its distinctive roof design is visible over a long distance and as such represents a true landmark.

Building concept

The concept for the architecture and the staging of the individual functional units is logically derived and continued on from the planned outdoor setting (seat steps, continuous flooring, inclusion of trees). Visually and functionally, the sculptural design of the building dovetails with the environment in that it provides a multitude of angles and visual connections to the Rhine, the harbour basin as well as the northern pier and adheres to the architectonic concept of a space continuum, by creating a smooth indoor-outdoor flow. This flowing space breaks with traditional space boundaries, enhances the pavilion character and resolutely implements the idea of a wine garden.

The result is a design that provides its users with an enjoyable and natural atmosphere in the transition from landscape to urban space. At the same time, the architectonic concept achieves a sense of openness and transparency through the targeted use of materials, light and openings.

Functional connections and sequences within the building

Based on an analysis of the required room functions and uses, small units are created within the large structure. The volume formation of three boxes, united under one roof, automatically gives rise to the individual main function areas:

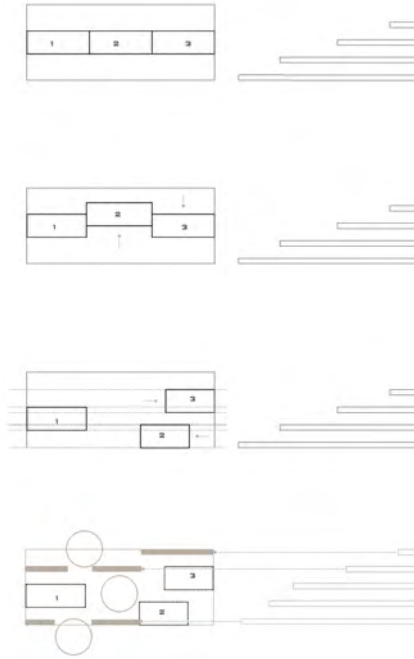
- Box 1, orientated towards the southern pier, houses the glass catering area, which includes a service kitchen. Folding elements allow for convertibility and flexibility of the space and spatial effect. Expansive visual connections open up: this is a simple space, which very strongly orientates itself to the outside with a generous, roofed open space.
- Box 2, in which the bathroom and storage facilities are housed, is designed to be closed. By being spatially separated from the catering area, the toilets can also be accessed outside of regular catering hours.
- Box 3, also closed, houses the transformer station, which depending on transformer requirements, can also be used for storage or else be reduced in size.

The open space between the boxes can also be used out of season, among others for theatre or music performances, and as a meeting place, for both the inhabitants of Mainz and tourists. The seat steps planned by landscape architects SINAI have been integrated into the design and are partially developed further as fixed outdoor furniture (e.g. high table, planting table).

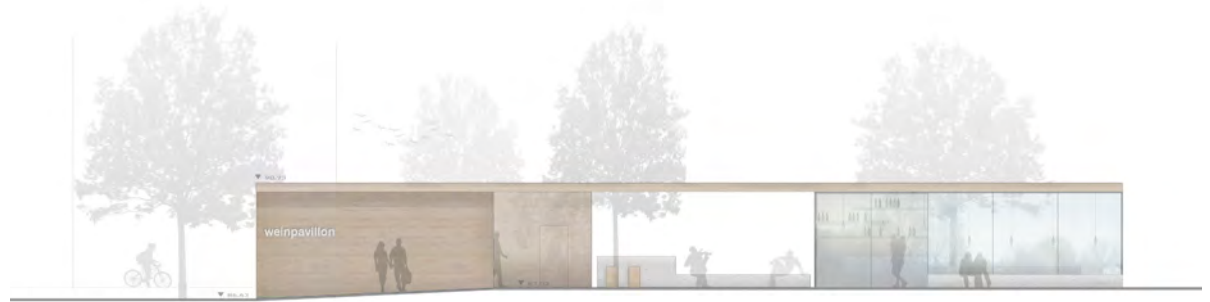
Outdoor dining and sun protection

The outdoor dining areas, which given their layout in terms of space and design undergo a functional extension in relation to the inside area, make for a welcoming stay alongside the natural environment and can also be used for customised purposes, such as events. Spatially and visually, the high degree of transparency leads to an intertwining of various room zones and thus increases the flexibility of use for the individual functional areas. The result is a 'place of communication'.





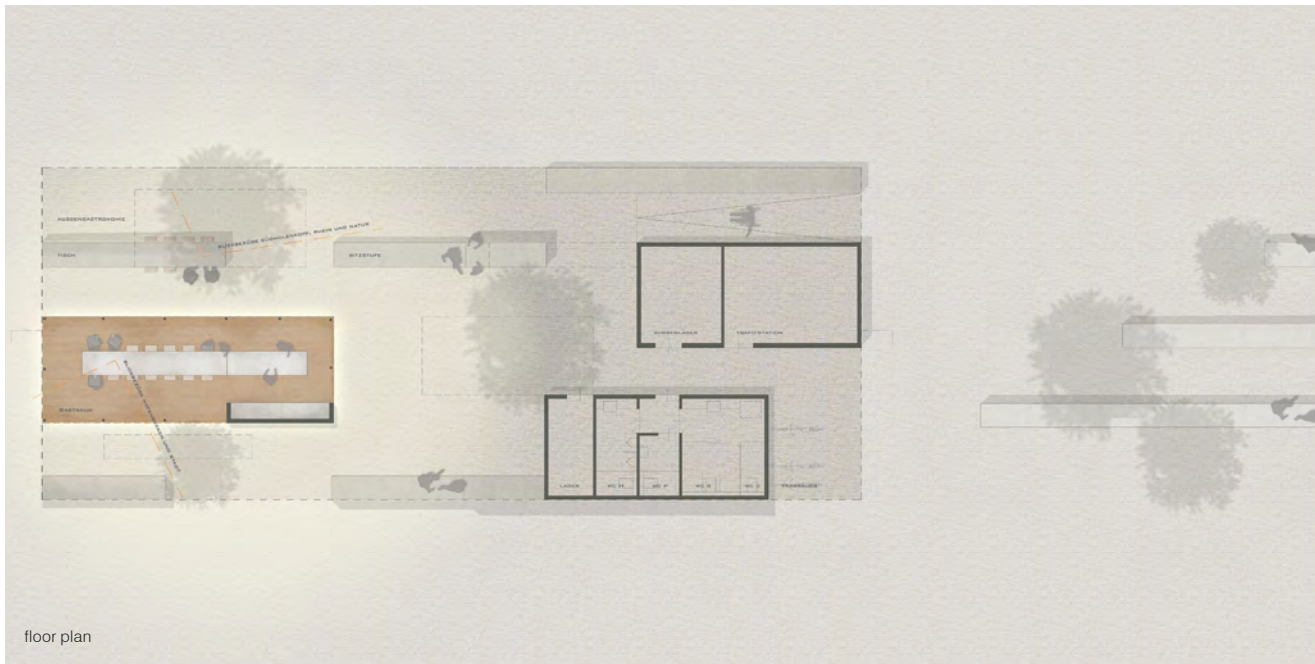
concept



elevation



section



floor plan

The large-surface roof provides sufficient sun and rain protection. Open skylights, the format of which reflects the proportion of the configured boxes, allow for planned trees to grow through them. The opened roof surface creates changing shadow patterns depending on light incidence, resulting in a range of ambiances within the roofed outdoor area.

Flood protection

Given that future flood levels can be predicted only to a limited extent, it is important to allow for a sufficient cushion on top of the known maximum water levels. For this reason, the finished floor level has been specified at a ground level of 87.3m. The technical equipment room of the transformer station has been increased by a further 0.6m. Watertight windows and doors in combination with efficient sealing will temporarily prevent the entry of flood water. In general, the implementation of the architectonic concept involves materials that have a surface that is robust and easy to clean.

Material concept

In a nod to ship building, the timber-frame construction of the closed pavilion units is clad with wide wooden boards, forming a wooden strip facing. The public auxiliary functions and the transformer station are accessed from the outside and retain the basic idea of a monolithic wooden box through the door elements being flush with the façade. The wide-span roof is also designed to be a wood panel construction. Given its public function, the catering area is designed to be mostly glass. To ensure a smooth transition, the floor covering as well as the materials chosen for the seat steps are adopted from the SINAI plans.

In keeping with a holistic approach, robust, durable and sustainable materials have been chosen that are easy to care for and maintain their appearance over a long period of time.

Architecture

Apart Green Square, Cessange (LUX)

project **Interior design of a penthouse apartment** client **Private** complete architecture services
WW+ , Esch-sur-Alzette/Trier (LUX/GER) start of planning **06/2011** realisation **04/2012 - 12/2012**

Assignment

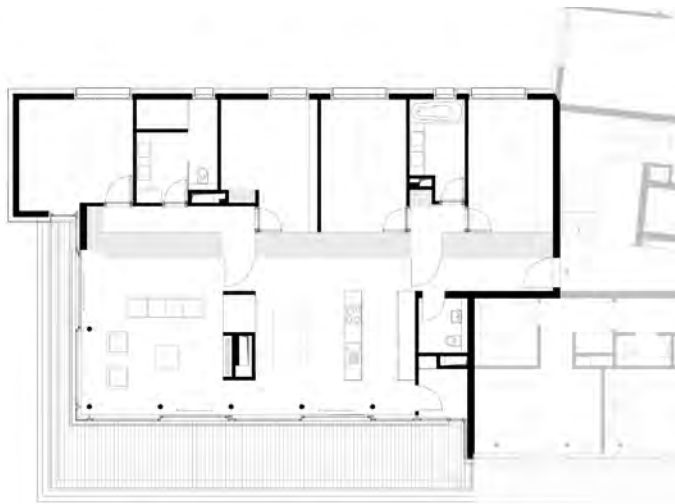
The penthouse residence of a new investment construction was to be adapted to the requirements and wishes of the property owner through a redesign of the interior. The redesign was carried out without any intervention to the load-bearing structures and integrated into the existing composition.

Spatial concept

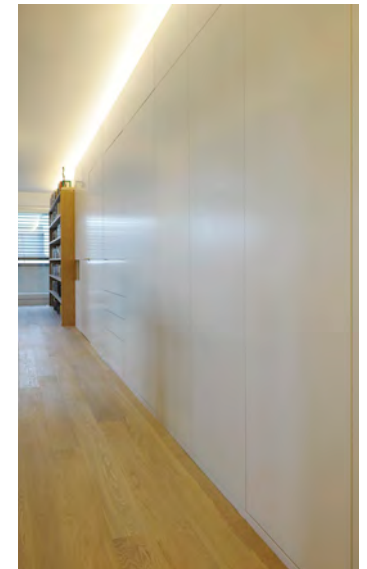
The new concept foresees a customised built-in unit to divide the rooms into a private area, comprising the bedrooms and bathroom facilities, and a public area, comprising the living, dining and kitchen zones. This multifunctional room divider fulfils desired furniture functions for each of the various areas within the dwelling. The entrance area was given a generous wardrobe, the living area a library and the dining and cooking zone a storage area in the form of an element with a sideboard character. In the children and guest rooms, the wardrobes are part of the built-in unit, while the master bedroom features a dressing room with hallway in front of the bedroom and bathroom. Two passages through the "wall cupboard" provide access to the master bedroom and children/guest area and their associated bathroom facilities.

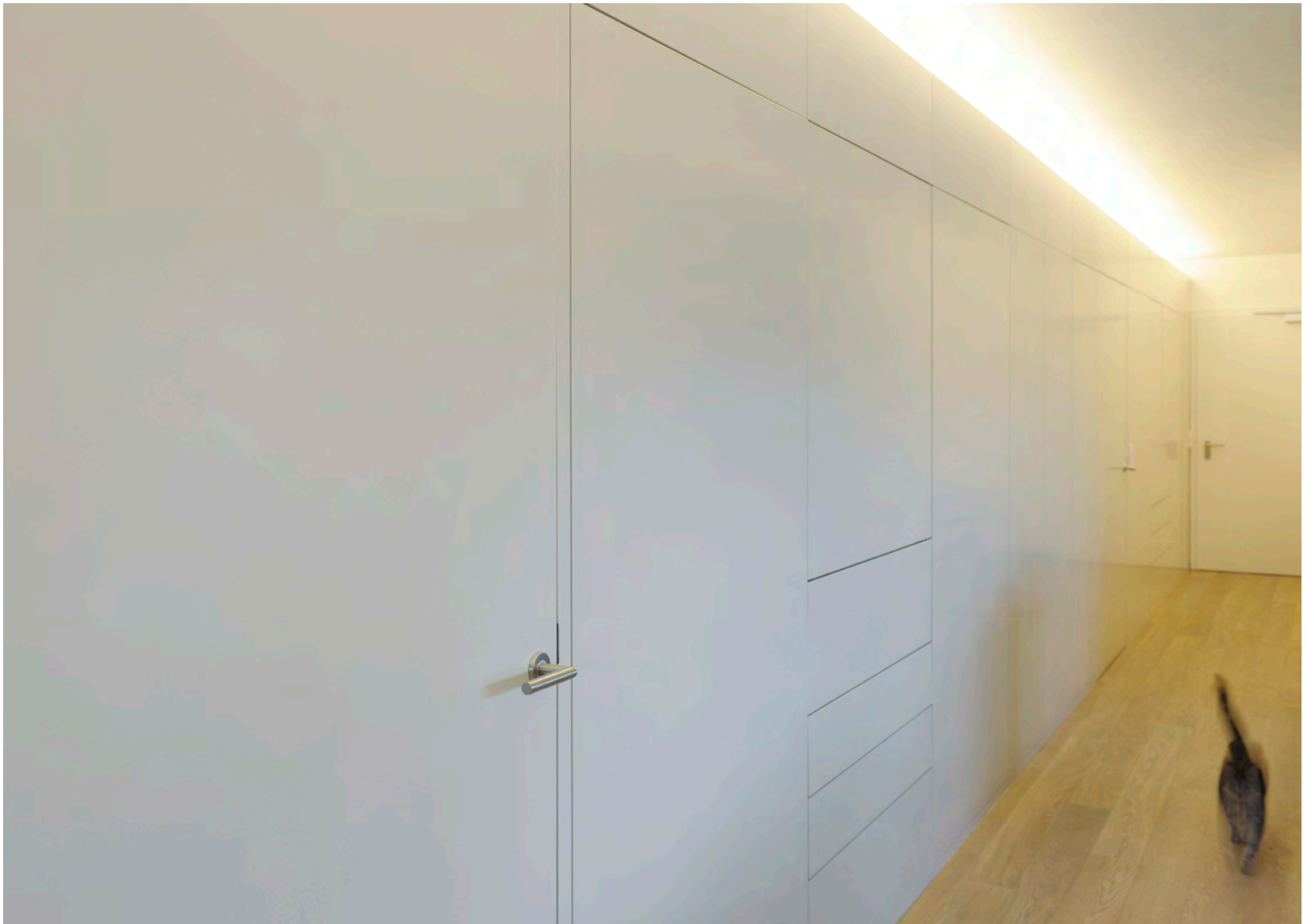
Design

The slightly beige tinted colour scheme of the unit was aligned with the other fixtures, such as the kitchen, and blends in with the beige colour of the whitewashed parquet flooring and the oak bookshelves. The unit not only extends through the entire dwelling but also visually connects the individual areas through a uniform and calming design reflected in its form, materials and colour scheme.



floor plan



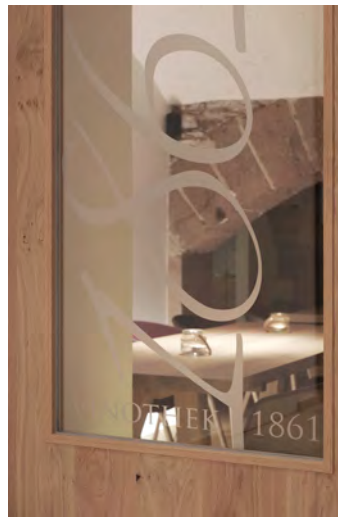


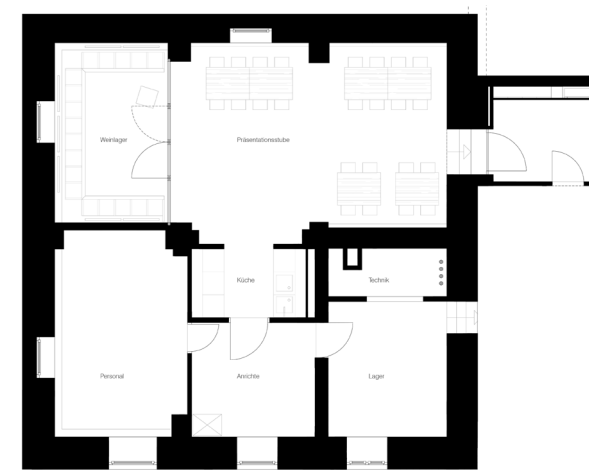
Renovation Nells Park Hotel - Vinothek 1861, Trier (GER)

project **Conversion of the historical Roman cellar of the listed manor house into a wine room**
client **Thomas Pütter and Denise Kraft-Pütter** complete architecture phases
WW+, Esch-sur-Alzette/Trier (LUX/GER) gfa 165 m² gv 500 m³ planning phase 05/2013 - 06/2013 realisation 06/2013 - 09/2013

photographs by **Nells Park Hotel**

The first of the two conversion, respectively extension, phases of the four-star "Nells Park Hotel" in Trier involved the renovation of the hotel lobby, reception, bar and conservatory, as well as the guest toilet facilities in the basement. The first building phase also saw the historical Roman cellar of the listed manor house being converted into a wine room. The Nells Park Hotel can thus add another attraction to its name, providing wine aficionados and hotel guests with a compelling experience of Moselle wine. The wine room is located in the original vaulted cellar of the manor house, which was built in 1861. While converting the vaulted cellar, the original slate walls were discovered and restored. Featuring a glazed air-conditioned wine cellar, high-quality materials and exclusive furnishings, a new gastronomic centrepiece was thus created.





floor plan



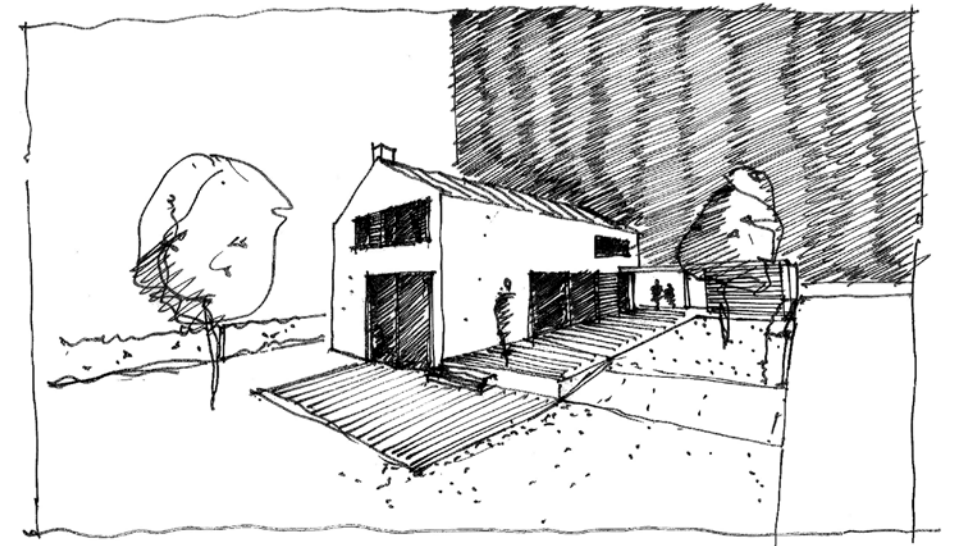
It all started with a room that was used only to a limited extent as a storage area due to excessively damp walls, a room that had previously been used as the hotel bar. The initial task was to renovate this cellar space so as to provide an improved storage area for catering purposes and to create a common room for staff. The removal of the existing mould-infested plaster during the building project uncovered exposed walls revealing slate masonry. As a result of the obvious high craftsmanship of the masonry, it was decided to leave the walls exposed and to open up the vaulted cellar to visitors and guests. The original room layout (storage area, staff room) was enhanced by a glazed walk-in wine refrigerator for exclusive wine tastings, fronted by an events space including a service kitchen. The objective was to retain the charm of the slate environment through minimal intervention. A differentiated interaction of colour and light and the simplicity of a clear solution have turned the small wine room into a successful environment for wine tasting.

New building components featuring the classic materials of wood, glass and stone in a modern interpretation provide an unobstructed view onto the historical site and thus achieve a balanced dialogue between historical and modern buildings. In this interplay of the traditional and the modern, today's age of globalisation calls for typicity in many respects: such as historical relevance, ancient monuments, architecture, cultural events, but also subjective dimensions such as the experience of wine, nostalgia, mysticism. To cater for all the above and at the same time support a regional wine experience, a central place is called for, in which the typicity of the Moselle wine meets history while also representing the wine product in other areas of culture. This central place, where wine tasting is directly linked to culture, where the history of wine can be experienced and where a visit is enriched through discerning additional attractions and information, elevates the Vinothek 1861 display cabinet into the iconic category of Moselle wine. The design of the room stimulates all the senses and thus has a positive impact on the wine experience.

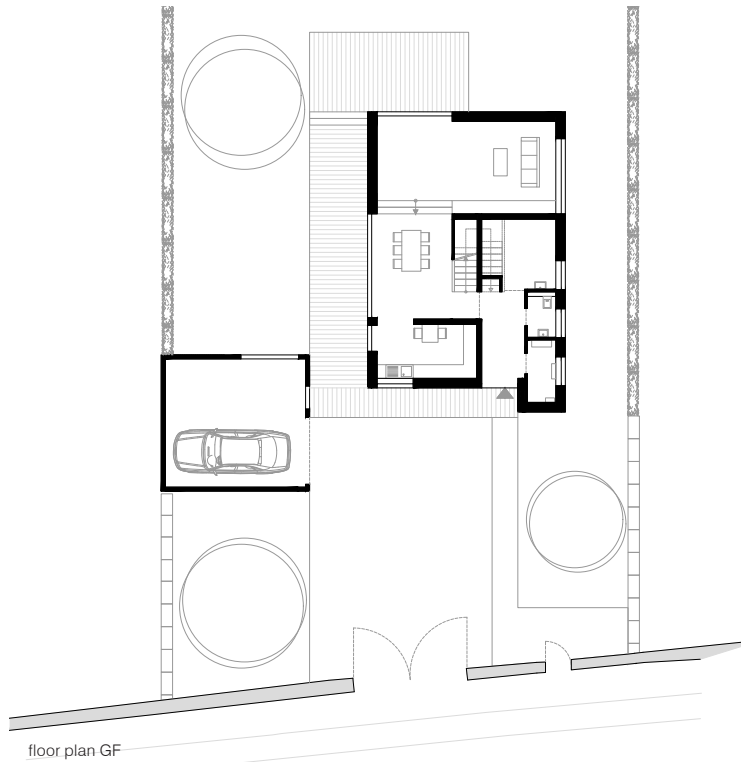
House RC, Roeser (LUX)

project **New construction of a single - family house** client **Private** complete architecture services **WW+, Esch-sur-Alzette/Trier (LUX/GER)** civil engineering **Simtech, Berchem (LUX)** gfa **196 m²** ufa **132 m²** gv **1.029 m³** total area **1 ha** start of planning **11/2011** start of realisation **04/2013 - 06/2014**

The plot of land lies in the centre of the municipality, on a vacant bit of meadow. Towards the road, the plot is defined by an existing, approximately 2 metre high solid wall, while at the rear it slopes slightly towards the Alzette. The house and the attached garage are designed to embody – together with the existing wall – the character of a courtyard. The main body evokes a clear and simple language in terms of material, form and colour. The house unfolds around a central dining area, which is accentuated in particular by an skylight. The kitchen is on the same level. The living area is oriented towards the garden, responding to its topographical features and positioned approximately half a metre deeper. The staircase is a feature element that highlights the generosity of the room. The two-storey low-energy house is supplied by a geothermal heat pump.

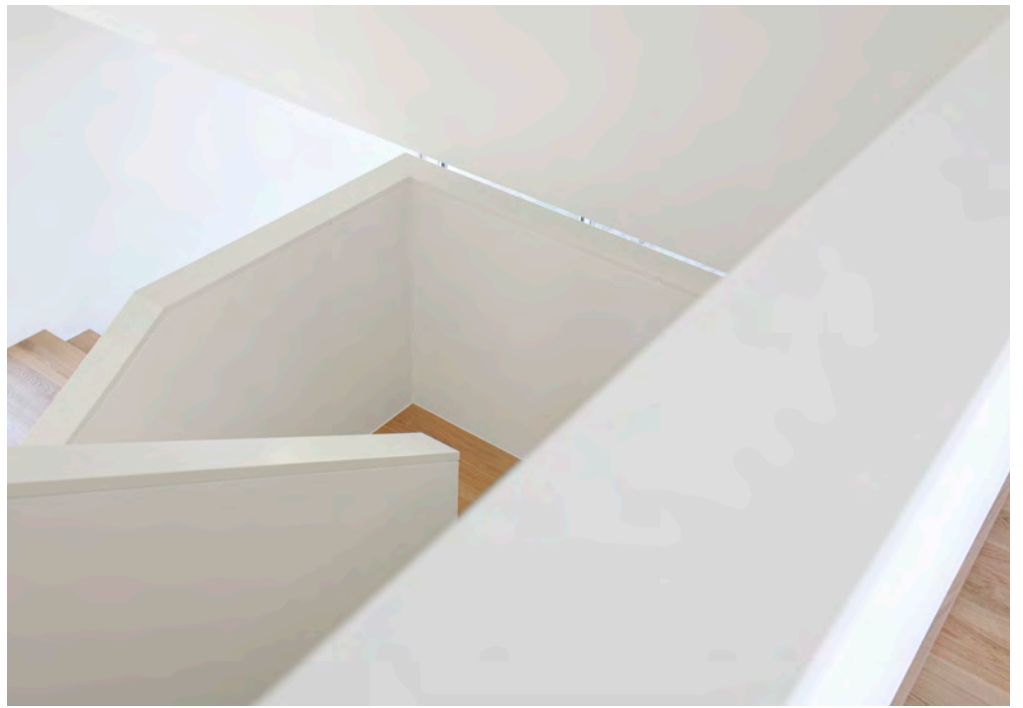


sketch - garden perspective



floor plan GF





House NW 180, Esch-sur-Alzette (LUX)

project **New construction of a single-family house** client **Private** complete architecture services
WW+, Esch-sur-Alzette/Trier (LUX/GER) gfa **145 m²** ufa **120 m²** gv **1.598 m³** total area **289 m²**
start of planning **07/2012** realisation **03/2013 - 06/2014**

Living in the midst of nature yet still in the city - unique quality of life and living with high-quality open spaces

The transparency and streamlined aspect of the clear floor plans is achieved by generous openings in the façade. The ground floor houses the open living, kitchen and dining areas as well as an entrance hall featuring a wardrobe and guest toilet. It also has a connecting ground-floor garage. The upper floor is home to a master bedroom with ensuite bathroom and two children's rooms with an additional bathroom.

A basement runs underneath the entire building, boasting a hobby room with natural light and sufficient space for storage and technical facilities.

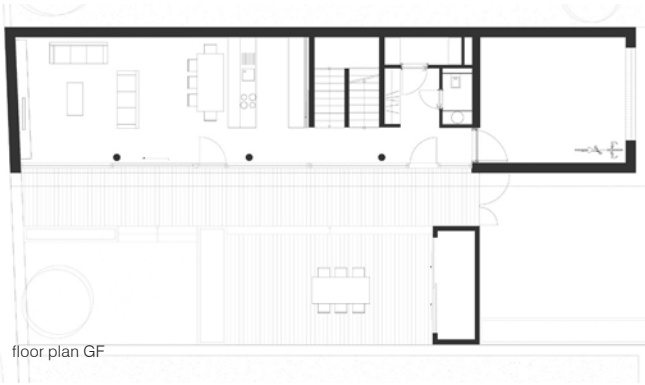
The garden is separated from the road by a storage shed for garden furniture and tools and gives the house a courtyard house character. The façade is closed to the neighbour's side. The courtyard opens onto the nature park.

As a result of its heating being supplied via district heating and its controlled ventilation and extraction system, the building is classified as energy efficiency category B.

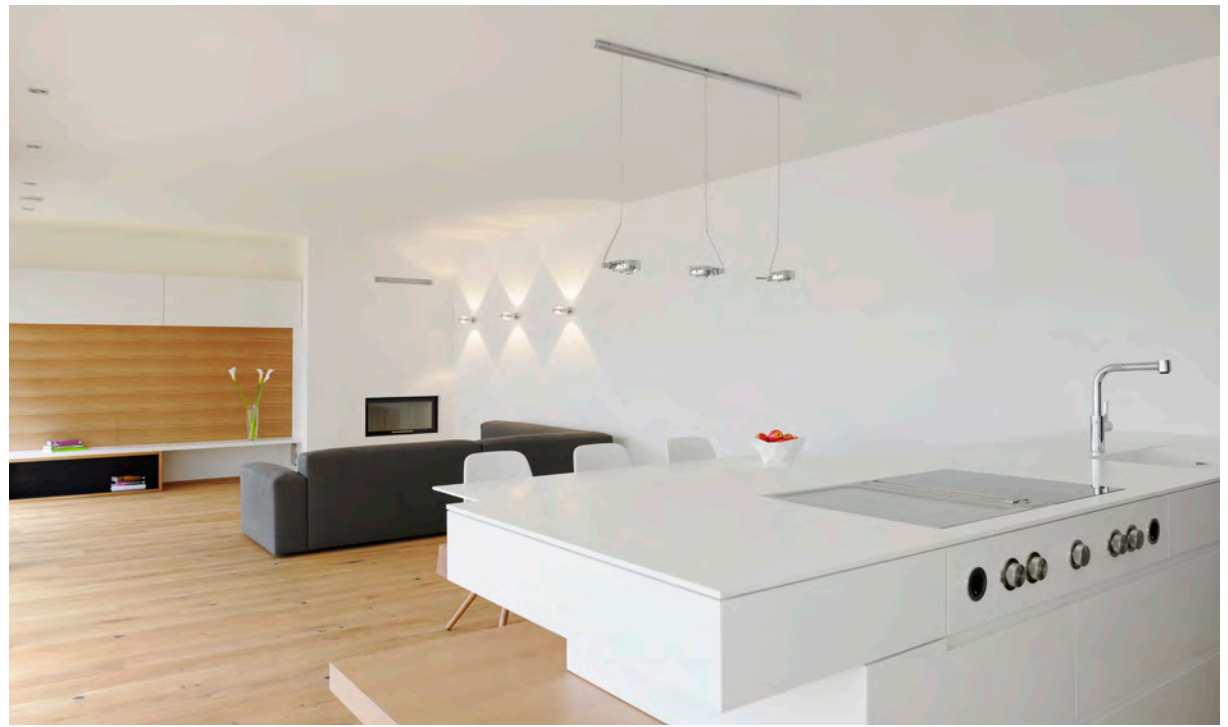




floor plan UF



floor plan GF



House E, Garnich (LUX)

project **New construction of a single-family house** client **Private** complete architecture services **WW+, Esch-sur-Alzette/Trier (LUX/GER)** structural engineering **Ingénieurs-conseils S.A. Simon-Christiansen & Associés, Capellen (Lux)** gfa **145 m²** ufa **115 m²** gv **1.700 m³** total area **701 m²** start of planning **09/2012** realisation **03/2014 - expected 07/2015**

Integration into the surrounding environment

The form of this single-family house is strongly guided by the existing plot of land, which spreads out in a trapeze form. The strong downward slope of the road is incorporated into the planning of the outdoor facilities, with due consideration given to the existing protected trees.

Design concept

The guiding principle was to design a monolith-type building with a pitched roof, one-sided aluminium hip roof and colour-adapted windows.

Room allocation

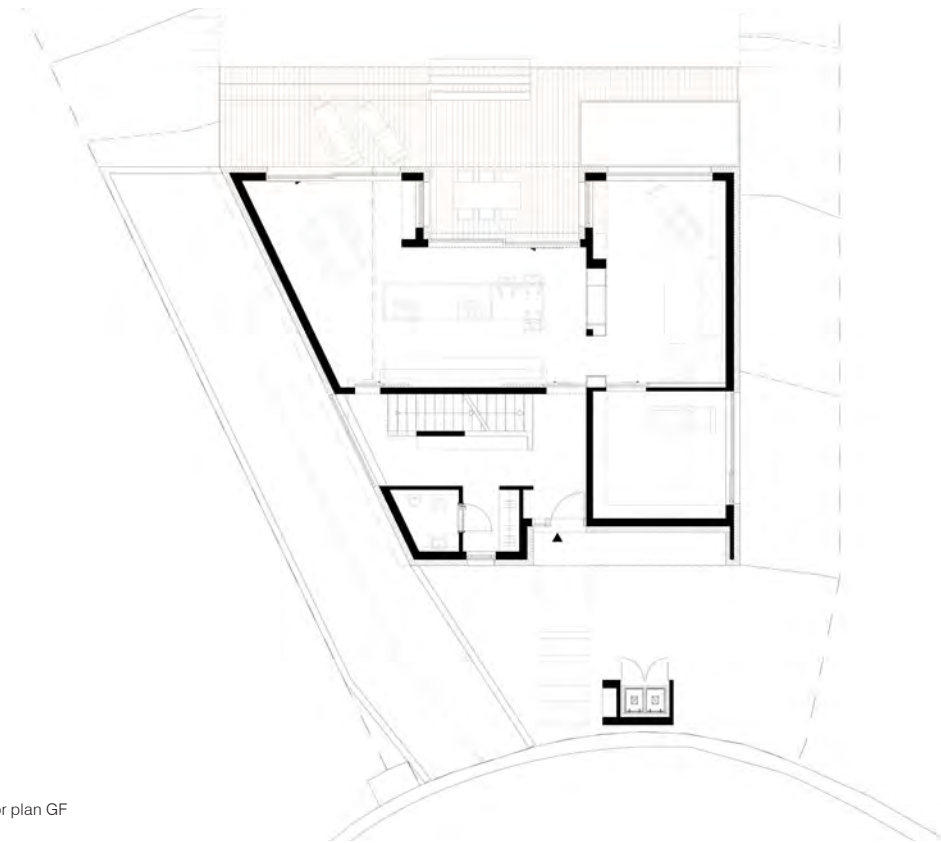
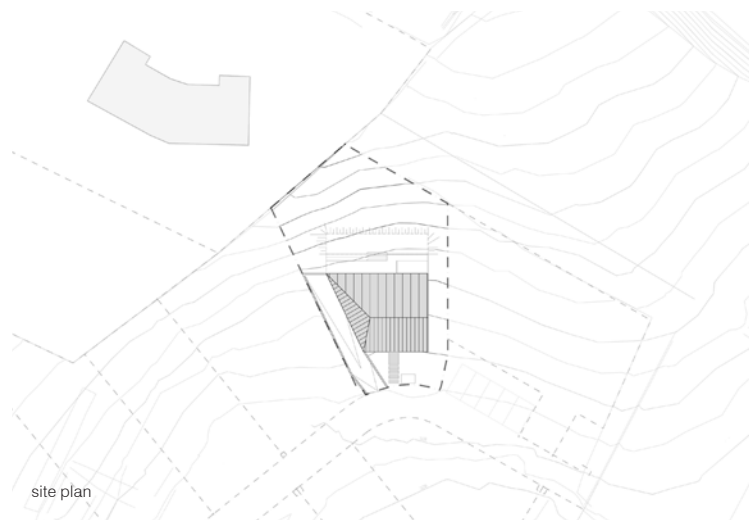
The ground floor houses a generous open living area, connecting to the upper floor via an open space. It links to a central kitchen as well as a dining area looking out to the garden. Generous windows connect the indoor and outdoor zones, resulting in common areas that are flooded with natural light.

The upper floor houses the bedrooms and an office connecting to the open space, a generous self-contained master bedroom area with bathroom and dressing room, and children's rooms that extend underneath the roof. The attic can be reached via a staircase in the office and is used as a playroom that complements the children's rooms. Skylights in the children's rooms supply the attic with natural light while also providing views from one room to another. A special feature are the box windows protruding from the façade and made of aluminium also, with an indoor seating area in the children's rooms.

The interior fittings, running like a common thread throughout the entire house, feature a uniform built-in design.

Energy concept

Energy is generated via a brine/water heat pump and a photovoltaic installation; heating is provided via underfloor heating while a ventilation system provides controlled ventilation.



House H, Kayl (LUX)

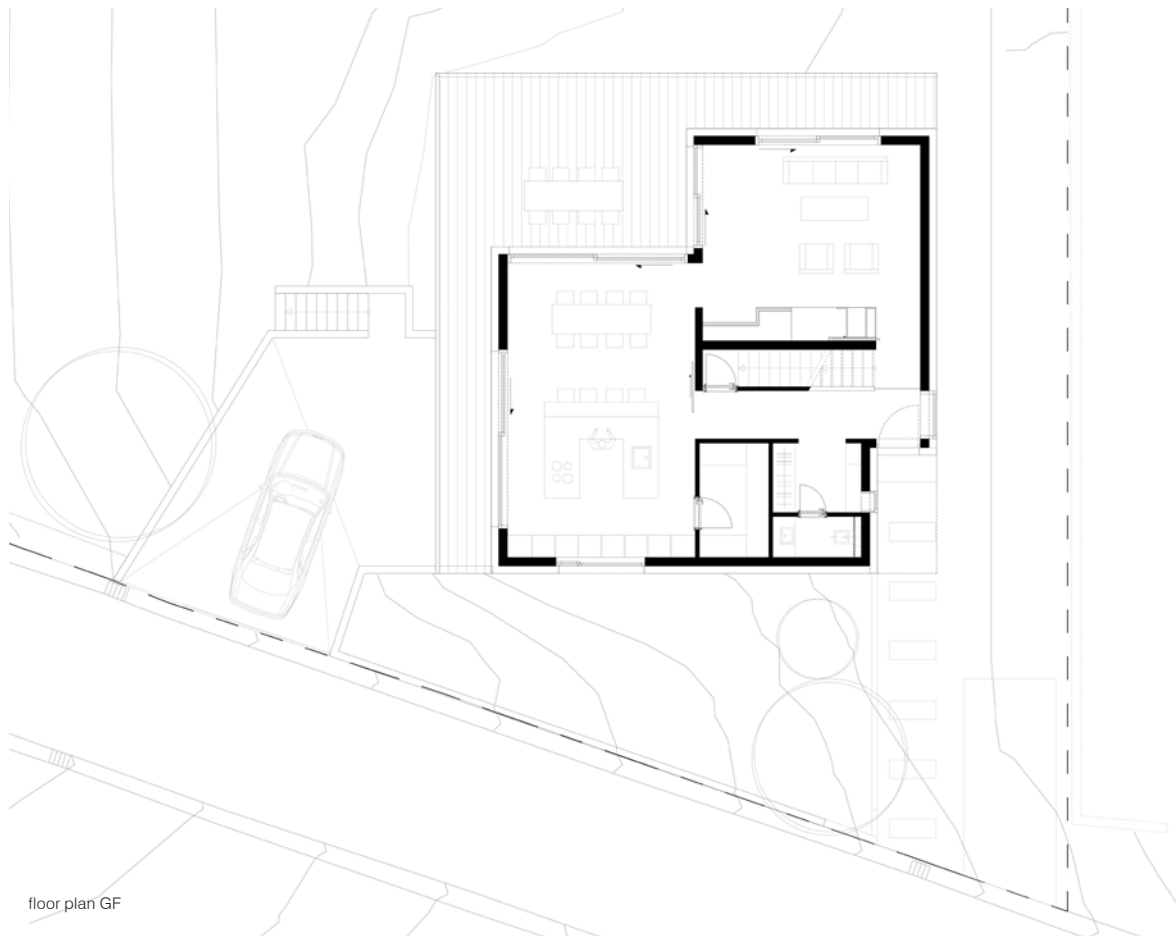
project **New construction of a single - family house** client **Private** complete architecture services **WW +, Esch-sur-Alzette/Trier (LUX/GER)** structural engineering **Ingenieurbüro Oesterwind GmbH, Saarlouis, (GER)** gfa **418 m²** gv **1.397 m³** total area **1,2 ha** start of planning **11/2012** realisation **04/2014 - expected 09/2015**

Living in the midst of nature!

The ground floor of the single-family dwelling houses an open living, kitchen and dining area as well as an entrance hall featuring a wardrobe and guest toilet. The upper floor is home to a master bedroom with ensuite bathroom and three children's rooms with an additional bathroom. There are also two offices. A basement runs underneath the entire building, boasting a hobby room and sufficient space for a large garage and the building services.

The patio wraps around two sides of the building and can be accessed via two large sliding doors in the façade, which add further generosity to the clear floor plan with the open views they reveal. The flat roof underscores the house's cubic character, as does the protruding upper-floor 'box' clad in timber.

The building achieves energy efficiency category B by means of a heat pump and controlled ventilation and extraction system.



elevation

Résidence Usine, Esch-sur-Alzette (LUX)

project **New construction of a multi-family residence with five dwellings and office facilities**
client **Private** complete architecture services **WW+, Esch-sur-Alzette/Trier (LUX/GER)** structural
engineering **SimTech S.A., Berchem (Lux)** gfa **1.165 m²** ufa **729 m²** gv **3.804 m³** total area **270 m²**
net construction costs **1.527.489 €** total gross costs **2.009.896 €** start of planning **03/2012**
realisation **07/2013 - 01/2015**

Concept

The multi-family residence is located in a residential area and links in with the line of existing buildings. A bay window on the first floor forms a roof over the entrance areas of the office and dwellings. The residences are divided into 1-4 bedroom apartments and include 2 maisonettes. The integrated office facilities on the ground floor complement the already existing office building in the inner courtyard with two meeting rooms and a secretariat. Direct access is provided via a closed passageway through the building. A later building phase is to include a walkway that will provide a covered passageway from one building to the other, thereby connecting both office areas. Openings in the façade create a visual connection to the office building in the inner courtyard.

Construction principle and materials

The construction method of the building is traditional. The walls and ceilings are made of reinforced concrete. In line with the neighbouring properties, the roof is a mansard roof featuring a traditional timber construction.

A roof cover featuring zinc standing seam and timber-aluminium windows with triple glazing as well as stainless steel parapets allow the modern white plaster structure to blend in with its existing surroundings. The residences feature industrial-grade lamella parquet laid edgewise and tiling in the bathrooms/toilets. The entrance areas accommodate an integrated in-built wardrobe.

Matching the interior finish of the former warehouse building in the inner courtyard, the concrete walls of the office facilities on the ground floor will be painted a simple white; doors, in-built furniture and parquet floors will be oak. The meeting rooms will feature suspended acoustic panels.

Energy concept

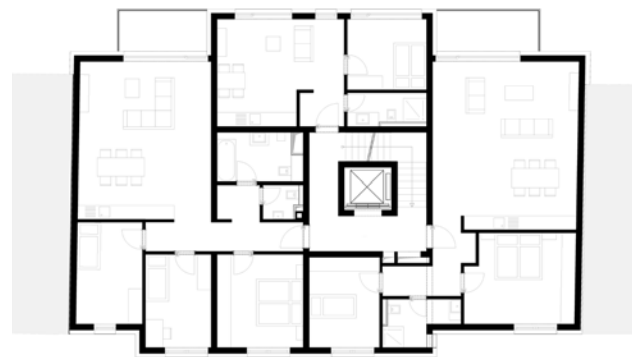
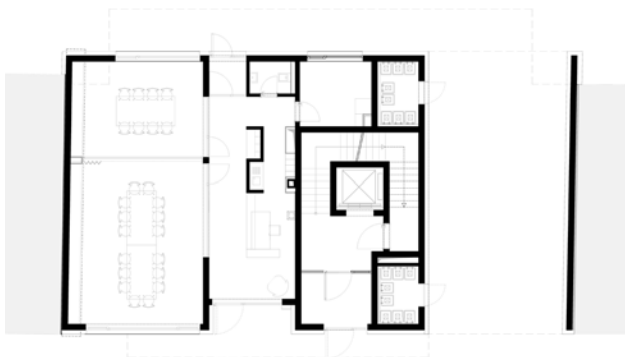
The building has a decentralised ventilation system and heating is achieved via radiators. It is classified as building category BB.



elevation



elevation



floor plan GF

floor plan UF

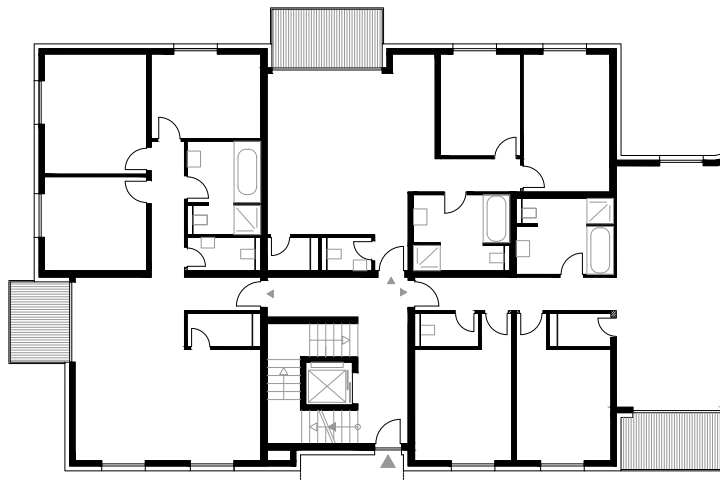
Résidence Bahnhofstraße, Kenn (GER)

project **New construction of a two-storey multi-family residence with nine dwellings**
client **Matthias Ruppert building company, Esch (GER)** design and executive **WW+, Esch-sur-Alzette/Trier (LUX/GER)** civil engineering **Ritz Johann Ingenieurbüro, Dreis (GER)**
technical engineering **ek Ingenieurbüro, Salmtal (GER)** gfa **1.550 m²** ufa **1.323 m²**
gv **5.322 m³** total area **948 m²** number of apartments **9** net construction costs **1.600.000 €**
start of planning **01/2012** start of realisation **11/2012**

The two-storey multi-family residence with a total of nine dwellings is located in the centre of Kenn. The structure blends in with the surrounding properties and is connected to a neighbouring building. All the dwellings are accessed from Bahnhofstraße.

The stairwell is equipped with a lift and is designed for disabled access. The individual dwellings vary in size, ranging from 67 to 110 m². Each dwelling has a balcony or a loggia. Natural lighting is achieved with full-length windows or via dormers in the case of the loft apartments. The basement houses a garage with eight parking places, which can be accessed from St.-Margarethen-Straße at the rear of the building.

The multi-family residence meets the KFW standard requirements and has mechanically-controlled ventilation and aeration. The external walls will feature thermal insulation. The gabled roof will be clad in zinc.



floor plan GF



Résidence Scarassa, Esch-sur-Alzette (LUX)

project **New construction of a multi-family residence** client **Private** complete architecture services **WW+, Esch-sur-Alzette/Trier (LUX/GER)** gfa **575 m²** ufa **488 m²** gv **1831 m³** total area **150 m²** net construction costs **737.000 €** total gross costs **998.350 €** start of planning **10/2013**

Location

The new residential building is located in a former working-class neighbourhood of Esch-sur-Alzette, known as 'Grenz/Hiel'. The new construction blends into its surroundings by incorporating the mansard roof as well as the vertical structures of the existing neighbouring buildings.

Concept

The existing building required demolition since even following renovation it would not have complied with the regulations currently in force. The original building had a café called 'Scarassa' on the ground floor, with the rest of the floors used for residential purposes. The new building is home to four one-bedroom apartments with a net surface area of approximately 52 m², each with its own outside area, such as a deck, balcony or small garden. Four parking spaces are available via a space-saving parking lift with access via the ground floor. The ground floor also houses the equipment room, in which the heating system is installed. The cellar accommodates – in addition to the connection room – the storage areas for each residence. As a reminder of the quarter's distinctive meeting point, the old 'Scarassa' name plate graces the new façade.

Construction principle, materials and sustainability

The walls and ceilings feature reinforced concrete and masonry, while the mansard roof features timber beams and a zinc roof with standing seam. The exterior rendering uses two different particle sizes, to differentiate the darkly painted base from the light upper levels in more than just colour. Timber aluminium windows with triple glazing as well as glass balustrades allow the new construction to harmoniously fill the vacant lot. The residences feature industrial-look parquet flooring and tiles in the bathroom and entrance and wardrobe areas.

Energy concept

Energy category B as a low energy standard has been achieved.



elevation



floor plan UF



Solarix, Roeser (LUX)

project **New construction of three multi-family dwellings with underground parking and office and commercial premises** client **Solarix SA (LUX)** architecture complete planning phases **WW+**, **Esch-sur-Alzette/Trier (LUX/GER)** gfa **11.045 m²** ufa **5.978 m²** gv **38.321 m³** total area **5.900 m²** net construction costs **11.900.000 €** total gross costs **16.000.000 €** start of planning **2004** realisation **08/2014 - 07/2017**

Concept

The land was previously used by a medium-sized steelwork company and has over the course of an urban development conversion been redesigned into a new three-part mixed-use residential complex. The front building is accessed from the road, the two rear buildings by a common courtyard. The four-storey linear buildings are aligned in a north/south parallel direction, allowing for optimal lighting in all the rooms and terraces/loggias from east and west. A shared-use green courtyard as well as private gardens, terraces, loggias and roof terraces give the outdoor grounds a generous and multifaceted character.

Building distribution

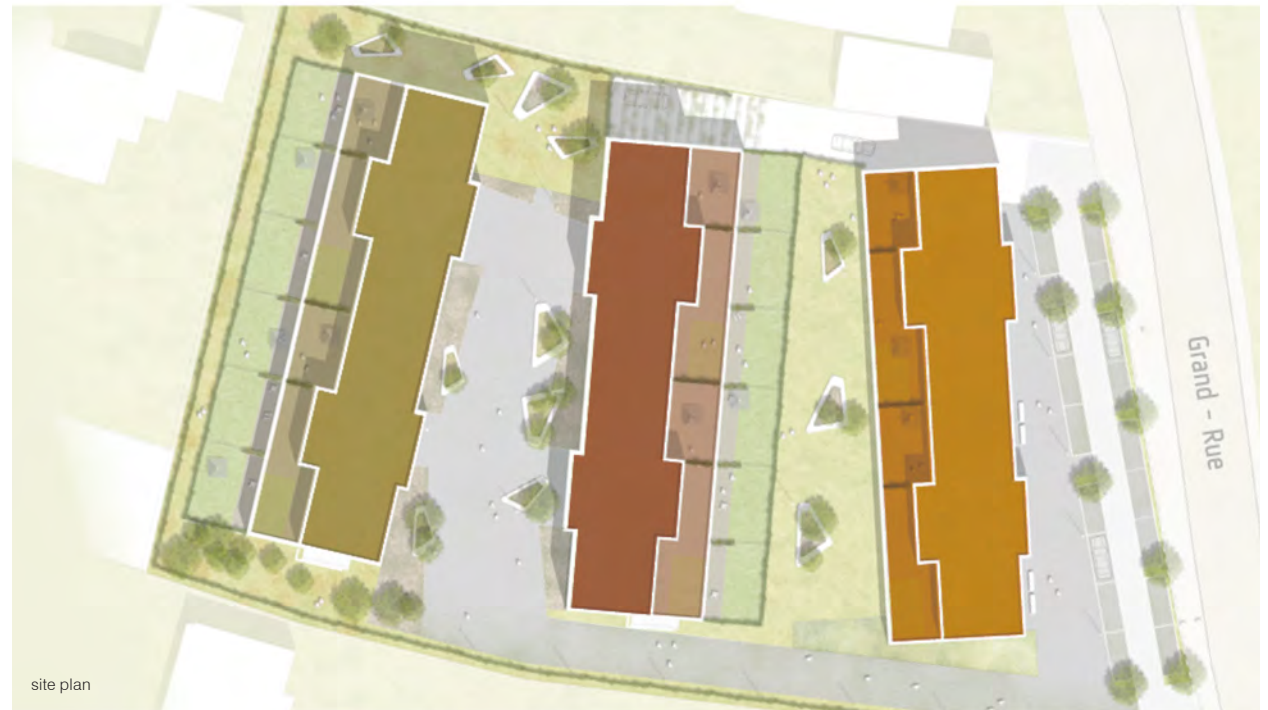
There is a total of 48 apartments, 6 offices and 90 underground parking spaces as well as a commercial surface area of 500m² with 16 allocated parking spaces.

Construction principle and materials

A traditional construction method featuring masonry, concrete ceilings, flat roof and a thermal insulation façade has been used. By designing the ground floors to feature a colour-alternating slab façade and by recessing the third floors, the first and second floors in each case join to form a white cube.

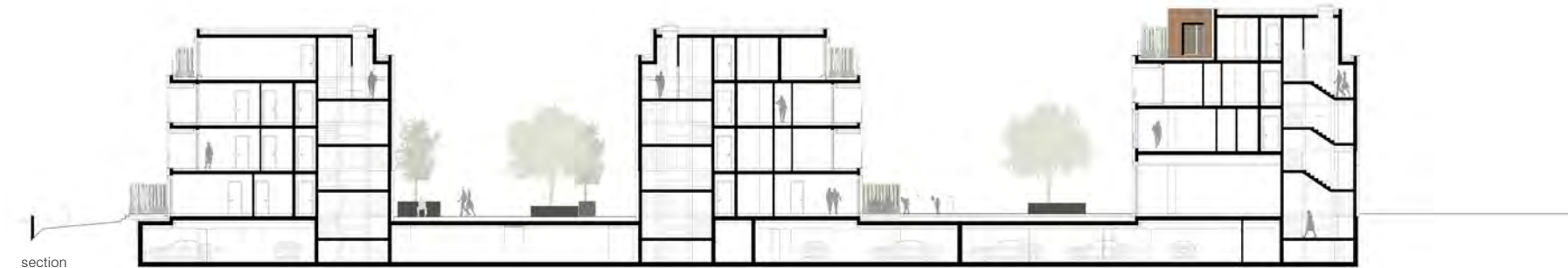
Energy concept

The apartments are classified as energy efficiency category B/B and are heated by a central gas condensing boiler, supported by solar hot water. (in accordance with the building's name SOLARIX)





elevation



section

Carpel 1 - residential and commercial building, Strassen (LUX)

project **New construction of a residential and commercial building with 6 commercial units and 20 residential units, including an underground car park with 100 parking spaces** client **Carpel Sàrl (LUX)** architecture **complete planning phase WW+, Esch-sur-Alzette/Trier (LUX/GER)** civil engineering **TR Engineering, Luxembourg (LUX)** technical engineering **LUXauTEC, Luxembourg (LUX)** rendering **Stube 13 (CH)** total gfa **3.992 m²** gfa-living **2.592 m²** gfa-commerce **1.400 m²** volume **30.780 m³** total area **3.673 m²** net construction costs **7.000.000 €** start of planning **10/2011** realisation **2015 - expected 2017**



Concept

The residential and commercial building will be located as the lead structure on Route d'Arlon with the potential of becoming an entrance portal to the area known as "Wunnen am Duerf". The building houses 6 commercial units and 20 residential units, as well as 100 underground parking spaces and a children's playground.

Construction principle and materials

The load-bearing structure features reinforced concrete walls and ceilings, while the partition walls within the storeys are made of drywall for reasons of increased flexibility. In both the load-bearing structure and the cladding, the staggered floors are designed as a wooden construction. The head of the building and the public ground floor are glazed, structured by black-coated metal sheets, and the area of the residential units features a plaster façade. The ground-floor cladding is a high-pressure decorative laminate.

Energy concept

The building is clad with a thermal insulation system. Heating is achieved via gas condensing boilers and an additional solar thermal system is installed on the roof for the central hot water provision. Each residential and commercial unit will have a ventilation system with high heat recovery.

Carpel 4 - residential building, Strassen (LUX)

project **New construction of a residential building with 9 residential units and an underground car park with 12 parking places** client **Carpel Sàrl (LUX)** architecture complete planning phase **WW+, Esch-sur-Alzette/Trier (LUX/GER)** gfa **828 m²** volume **3.336 m³** total area **1.095 m²** net construction costs **1.990.000 €** total gross costs **2.415.000 €** start of planning **07/2013** realisation **2015 - expected 2017**



elevation



floor plan GF

Concept

The residential building is located in the "Wunnen am Duerf" area. The building houses 9 residential units and 12 underground parking spaces as well as a children's playground.

Construction principle, materials and sustainability

The load-bearing structure features reinforced concrete walls and ceilings. The partition walls within the storeys are made of drywall for reasons of increased flexibility. The building features a plaster façade with the ground floor in a different colour. The ground-floor cladding is a high-pressure decorative laminate.

Energy concept

The building is clad with a thermal insulation system. Heating is achieved via gas condensing boilers and an additional solar thermal system is installed on the roof for the central hot water provision. Each residential and commercial unit will have a ventilation system with high heat recovery.



site plan

Usine WW+, Esch-sur-Alzette (LUX)

project **Conversion of a former joinery into an architectural office** complete architecture services **WW+, Esch-sur-Alzette/Trier (LUX/GER)** civil engineering **Simtech, Luxembourg (LUX)** artist **Mich Geimer, Esch-sur-Alzette (LUX)** gfa **720 m²** ufa **518 m²** gv **2.248 m³** start of planning **2011** realisation **11/2012 - 08/2013**

Working with the existing building

Before it was converted into an architectural office following a period of vacancy, the building at 53 Rue de l'Usine used to house a workshop and warehouse. The original joiner's workshop was constructed back in 1920 and subsequently underwent numerous alterations and extensions under the guidance of the Reckinger family, an Esch family business that took up residence in 1968. The building is located back from the street in the middle of a residential area and is characterised by garage structures on both sides and a two-storey block perimeter behind it. This is a common feature of town planning seen in the heart of Esch: residential living within a block perimeter and work premises in the second-row courtyard of a residential structure consisting of two-storey terraced houses. For technical authorisation reasons, the basic premise of the conversion was to maintain the cubature of the building. The shell of the building underwent minimal refurbishment and merely had a striking stair tower added, to bring the inadequate entrance up to current fire prevention code requirements. The old building essentially kept its cubature and load-bearing walls and was opened up to its exterior environment through large window openings. The gutted layouts of the three-storey building provided the freedom – always in relation to the existing structure – to design very open spaces and to create interesting views in and out.

Concept

The heart of the building is made up of two superimposed open-plan offices, each with a box configuration, which houses a kitchenette, sanitary facilities and a print room. Both offices accommodate 15 workstations, which are grouped into sets of two or three among half-height room dividers in the form of mobile shelves. The ground floor opens outwards via a ceiling-high corner window in the reception area, which extends up into the second floor to the management office located above. Directly linked to the reception area is a large conference room, which in turn provides direct access to a further conference room and a library via the old staircase. The third floor houses the staff kitchen, which regularly hosts communal lunches of the entire team, as well as a small rest area, storage, archive and server rooms, sanitary facilities and a model assembly space.

Technology

Each floor boasts a controlled ventilation and extraction system with heat recovery, ensuring an adjustable clean and constant air quality. Heat is supplied by district heating. The lighting uses LED technology and is controlled by motion detectors, enabling automatic switchless activation in all the rooms. A combination of indirect light, incorporated in the furniture elements, spotlighting of the workstations and embedded ceiling spots in the secondary rooms ensure individually customised lighting conditions.

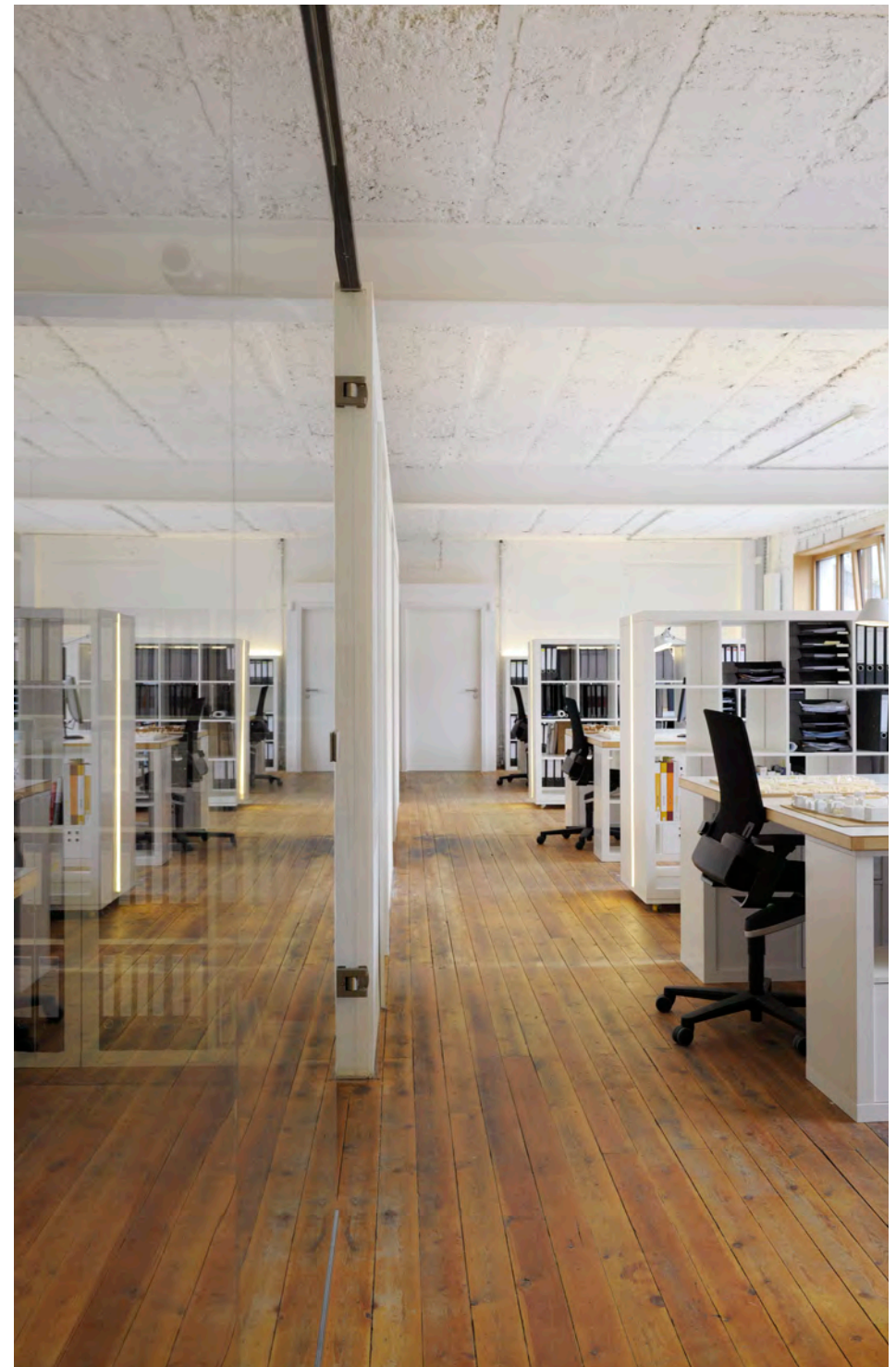
Colours and materials

The dominant colour white gracing the walls, ceilings and furniture is highly reflective, resulting in a light and clear spatial appearance. Natural materials such as oak used for the windows and the newly installed timber floors, as well as the polished timber subfloor, create a warm and comfortable atmosphere and provide a contrast to the unrendered brickwork, which has merely been painted. The new stair tower reveals exposed concrete stairs, which – together with the ceiling-high railing featuring black steel flat bars – bestow a highly functional character upon this access area. Secondary rooms such as the staff kitchen and the former staircase linking the ground floor with the upper storey have been given a traditional red-brown "ox blood" coat of paint. Colour accents have been placed by the pink armchairs in the reception area and the apple-green upholstered chairs in the conference rooms, while pictures and a photo gallery lining the open corridors and staircases provide further eye catchers. Esch resident artist Mich Geimer designed the truck tarpaulin for the rainscreen cladding of the stair tower. The entire existing structure of the building features a white rendered façade.



Sustainability

The principle of sustainability has been adhered to with the fundamental approach of preserving the existing building as much as possible, of leaving surface characters intact and of newly introducing natural materials such as wood, glass and concrete. The building has been insulated from the outside and fitted with high-quality triple timber-aluminium glazing. Particular emphasis has been placed on ergonomic desk chairs and ensuring staff can enjoy a space for relaxation in the rest area.



BCEE, Mondercange (LUX)

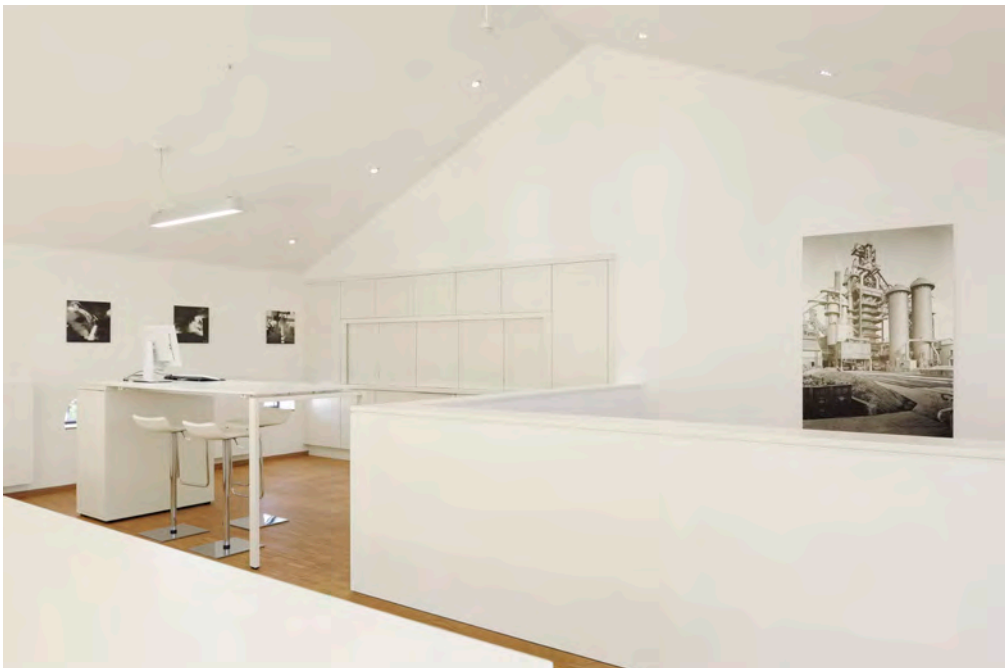
project **Conversion and reconstruction of a former farmhouse with barn into a bank**
branch client **BCEE Luxembourg (LUX)** complete architecture services **WW+, Esch-sur-Alzette/**
Trier (LUX/GER) civil engineering **Simtech, Luxembourg (LUX)** technical engineering **Housetech,**
Luxembourg (LUX) gfa **601 m²** ufa **343 m²** gv **2.250 m³** total area **1.212 m²** start of planning
12/2009 realisation **10/2011 - 03/2013**

The conversion of an old farmhouse into a bank branch in the centre of Mondercange has been instrumental in preserving some of the structures that used to characterise Mondercange's townscape but are now in decline. The farmhouse was part of a traditional row of houses evocative of the character of the historical town centre and so the challenge of the farmhouse conversion was to combine the traditional and the modern: to align a former agricultural function with the present-day creative and technical demands of a bank. A bank that also seeks a representative presence in the town centre.

Against this background, the character of the old-style front façade and its openings has been preserved. The height of the eaves and the ridges is in line with adjacent structures; the former barn door provides a lavish entrance for customers. A passage is created between the bank and the neighbouring building to provide an important connection for pedestrians between the newly designed town centre, the public areas situated at the rear of the bank (town hall, cultural centre, etc.) and the spacious car park.

As far as the interior of the bank is concerned, the two storeys of the old structure have been transformed into a ground floor and a first floor with gallery character. Generous glass openings, especially in the rear part of the building, allow for sufficiently light rooms in spite of the comparatively small windows in the front part. The corporate identity of the bank is translated into a modern architectural language and further reflected in the wall colour of the entrance area and other parts of the building. The materiality is simple and harmoniously blends in with the design language. Timber as well as natural and concrete stone play a major role in the design, giving the interior and exterior spaces a more reserved appearance.



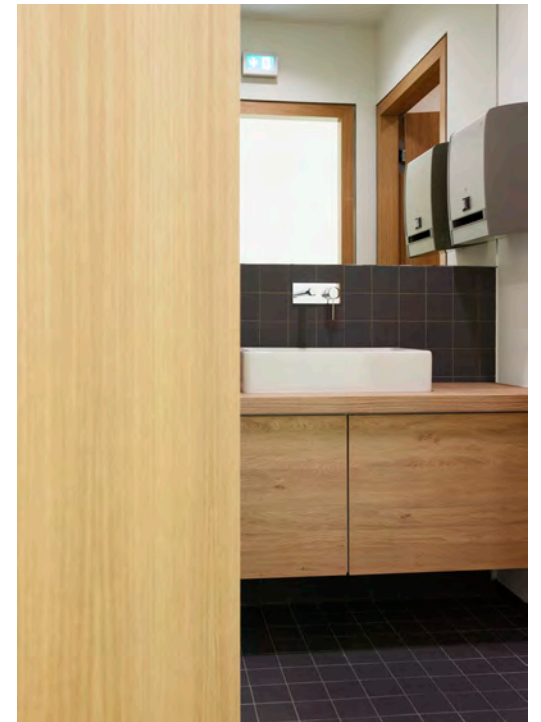
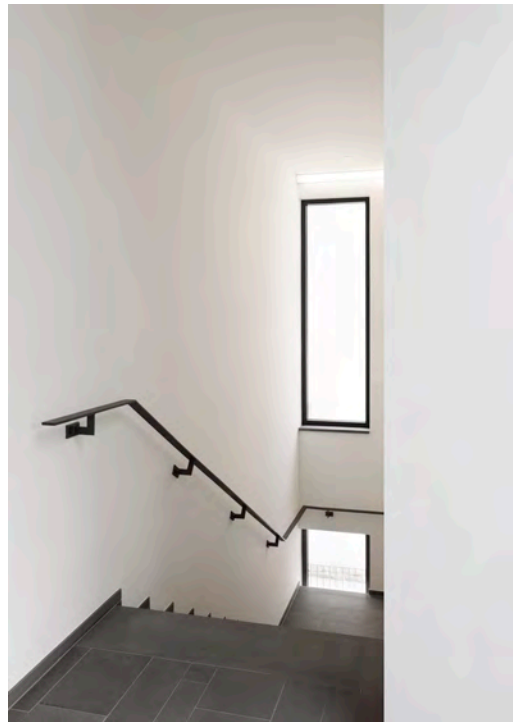
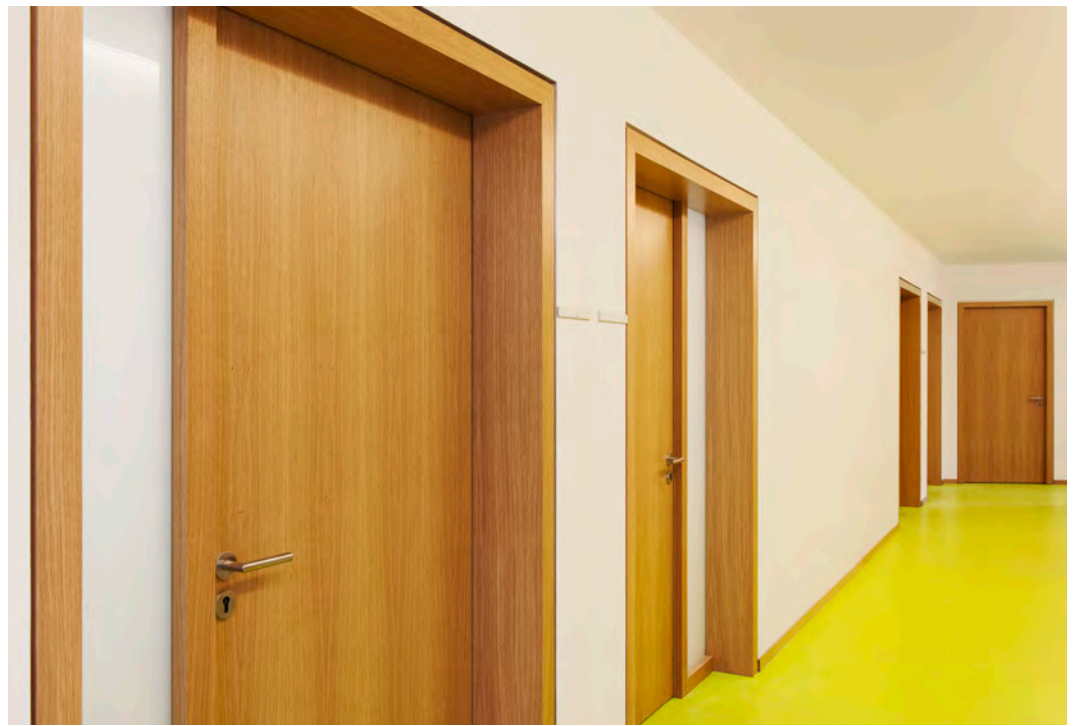


Maison Sociale, Pétange (LUX)

project **New construction of the social office** client **Community of Pétange (LUX)**
complete architecture services **WW+, Esch-sur-Alzette/Trier (LUX/GER)** civil engineering
Simon-Christiansen & Associés, Capellen (LUX) technical engineering **Felgen & Associés,
Luxembourg (LUX)** gfa **1.242 m²** ufa **993 m²** gv **6.335 m³** total area **1 ha** net construction costs
2.519.000 € total gross costs **3.205.000 €** start of planning **09/2011** realisation **2013 - 06/2015**

The new construction of the future social welfare office is located on the site of the former village school. The stand-alone building, with its clearly defined edges, blends into the existing streetscape of adjacent Rue de l'Eglise. The opened up front area and the slightly elevated entrance platform underline the public character of the building. Aluminium frames around the street facing windows contrast with the monolithic appearance of the volume and provide additional shadowing, especially since they are south-facing. In addition to the social welfare office and recreation rooms, the two-storey building also houses therapy and tutoring rooms. The underground garage has 12 car parking spaces. A ramp along the street façade as well as an inside lift ensure the building is fully accessible. Towards the rear a garden provides amenity space for the users of the building.





KNE, Niederprüm (GER)

project **New construction of operations premises and administrative building for KNE headquarters** awarding authority **Kommunale Netze Eifel-AöR, Prüm (GER)** team **WW+, Esch-sur-Alzette/Trier (LUX/GER), Werner Schaack, Trier (GER), Ingenieurbüro Dieter Lohner, Trier (GER), Ingenieurbüro Weber, Gransdorf (GER), HDK Dutt+Kist, Saarbrücken (GER)** gfa **2.840 m²** ufa **2.270 m²** gv **10.715 m³** total area **2 ha** net construction **costs 2.450.000 €** competition phase **09/2011 - 11/2011** restricted competition **2nd price comission based on negotiated procedure**

"The only way you can build, the only way you can get a building into being is through the measurable. You must follow the laws of nature in the choice of materials, methods of construction and engineering. But in the end, when the building becomes part of living, it must evoke unmeasurable qualities. The spirit of the building's existence takes over."

Louis Kahn

Genius Loci – harmonious integration into the Eifel landscape

The new construction of the administrative building and operations premises of the Kommunale Netze Eifel (Eifel City Networks – KNE) represents – from an urban planning point of view – the important start of the upcoming expansion of the L11 commercial zone in Niederprüm. The architectural concept, the setting of the individual functional units and the design of the outdoor facilities are all consistently derived from the existing natural environment.

The distinct cubic building with its stand-alone form marks a clear, identity-establishing conclusion to the B410. The three-storey administrative building blends into the surrounding terrain with its ground floor being absorbed into the existing topography. Separated by the asphalt depot yard, it is joined by the single-storey operations building running parallel to it. The façade of the building ensemble features a front-mounted vertical larch cladding and thus blends into the natural surroundings. The chosen materials capture the ecological vision of the company while also reflecting the building's landscape-influenced location.

Functional solution

The building ensemble is unmistakable in its function and structure. The main entrance of the administrative building is clearly defined with a setting that befits its location. From here, a vestibule leads to the open foyer area, which is highly representative and forms an important interface of the building, since it is from here that all other areas are accessed. In addition to the office units facing north, the ground floor houses a common room and break area with an adjoining small kitchen as well as the laboratory area featuring a microbiology work unit. Further office rooms as well as a generous conference room are accommodated on the upper floors. The basement houses the technical equipment rooms, archives and storage rooms, as well as a number of covered and sheltered parking spaces. The structural concept evolves from the external walls and a bearing structure that follows the corridors. This allows for maximum flexibility in terms of the building's current and future spatial layout. The façade is capable of taking into account changing spatial concept requirements, without having to make any formal-aesthetic concessions.

The single-storey operations building, which includes a vehicle depot, workshop and warehouse, corresponds in form and materials to the administrative building and sits slightly offset and parallel to the latter.





Materials

All the office and corridor doors are glazed, allowing neighbouring rooms to be physically and visually connected to one another to varying degrees. This creates a pleasant work and social environment for users and visitors alike.

The interior is also characterised by a scaling down to just a few materials: the walls and ceilings are white throughout, with just the floor surfaces, made of durable natural rubber, providing a touch of colour to the office zones in the form of a pleasant green.

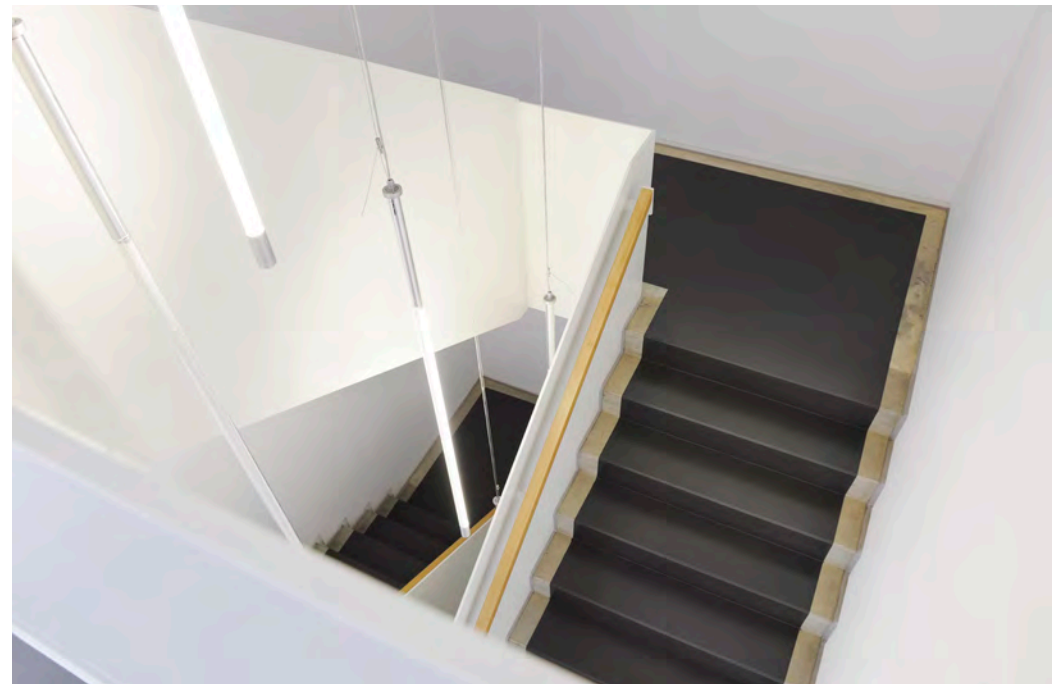
Energy concept

The building concept is mindful of keeping energy requirements in terms of heating, in other words the running costs of the building, down to a minimum. Through choosing materials and various energy saving systems with sustainability in mind, an energy- and cost-optimised as well as sustainable building has been created, fully in keeping with the guiding principle and philosophy of the company. The building construction is simple, robust and reliable. The choice of materials is based on the key principles of sustainability and ecological optimisation. The use of wood – in the form of the façade's vertical timber cladding – as a renewable CO₂-neutral resource supports this objective.

Outdoor facilities

The outdoor installations around the new construction feature a balanced synergy of operations-related functional zones and representative entrance areas.

The depot yard between the administrative building and the operations premises as well as the access road to the parking places in front of the administrative building feature a monochrome resilient asphalt surface, in contrast to the light surfaces of the parking places, located on various levels so as to follow the topography. The generous front zone with the main entrance area on the south side of the administrative building is made up of the open access area as well as the staff terrace, which features large-scale 1x1m concrete panels. A two-row hedge forms the access gate. The planting of two multiple-trunk hedges, the installation of lighting bollards and spacious seating options have furthermore enhanced the terrace as an enjoyable place to linger. To maintain a homogeneous overall picture, Saarbrücken landscape architects Dutt und Kist limited their choice of materials for the fixed surfaces to a bare minimum, deciding on asphalt, concrete paving stones and basalt gravel and colour coordinating these with the façade.



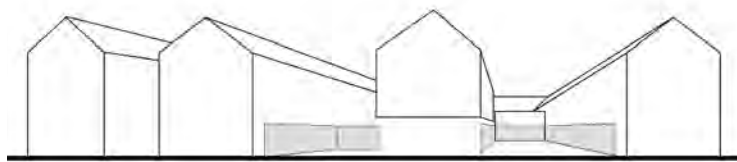
Villeroy & Boch Perspectives G9, Mettlach (GER)

project **Façade variations for the conversion of a listed building on the former manufacturing site of Villeroy & Boch** client **Private** concept studies **WW+, Esch-sur-Alzette/Trier (LUX/GER)**
start of planning **10/2014**

"Preserve the historic and continue history."

Alois Petz, Umgang mit historischer Bausubstanz

The architectonic concept is based on the principles of selection and addition, the careful uncovering and restoration of the historical building structure as well as its measured enhancement through modern building elements. New additions are manifest but should not push their way into the foreground. Precise details determine the formal rhythm. The use of high-quality, ecologically beneficial materials in a contemporary design, in keeping with the innovative thinking of Villeroy & Boch, is ubiquitous. Existing building parts are newly interpreted and further developed. The objective of our concept is to inject new sustainable life into the Villeroy & Boch site: on the one hand via the guiding principle of creating an exciting, lively and creative place and on the other hand via the sensitive handling of the existing building, in part well preserved and known beyond the region. We believe that Building 9 – once it has been renovated and converted – will once again bring the character of the old building to life. New accents are to provide a new setting for the old structure and capture the interest of employees, visitors and future clients. Our three façade variations feature the addition of both complementary and contrasting elements so as to facilitate, respectively optimise, new planned interior uses. The original character of Building 9 is thus retained and given a special touch in compliance with contemporary demands. The sensitive handling of the existing structure results in a new exciting site, unique in its own right.



CANTEEN BLDG 9 BLDG 2 / 7 BLDG 32 | 101

courtyards



PARK CANTEEN BLDG 9 BLDG 2 / 7 BLDG 32 | 101 PARKING

transparent zones



Façade variation 1

The structure, enlarged and functionally extended over the centuries, is stripped and brought back to its original state, revealing the site's pervasive high calibre. After demolishing the covered interspaces, the exposed ground floor zone in variation 1 is closed with large-scale windows to visually interlink all the building parts. The guiding principle of transparency is implemented to the greatest extent possible. Display window-sized openings provide even and full-surface lighting, whereby maximum flexibility is achieved for the use of the interior space. The high degree of transparency leads to a spatial and visual interconnection of the various room zones, resulting in a 'place of communication' being created.



Façade variation 2

In design variation 2, the upper floor grids are continued down to the ground floor, resulting in a harmonious overall appearance of the façade. The design represents a credible reconstitution of the original façade, with the added elements not obvious. Users and visitors can once again experience the unequivocal language of Building 9 after careful restoration and a state-of-the-art upgrade, which also leads to an enhancement of the ambiance of the adjacent inner courtyards.



Façade variation 3

In variation 3, new façade elements are added and installed in front of the existing building structure. These new and obvious elements strengthen the coherence between the old building and the planned concept for the overall area. The grids of the existing upper floor façade are continued in the ground floor with a combination of closed and open surfaces and integrated with the envisioned glass elements. The resulting monumental effect restricts the ground floor in its flexible use and validates its suitability as a future exhibition space.

„Hotel im Posthof“ , Trier (GER)

project **Planning for the renovation and conversion of building section within the listed building ensemble of the old main post office** client **Trier Core S.A. (Lux)** concept study + architecture up to authorisation phase **WW+ Esch-sur-Alzette/Trier (Lux/GER)** project management **Unternehmensgruppe Gilbers & Baasch GbR, Trier (GER)** building company **Matthias Ruppert Bauunternehmen, Esch (GER)** technical engineer **ek Ingenieurbüro für Versorgungstechnik, Salmatal (GER)** gfa **5.400 m²** gv **23.500 m³** planning phase **10/2013 - 07/2014**

Concept

As part of the concept study for the post office on Kornmarkt, a hotel with 100 double guestrooms and a new lift tower with access to the courtyard was designed for the building section towards Metzelsstraße and developed up to the authorisation stage. This subproject completed the sustainable revival of an empty-standing building composition by means of a contemporary conversion.

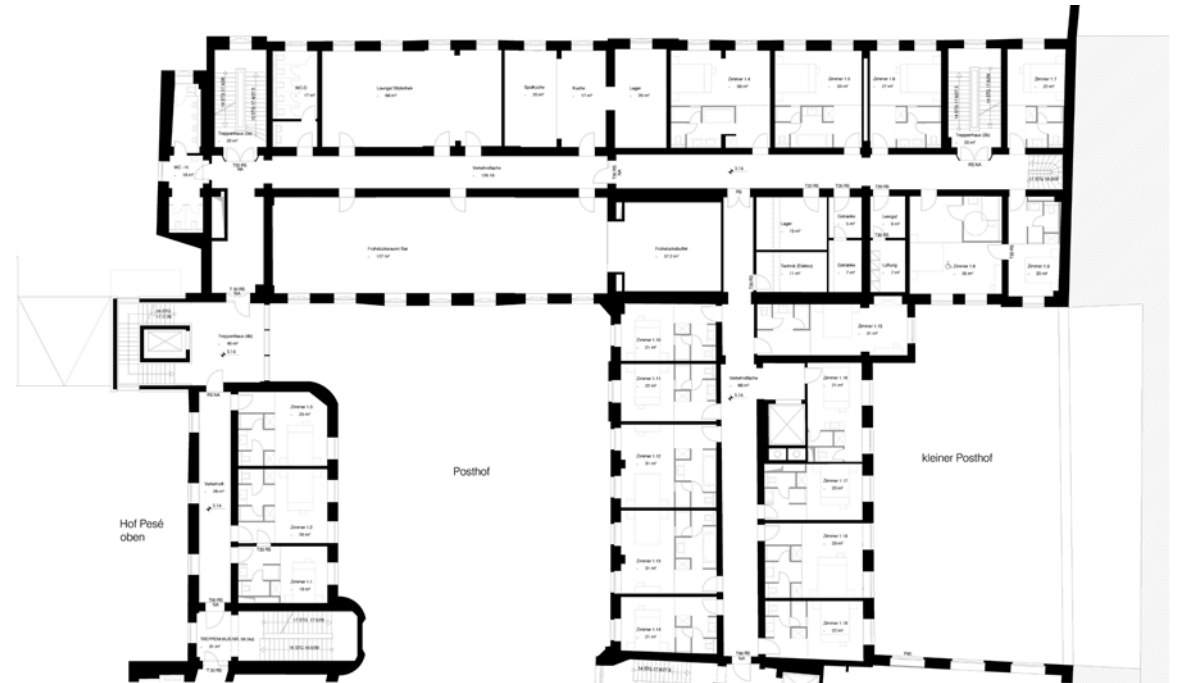
The overall concept pursues the objective of breathing new life into the old post office building in the heart of Trier, via on the one hand the principle of mixed use and the generation of a lively, creative place and via on the other hand a sensitive handling of the existing building. An enduring functioning and sustainable concept requires more than just visual restoration and repair work. The existing building on Metzelsstraße must be newly interpreted, taken to the next level and further developed. New accents are to provide a new setting for the existing building and to capture the interest of future hotel guests.

The post office courtyard as the heart of the ensemble is the most important free area, around which the majority of uses are grouped. All adjoining indoor areas and access routes are given a special atmospheric view due to their direct link to the courtyard. From there, in addition to the hotel, all the other uses are also accessed. The new stair tower, with access from the Posthof and Metzelsstraße, serves as the main hotel-internal and barrier-free access. The ground floor comprises merely the public area featuring reception and lobby. All other functions, such as the hotel rooms, breakfast room and a small fitness area, are located on the 1st to 4th floors. The main structure of the building remains the same. The room layout of the upper floors is adapted to the existing structure. Necessary measures for breakthroughs or utility shafts are carefully planned.

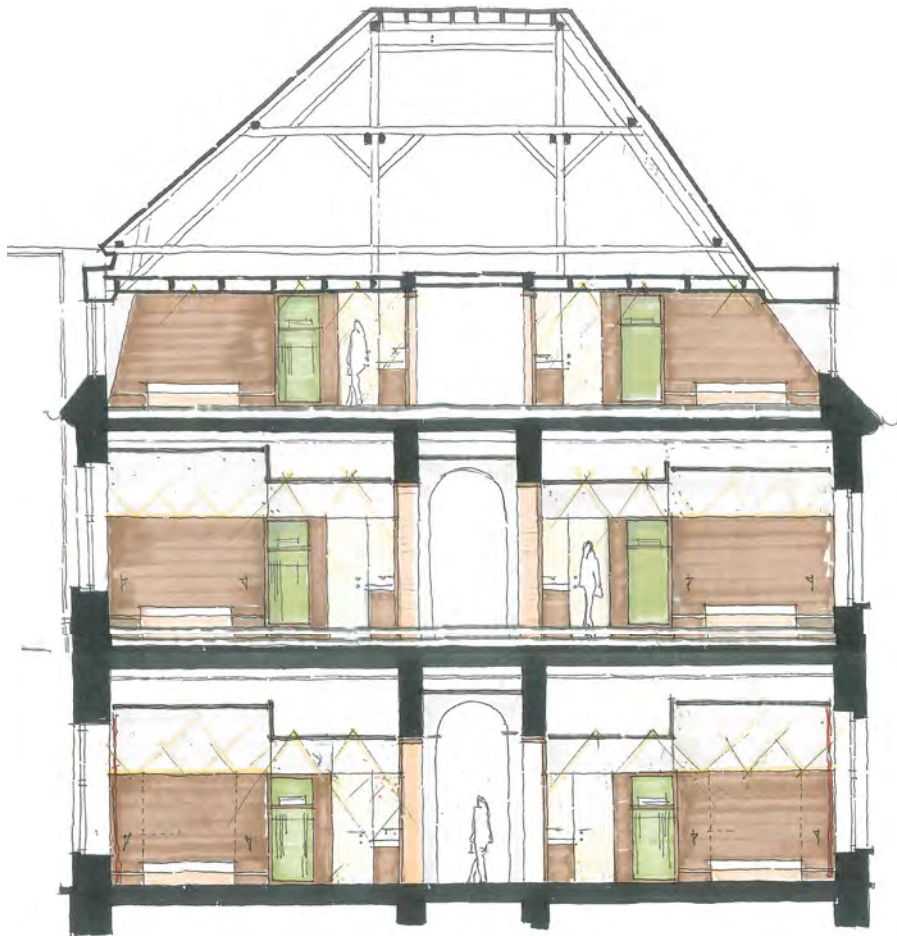
The building structure is modernised for improved energy use, upgraded for modern hotel use and integrated into today's context with its distinct existing character. Through highly individual solutions, a unique place is created, a place that grows close to people's hearts and invites them to experience this building ensemble steeped in history. The preservation and staging of this historical structure together with newly added and contemporary elements ensure the hotel has a special flair. With this revitalisation, the project contributes to the unique diversity of Trier's inner city, the continued existence of which is ensured through the functional integration of this historical building structure.



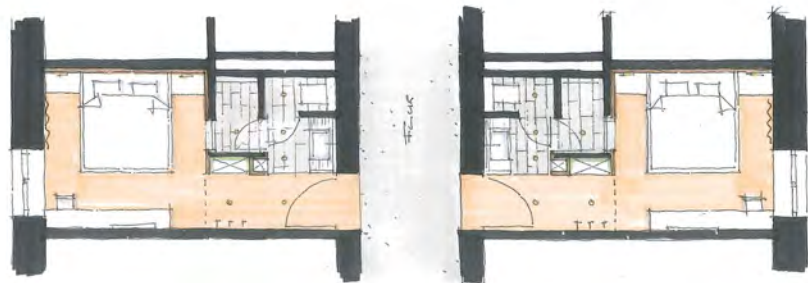
elevation



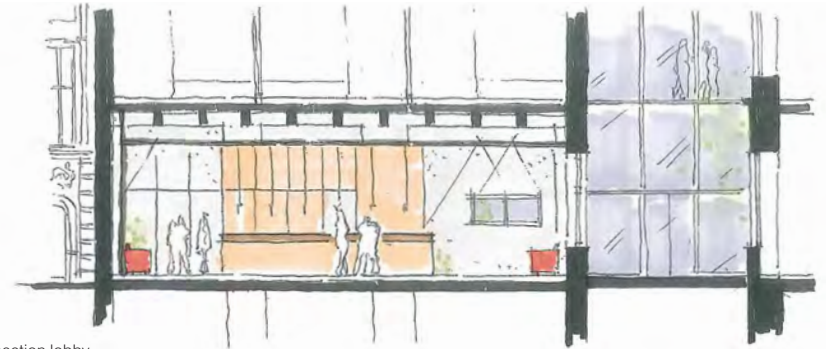
floor plan 1st UF



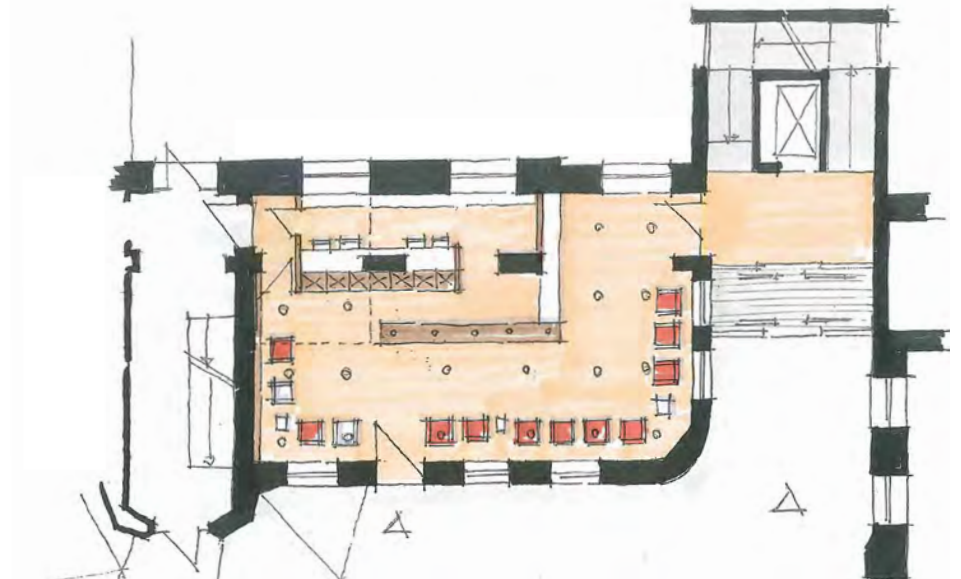
section hotel rooms



hotel rooms



section lobby



floor plan lobby GF

New design of Post Office façade, Trier (GER)

project **New design of Post Office façade with new construction of a guiding wall as a removable orientation system within the historic building ensemble of the “Old Post Office” in Trier** client **Trier Core S.A. (LUX)** architecture for HOAI work stages 1-5 **WW+**, **Esch-sur-Alzette/Trier (LUX/GER)** project management **Unternehmensgruppe Gilbers & Baasch GbR, Trier (GER)** building company **Matthias Ruppert Bauunternehmen, Esch (GER)** metal construction **Minden Metallbau, Föhren (GER)** start of planning **11/2012** realisation **08/2013 - 09/2014** multiple commission **1st prize**

Post Office façade

Over the course of the planned change of use of the former main post office from a call centre/ticketing office to a retail space, assessments were conducted on how to satisfy the business requirement for optimised display window frontage and to achieve the best retail access to the building. How can the historic Kornmarkt façade showcase itself in future while being mindful of historical conservation issues and functionally necessary features?

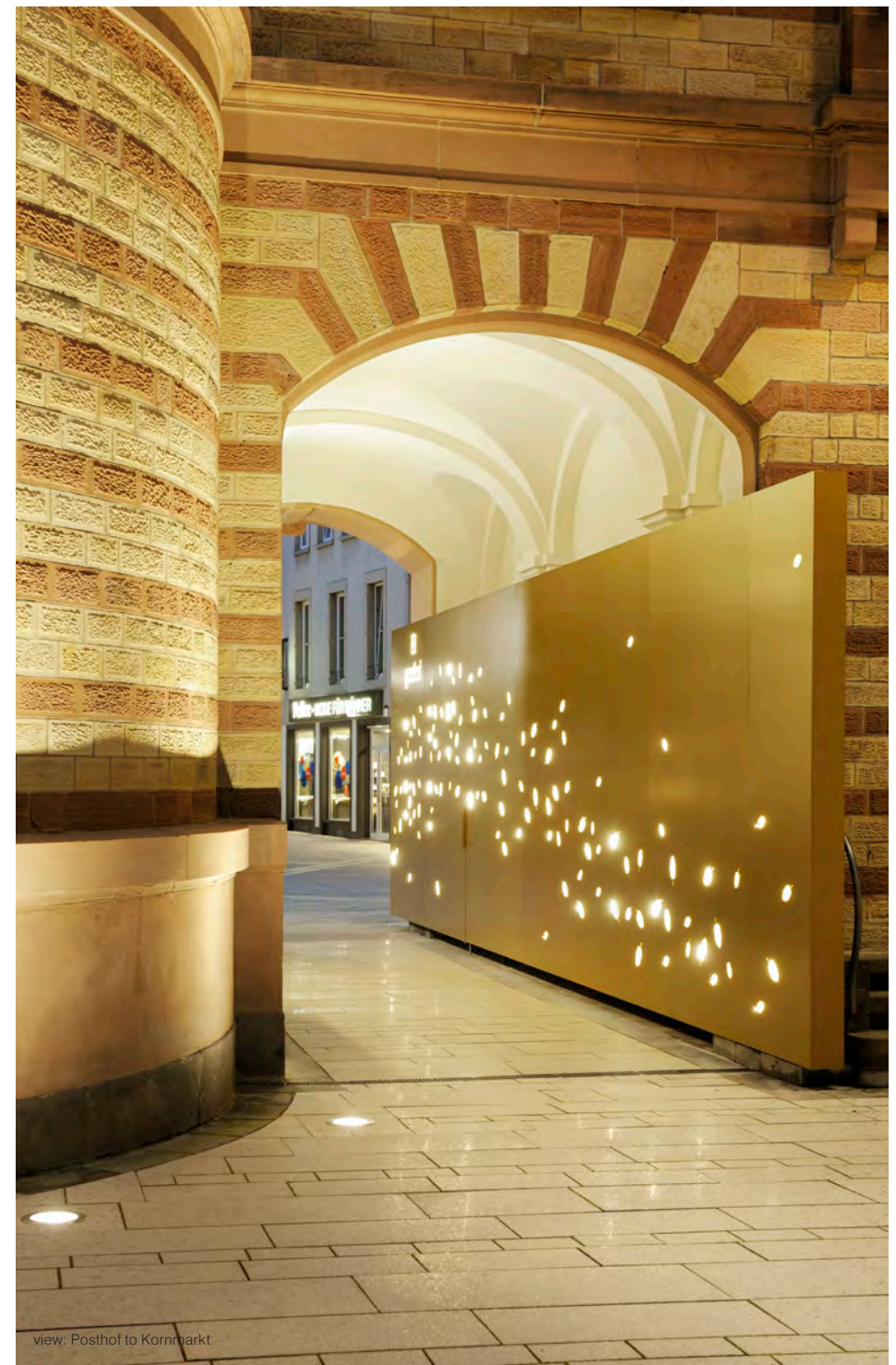
In order to fulfil the desire, also that of the city of Trier, for a multifaceted, high-quality and sustainable retail concept, the window frontage is brought closer to customers via a lowered balustrade. All the ground floor windows, including the telecom shop windows, will see their balustrades lowered by 50 cm. The rebuilding of the continuous, plinth-bordering window sill involves reconstituting as many original parts as possible and substituting any others appropriately and correctly.

The change in the opening size of the ground-floor windows raises the question of the type of window partitions the Kornmarkt façade should feature. Once again, ostensible historical conservation issues should be taken into account, but the functional requirements associated with a building use that is both contemporary and characteristic must also be accommodated.

The different historical periods of the former post directorate, respectively the main post office, were analysed with the help of photographic documents and excerpts from the book of monuments of the city of Trier. It became obvious that the present window partitions were created as recently as the 1980s. Since its erection in 1879, the building has undergone various renovations and extensions, in each case accompanied by new partitions and, as a result, new window openings or window formats.

Individual elements were adapted to the period so as to achieve an overall picture that corresponded to the era and use of the time. The present, small-structured window partition is not historically justified, but at best a reflection of history and hardly beneficial for the desired use as retail space. By breaking away from the conventional idea that the treatment of existing historical buildings goes hand in hand with the use of sash windows, however, room is created for an interesting interaction between old and new.

The newly created display windows yield to the overall façade and are within the context of the existing historical building. The formerly unwelcoming Kornmarkt façade becomes part of the square, which undergoes a visual extension as a result. In close alignment with the lower and upper historical preservation, the display windows on the ground floor were consequently designed to be largely sashless. A vertical partition was created solely for the window openings spanning the portal width under incorporation of the window lines of the upper floors. This project draws on the several fine examples of Trier's existing historical buildings having undergone successful and contemporary treatment and ties in with the philosophy of other properties known outside the region.



view: Posthof to Kornmarkt



"The only way to motivate people is through communication."
Lee Lacocca

Guiding wall Post Office

City, squares, tree populations, flanked by buildings of various use; in between paths that connect. People move along these routes from place to place, lingering, a constant flow; here and there. The essential characteristics for a functioning guidance and orientation system are providing guidance, orientation, information and identification – for tenants, employees, visitors and suppliers alike. The orientation and consistency of this key information represents an absolute necessity for the main users (tenants of retail spaces, a hotel, restaurants and offices) of the former post office on Trier's Kornmarkt, as well as for visitors to the historic building ensemble.

Design concept

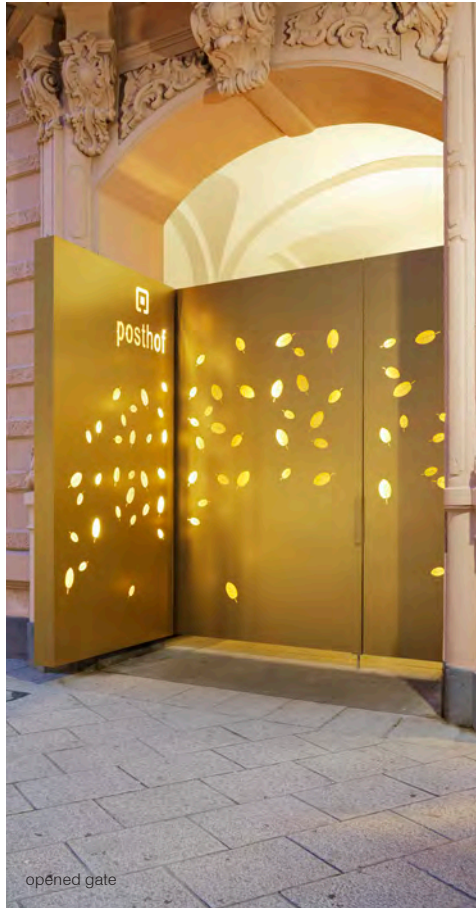
The design and improvement of visual information and routing requires a coherent and well-conceived conception from the Kornmarkt via the Posthof, located within the building structure, to the rear section of the building in Metzelsstraße. The concept is based on the existing situation: the aim is to find user-friendly and practical means that are adapted to the local circumstances and regulations of the city of Trier and that are at the same time complete and respect the historic edifice with contemporary forms and a material language with an identity of its own. In accordance with the historic preservation requirements, the guiding system will be reversible.

Execution

Large-sized, gold-coloured metal plates perforated with graphic patterns, inspired by the image of leaves moving in the wind, flowing towards the Posthof, were installed along the passage and at the entrance to the Posthof as a main element of the control system. The foliage represents the leaves of the juneberry tree, which was newly planted in the courtyard as part of the exterior space design. Due to their milled shape, which creates depth, the leaves change shadows depending on the light incidence, creating different atmospheres inside the gateway. The individual spatial perception can be enhanced by the sensation and feeling of the haptic quality of the foliage. Similar to a tintype, a photographic process, this moment is thus recorded. The result is a visual correlation between Posthof and Kornmarktplatz. This element of the control system, with a height of 3.6m, forms one line with the crossbars of the window elements, whether closed or opened. This reference guides the passers-by into the courtyard and consequently also has the required long-distance effect. When closed, the continuous line gives the eye a fixed point, connects all the elements and supports the horizontal structure of the building's façade. The indirect lighting stages and facilitates the movement of pedestrians in the evening; it gives the passage into the Posthof its desired presence and stimulates communication between the building and the user.



closed gate



opened gate



view: Kornmarkt to Posthof

Pavilion Bertrange (LUX)

project **New construction of a restaurant-pavilion** client **Municipal Bertrange (LUX)**
complete architecture services **WW+, Esch-sur-Alzette/Trier (LUX/GER)** structural engineering
Schroeder & Associés, Luxemburg (LUX) technical engineering + illumination **Goblet
Lavandier & Associés, Luxemburg (LUX)** open space **ernst + partner, Trier (GER)**
gfa **310 m²** ufa **280 m²** gv **2.020 m³** net construction costs **1.376.000 €** total gross costs
1.867.000 € start of planning **08/2011** realisation **08/2014 - 06/2015**

Integration into surrounding

The single-storey pavilion is located in the centre of Bertrange, at the crossing of Rue de Luxembourg and Rue de Leudelange. In the context of a redesign of Bertrange's centre, a new town square is created in close proximity to the town hall and the church with a neighbouring park. The discreet cubic body is located right on the boundary of the square and the park. With its basic dimensions of 28m x 11m, it acts as a mediator between these two key urban features.

Design concept

The pavilion has a terrace facing onto the park, measuring approximately 300 m² and able to accommodate a total of approximately 60 seats. Boasting an open kitchen area, the concept of the restaurant prides itself on providing not only a taste adventure, but also a visual experience of food preparation.

The clear rectangular form sets itself apart from the square through a gap, thereby underlining its independence. The use of clear forms and the restricted use of just a few materials are distinctive. The cool simple outer shell is in contrast to the bright, radiant inside. Like a cut-open fruit the pavilion allows a glimpse into life on the inside. The generous glass surfaces create a flowing connection between the inside and the outside.

All fixed furnishings, such as the kitchen, the bar, the toilet facilities and the storage areas are grouped into one volume and form the southern outer wall. The ceiling and the floors feature natural and simple materials, such as plasterboard ceilings and genuine wood parquet flooring, while subtly blending into the background. The seats in the restaurant are arranged along the glass façade, offering generous views both in and out.

The pavilion's motto is 'To see and to be seen'.

Construction principle and materials

The large-scale external south wall and the spacious inner core allow, with the help of covers, for a massive ceiling panel freely projecting on the edge, thereby creating a three-sided unsupported glass façade.

The outer shell consists of a one-sided rear-ventilated façade featuring black ceramic plates and peripheral, three-sided glazing. The flat roof is covered with a sheet and grey stone chippings.

Interior

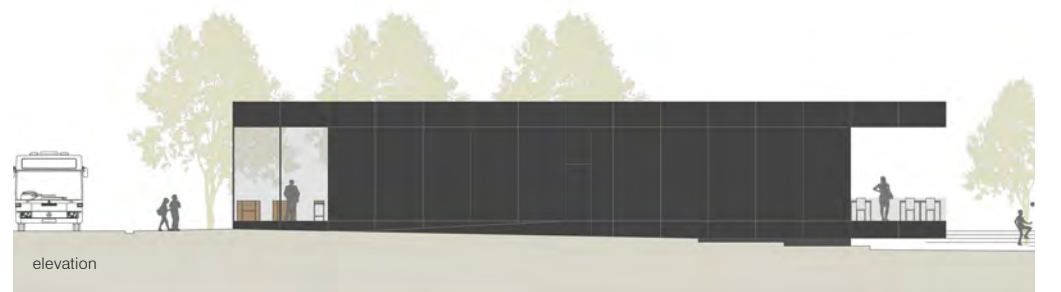
The floor of the dining area is laid with an oak parquet that radiates warmth; in contrast, the walls are painted in warm natural tones. The ceiling has suspended acoustic panels with scattered holes. The kitchen and the serving area feature ceramic and stainless steel work surfaces. The bar counter top is made of wood.

Energy concept

To assess the three-sided large glass surfaces in the east, west and north, a solar position analysis was carried out to ensure the quality of the indoor climate.

The pavilion's energy category is C/C.





Visitor Centre „Gärten der Welt“, Berlin (GER)

project **New construction of a visitor centre including gastronomy and event area** client **Grün Berlin GmbH, public** complete architecture services **WW+, Esch-sur-Alzette/Trier (LUX/GER)** structural engineering **IKP - Ingenieurgesellschaft Konstruktion und Planung (GER), Ingenieurgesellschaft mbH - Beratende Ingenieure VBI Herr Prof. Dr.- Ing. Hilbers (GER), electric Dipl.-Phys. H.-J. Rehberg VDI (GER), technical engineering Heimann Ingenieure GmbH (GER), acoustical engineering Ritter Bauphysik (GER), building physics Ingenieurbüro für Bauphysik und Baukonstruktion - Andreas Wilke (GER), fire prevention Saar, Enseleit und Partner GSE Ingenieur - Gesellschaft mbH (GER) gfa 2.462 m² ufa 2.021 m² gv 13.223 m³ total area 2,1 ha net construction costs 4.575.140 € total gross costs 5.456.317 € realisation 11/2014 - 2016 restricted competition 1st prize**

"All that is against nature cannot last in the long run."
Charles Darwin

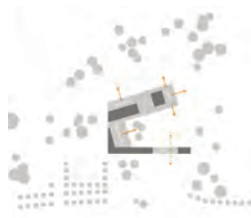
The unique geology and geography of the Gardens of the World is what characterises the overall sculptural and typological structure of the planned visitor centre. The architectural concept, the staging of the individual functional units and the design of the outdoor facilities all systematically descend from the existing natural environment.

Genius Loci – visitor centre in the flow of nature

The distinctiveness of the site at the entrance of a landscape area on the fringes of park surroundings as well as the master plan provide only limited urban planning specifications, resulting in a basic concept of the visitor centre in the flow of nature.

The architectonic concept foresees a compact building form, in a bid to reduce the built-up surfaces in favour of a green setting, and places particular emphasis on a harmonious integration into the surrounding natural environment. Given its distinctive form, the building forms a clear, identity-establishing conclusion to the Blumberger Damm, while also opening onto the Gardens of the World recreational park with its unique and extensive expression, which rises with the landscape. The green inner courtyard and the vast open forecourt create a flow between the visitor centre and the existing natural and green environment.

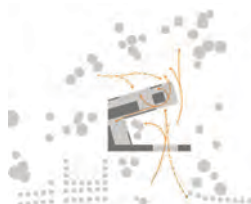
The result is a design that, with its clearly defined structure, provides visitors with a warm and secure welcome from an urban to a natural setting. At the same time, openness and transparency are achieved through the targeted use of materials, light and openings.



building concept



building orientation



visitor flows



floor plan GF



site plan



Development

The main entrance is defined by a generous forecourt on the west side of the building. From there, the inner courtyard is reached via the gateway and ticket sales. Given its representative and welcoming character, the courtyard becomes the central meeting point of the visitor centre and also represents an important point of intersection of the building, from which all the other parts can be reached.

School centre Leudelange (LUX)

project **School centre Leudelange with kindergarten, preschool, basic school (11 classes), nursery** client **Community of Leudelange (LUX)** complete architecture services **WW+, Esch-sur-Alzette/Trier (LUX/GER), team 31, Luxembourg (LUX)** gfa **4.050 m²** gv **18.300 m³** net construction costs **8.454.600 €** total gross costs **12.211.000 €** planning phase **03/2015 – expected 01/2018 (LP 1-5)** realisation **expected 02/2016 – expected 03/2020 (LP 6-9)** competition **2-stage realization competition 1st prize + commission (for complete architecture phases)**

Urbanistic concept

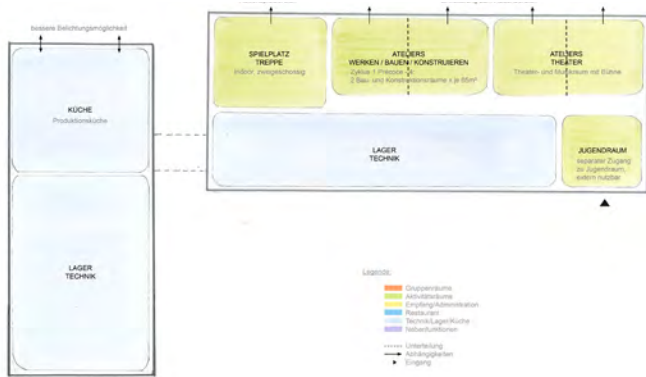
Apart from the building density, which ranges linear into the landscape, there are two significant structures affecting the picture of Leudelange: on the one hand the elongated road space of the Rue Eich with church, town hall, school and gastronomy (social and functional as well as architectural centre), on the other hand the mainly agriculturally used surfaces, which are strongly teathed with the village. The free spaces to be occurred concatenate those two structures by offering North-South connections in the form of agitation and abundance surfaces. In this way the regional road connections are accessed and the East-West running green and road connections are reinforced.

Road space and square surface

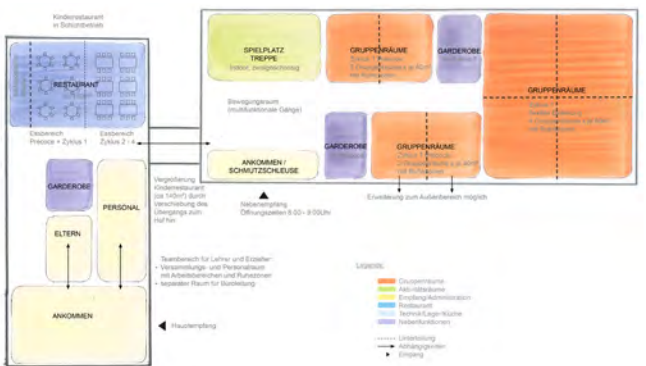
The town church is a clear starting and endpoint of the road space of the Rue Eich. The elongated road space ranges like a backbone from East to West. Fine road and track veins - starting from the "backbone" - run to the landscape in the South.

In the array between the community building and the church a public place is created by using the same flooring for the surface. The surface texture and the broadening of the road space at this place let the region being recognised as a public centre. The "big staircase" to the Rue du Lavoir puts the church into the centre and enforces at the same time the spatial closure. The importance of the area as a point of public concentration is strengthened by the vegetation. Road accompanying tree rows of *Platanus acerifolia* meet there and density to a loose grove. The great attraction of the place "Rue Eich" – not only for the children – is the "blue fountain". The water play and the trees have a significant impact on the atmosphere of the town square. It's the ideal meeting point. At certain times of the day the water of the fountain, which is programmatically controlled, is calm and deliberate (e.g. a cloud of water vapour), at other times it's busy and eventful (e.g. spouts) – analogical to the urban goings-on. The newly designed heightened and generous entrance area of the town hall creates – like a stage – a focus on the wide surface area.

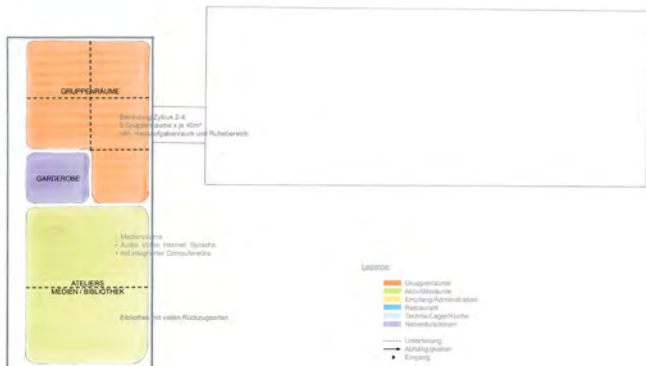




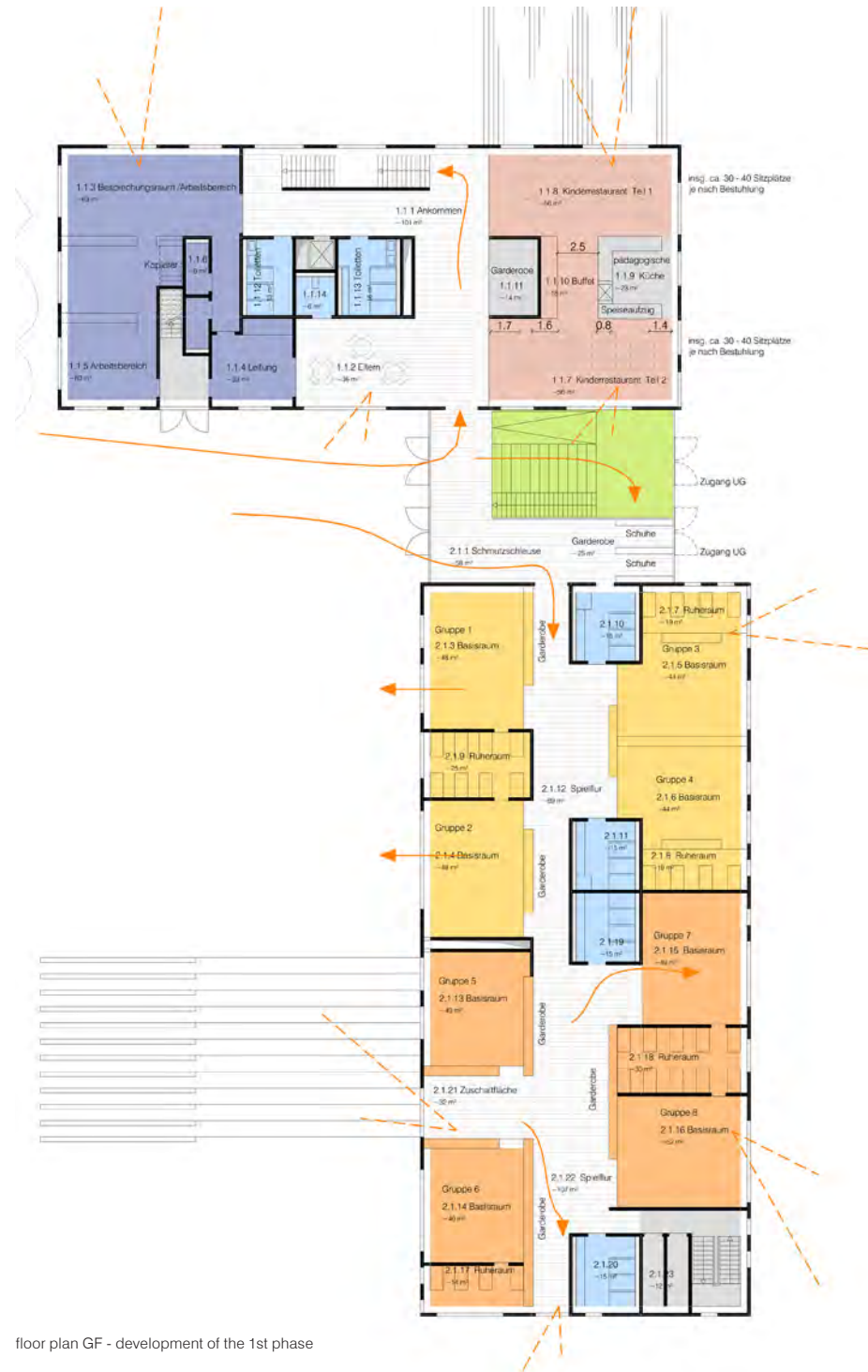
© 2010/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100



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floor plan GF - development of the 1st phase

result workshop with faculty + parents
"participative principle"

Primary school with day-care centre, Schouweiler (LUX)

project **New construction of a primary school and attached day care centre with integrated woodchip heating system** client **Community of Dippach (LUX)** complete architecture services **WW+, Esch-sur-Alzette/Trier (LUX/GER)** civil engineering **TR-Engineering, Luxembourg (LUX)** technical engineering **Goblet Lavandier & Associés, Luxembourg (LUX)** gfa **9.244 m²** gv **27.818 m³** net construction costs **11.410.000 €** total gross costs **15.209.000 €** start of planning **05/2012** realisation **10/2013 - 04/2016**

Topographical conditions

The 'Ecole Schouweiler' project lies on a plateau between the church, the scout hall ('Scoutenhome') and the current primary school. Contrary to what its name might suggest, it is a steadily sloping site, exhibiting a height difference of approximately 13m from its northeast boundary, marked by a tennis complex, down to its southwest boundary along 'Rue de l'Eglise'. Perpendicular to this slope, the site also features a rise measuring up to 3m.

Central theme

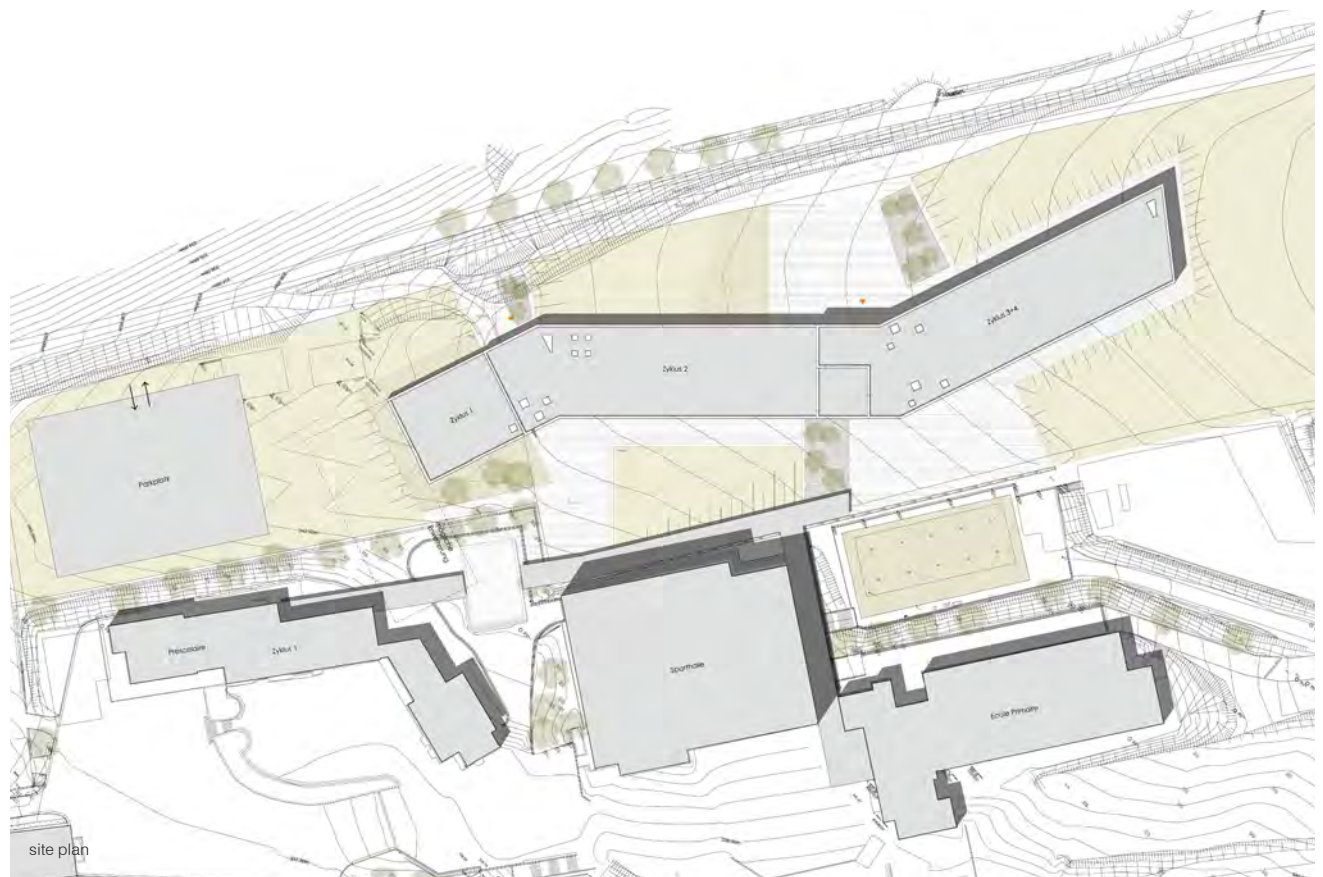
The initial thought underlying this project is to create a new school campus that fulfils several functions, incorporating a day care centre ('précoce'), a kindergarten ('préscolaire'), a primary school ('école primaire') and an after-school care centre ('maison relais'). Future developments or new constructions to replace obsolete structures are already being taken into consideration and will naturally find their place within the ensemble.

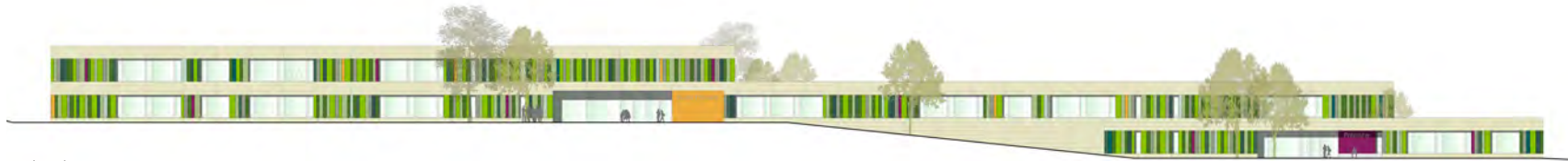
Access

Since the school's current traffic connections, in particular for private transport, are not successful, the entire campus will be newly accessed in future. The new access road will be solely via 'Rue d'Eglise'. 'Rue Tajel' will be raised and extended according to requirements. It is from here that the future parking site featuring a 'Kiss & Go' zone will be accessed as well as the bus platform located parallel to the road. Private and bus transport will be channelled via 'Rue Tajel' past the scout hall and via the new residential area ('lotissement') onto 'Route de Longwy' (N5). This means the children get to enjoy a school route that has no crossings and is consequently safe. The new school building takes its bearings from 'Rue Tajel' and in its floor structure follows the natural landscape of the site. The north of the building marks the entrance for the primary school ('école primaire'), while the south features that of the day care centre ('précoce').

Primary school (école primaire) and day care centre (précoce)

Coming from the bus platform and crossing over a generous forecourt, the building is accessed roughly in its centre through a generous foyer. This room is where school activities can take place during class time or where children can play or else indulge in other activities. The foyer is thus a room that is used all day round and, as a result of its double-storey design and the amount of natural light it gets, it is very suitable for the presentation of projects, theatre performances and any other presentation of the school. Generally it can be said that with the conception of this building, the main focus is on its functionality. The key pedagogical approach is reflected in the division of the age groups into four cycles. The basement with its own ground-level entrance and exit houses cycle 1, the day care centre ('précoce'). It forms the first building block of the new kindergarten ('préscolaire') and has a capacity for 40 children. South of the foyer is the teachers' room and behind this lie the classrooms of the second cycle. Then, to the north – past the centrally located toilet facilities – is the third cycle, while the first floor houses the fourth cycle. Each cycle, upon request of the municipal council, consists of six classrooms with intermediary rooms ('salle d'appui'), and a reserve classroom. These primary education features are complemented by a generous library on the upper floor, while the basement houses several workshops that can be used for various different purposes. The primary school ('école primaire') thus has room for about 360 pupils (excluding the reserve classrooms).

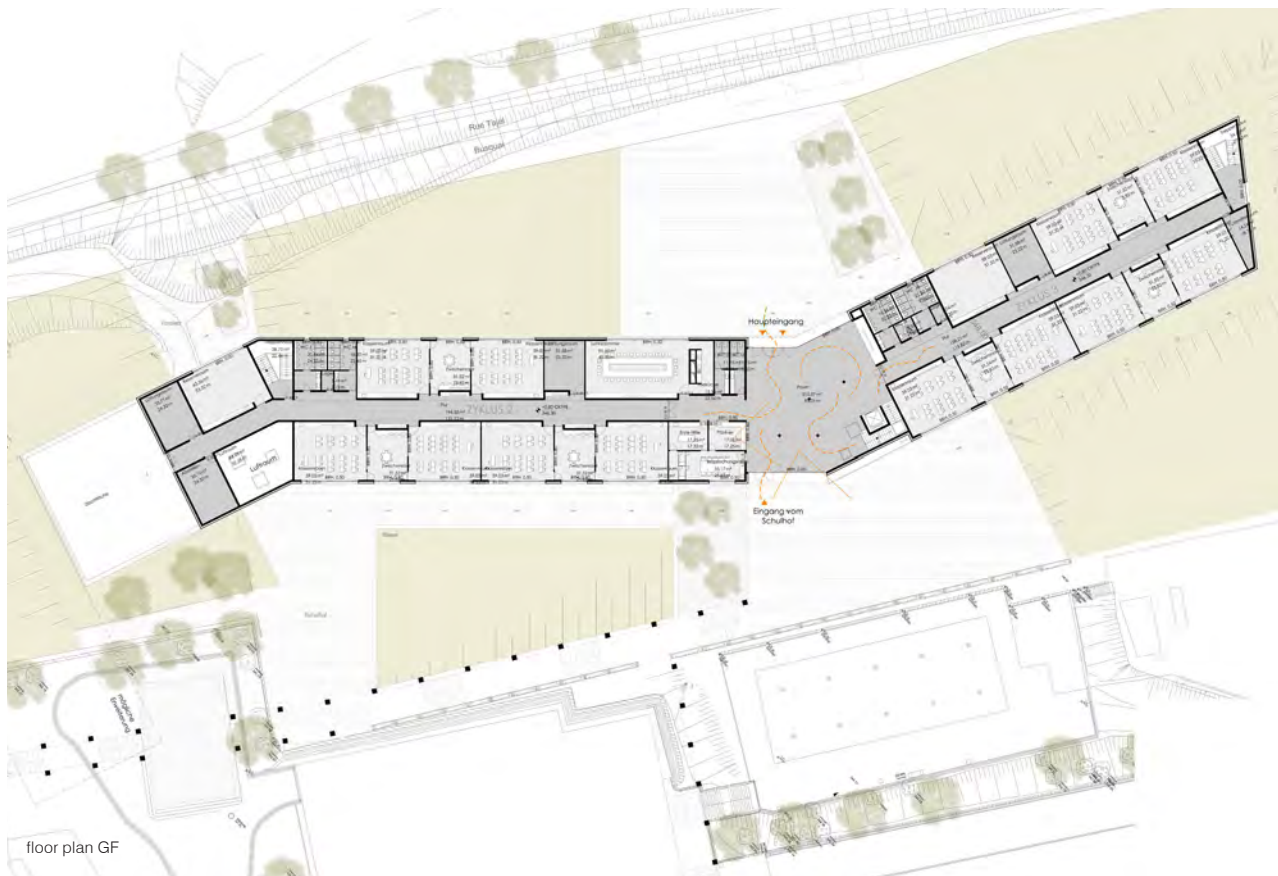




elevation



elevation



floor plan GF

Materials

According to the requirements of a sustainable overall concept and in order to achieve the 'low energy building' target, the buildings are clad with a back-ventilated high-pressure laminates (HPL). The corridors, toilet areas and workshops have colour screed floors featuring a ground terrazzo look, known for their high durability and easy cleaning. The classrooms have natural rubber colour floors. The entire building has an acoustically effective suspended ceiling, to avoid any possible disturbances and to create a pleasant learning environment. The fixed furniture is made of wood and also adds to the pleasant sense of space. Thanks to the generous window surfaces in the classrooms, external sun protection is foreseen in the form of aluminium blinds for glare protection. In some rooms, a curtain can be used, providing efficient blackout for slide shows, for instance.



Office building Panhold S.A., Roodt-sur-Syre (LUX)

project **New construction of an office building for the administrative centre of Panhold S.A.** client **Panhold S.A.** complete architecture services **WW+, Esch-sur-Alzette/Trier (LUX/GER)** structural engineering **Schroeder & Assecoiés, Luxembourg (LUX)** technical engineering **Felgen & Associés, Luxembourg (LUX)** infrastructure / open space **Simtech S.A. (LUX)** gfa **6.140 m²** ufa **3.273 m²** gv **24.246 m³** total area **9,25 ha** net construction costs **11.949.130 €** total gross costs **15.613.284 €** start of planning **12/2013 - 12/2015** realisation **05/2015 - 03/2017**

Central theme

The primary concept underlying the design is the creation of a new office building, which will house all the administrative services of PANHOLD S.A., PANELUX S.A. and FISCHER S.A.. Access to the individual office units will be achieved via a striking entrance, starting from the inner courtyard (E+0 plane). The building will have a further separate use in the form of a Fischer bakery, also accessible from the inner courtyard. The office floors will include spare space, which can be made available as units for rent.

Structure

The gross floor area is approximately 1.530 m² per office floor (E+1 and E+2). On the ground floor and basement level, some of this gross floor area is designed as patios or parking spaces that are partly covered and not fully enclosed. A walkway with a GFA of approximately 200 m² will link the new office building of PANHOLD S.A. to the existing production facility of PANELUX S.A. located opposite it.

Access

The office building complex is located on the southern plateau of the PANELUX S.A. / PANHOLD S.A. site. The building features a basement and three above-ground floors.

The basement houses the technical equipment rooms, as well as the covered parking spaces located in the front access area. Vehicle access to the site is achieved via the western access road to the covered parking spaces in the basement.

A connecting ramp then enables traffic access to the inner courtyard. The fire brigade can access the inner courtyard from the north on the same level as the production facility located there.



site plan



elevation



floor plan GF

Construction and materials

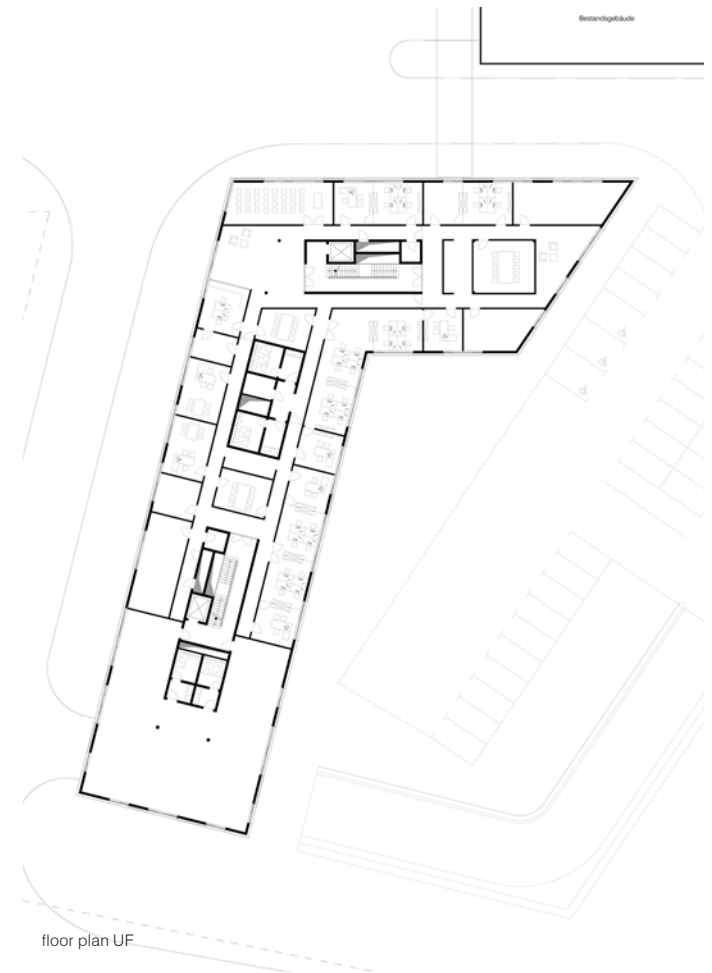
The load-bearing reinforced concrete structure consists of the exterior wall slabs, columns and beams with flat ceilings. The lift shafts and stairways brace the building and are also made of reinforced concrete. The façade features a thermal insulation system and a plaster finish as an external mineral insulation.

The office surfaces are separated by partition walls and all-glass doors with integrated privacy protection to the hallway areas. Flexible room separation systems provide either a transparent or opaque subdivision of the planned office surfaces of the individual units and can be used to structure the central meeting rooms. The office structure can thus be adapted to changing needs and requirements.

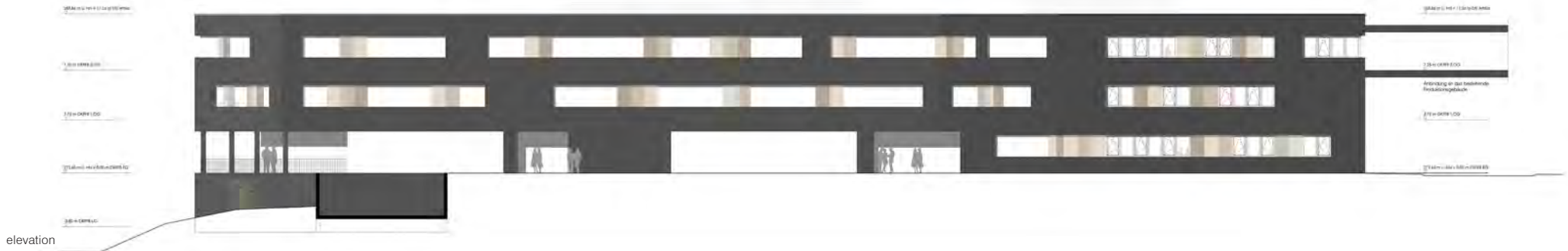
The floors of the offices and adjacent areas feature heavy-duty resilient or textile floor coverings. The entrance as well as the foyer area on the building's ground floor is covered with an attractive and durable floor paving, while the events and function room features a parquet floor.

Given the generous window surfaces of the office units on the first and second floors, an external sunshade is foreseen for glare protection.

The office and entrance areas as well as the events room will feature an acoustically rated suspended ceiling, to avoid adverse effects and to create an agreeable work ambience. The suspended ceilings in the office areas feature a ceiling heating/cooling system.



floor plan UF



elevation

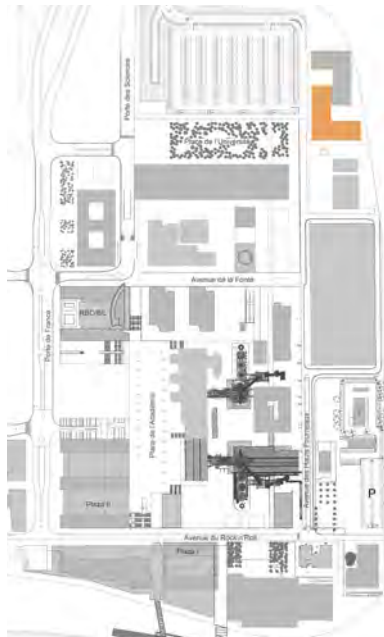
MdM II, Esch-sur-Alzette (LUX)

project **New construction of a laboratory building for materials research 'BATIMENT LABORATOIRES AILE SUD'** on the science campus 'LA CITE DES SCIENCES A BELVAL' of the **University of Luxembourg** client **Le Fonds Belval, Esch-sur-Alzette (LUX)** architecture and leader of a general planning team **BEHLES & JOCHIMSEN, Berlin (GER)** tender / executive **WW+, Esch-sur-Alzette/Trier (LUX/GER)** gfa **18.900 m²** ufa **12.400 m²** gv **83.000 m²** net construction costs **36,1 Mio € (without labours)** realisation **2012 - 2018**

design, text and graphics by **BEHLES & JOCHIMSEN**

site plan by **Le Fonds Belval**

The university is under development, the users remain largely unknown. The requirement is for flexible surfaces that can be managed economically. The L-shaped main structure responds to its high-profile location at the head of the 'Place de l'Université' with a tower-like elevation on the corner and an opening sequence featuring a loggia-exhibition hall-foyer. The first floor houses seminar rooms and laboratories which are accessed over the four cores distributed on this level. The building wing alongside the square features industrial spaces on its ground floor, while the second wing houses heavy-duty laboratories. A depth of 20 m, a load-bearing façade and standardised central shafts, structurally effective, allow a configuration of column-free open-plan laboratories as well as two or three-room corridors. Three units per floor with up to 530 m² that can be divided up as required are flanked by the core areas, which include the service and communication areas and are shown as recessed in the building structure. The façade exhibits an excellent A/V relationship, an optimised number of openings, windows with triple glazing as well as external sun protection. It contains low-maintenance brick (block bond with protruding headers). The building is scheduled to be a low-energy house.



site plan





construction area 06/15

BnL - Bibliothèque nationale, Luxembourg (LUX)

project **Construction of the new Luxembourg National Library in Kirchberg** client **Ministère du Développement Durable et des Infrastructures (LUX), Bâtiments Publics (LUX)** concept / design / detailed planning **BOLLES+WILSON, Münster (GER)** tender documents / site supervision **WW+, Esch-sur-Alzette/Trier (LUX/GER)** structural engineering **Schroeder & Associés, Luxembourg (LUX)** technical engineering **Felgen & Associés, Luxembourg (LUX)** energy consultancy **Ernst Basler + Partner, Zürich (CH)** technical supervisory **Socotec, Livange (LUX)** national supervisory **Luxcontrol, Esch-sur-Alzette (LUX)** safety coordinators **Argest, Luxembourg (LUX)** gfa **38.200 m²** nfa **35.300 m²** ufa **24.000 m²** gv **171.600 m³** total area **1,6 ha** total gross costs **112.171.000 €** realisation **03/2014 - 2018**

text & site plan **MDDI / model BOLLES+WILSON / model photos Tomasz Samek ©**

The Luxembourg National Library (BnL) is the largest scientific library in Luxembourg and home to over 1.5 million physical documents and an increasing number of digital publications. In its capacity as a heritage library, the BnL houses an essential part of the nation's collective memory. Via the "legal deposit" system, any publications published in Luxembourg make their way into the BnL, where they can then be accessed by the public.

Establishment and urban planning

The site earmarked for the establishment of the new Luxembourg National Library is located in the Bricherhaff part of Luxembourg's Kirchberg at the intersection of Avenue J.F. Kennedy and Boulevard Konrad Adenauer. The urban and architectural expression of the BnL aims to counteract the impression of architectural uniformity that characterises this block and to accentuate the entrance to the complex with a building boasting a unique physiognomy in terms of its shape, façade and roof. The shape of the building is such that it forms, at the corner of the two arteries, an elevated section that projects beyond the main cornice by about ten metres, thus fulfilling the function of a landmark and allowing the building to be seen from a distance.

Architecture

The new library building develops linearly from its entrance façade, which is both representative and transparent and faces Avenue J.F. Kennedy.

The building's volume is structured into three spatial zones:

- the entrance zone with its two-storey reception area, bordered by the conference room floor. The entrance zone extends towards the consultation areas;
- the intermediary zone with its consultation decks opening towards the outside via the glass façade, facing the landscaped border to the north;
- the "Magasin – Acropolis" zone at the north-west extremity comprising five storage levels in which the heritage collections and archives of the Luxembourg National Library are stored, above which the main reading room is located on level +3. It generously opens out to the treetops of the Grunewald Park.

The composition of the library's façades is based on a well-defined and differentiated concept, featuring colours and materials in line with the architectonic project's constraints and the criteria defined in terms of energy efficiency, sustainability and ease of operation. The monolithic structure of the library building is marked by red-tinged large-scale elements in exposed concrete on the outside façade. The openings, isolated or in a row, are framed by solid high-strength elements in smooth white exposed concrete. The entrance façade, recessed along with the façade of the café, is designed as a two-level curtain wall façade, glazed in its entirety and comprising the double-door entrance. The cantilever, at an angle to the roof, is also clad with exposed concrete elements and creates a large generous eave. The outdoor landscaping of the entrance forecourt, featuring natural stones, is continued straight through to the library's foyer.





interior model photo, model BOLLES+WILSON / photographer Tomasz Samek ©



exterior model photo, model BOLLES+WILSON / photographer Tomasz Samek ©

A modern, functional, attractive and durable infrastructure

Secured and air-conditioned depots provide the right storage conditions for the heritage collections: books and periodicals, medieval manuscripts, maps and plans, prints, posters, scores, artist books, post cards.

The new reading rooms allow for 300,000 works to be brought out of the shadows of the depots and made directly accessible to the readers. The reading spaces feature an ample number of work stations. Visitors can also enjoy "relaxing" seats, with the library acting as a place of study, reflection, relaxation and distraction through reading all at the same time.

An automatic book transport system, operated by a sorting mechanism, will allow readers to return borrowed items 24 hours a day while also streamlining the work of the librarians.

An exhibition room, meeting international standards, will finally allow the treasures held by the national library to be showcased. Meeting and education rooms with the right equipment will be available to accommodate pupils and students in the context of the BnL's educational projects and will facilitate its national coordination missions.

The mix of collections, heritage appreciation activities, a space for conferences and seminars as well as a small cafeteria, all of which are currently lacking, will turn the national library into a meeting ground and a place for exchange and debate.

The new BnL building will also house the "Bicherbus" service, currently based in Diekirch. It will furthermore accommodate the six sections of the Grand-Ducal Institute and the Société préhistorique luxembourgeoise (Luxembourg Prehistoric Society), and their respective libraries.

Technical and energy concept

The building is characterised by the implementation of key principles that are consistently applied in other State projects, in particular:

- high-performance thermal insulation and air-tightness of the building's envelope
- sun protection to ensure external thermal loads are kept to a minimum in the summer
- significant thermal inertia to maximise solar and internal gains in winter and to reduce the harmful effects in summer.

Furthermore, a specific innovative and high-quality concept has been developed by aligning the construction, the envelope and the technical installations so as to ensure superior comfort for users while keeping electrical consumption and internal loads to a minimum through highly energy-efficient equipment. The guiding principle consists in providing users with numerous customised options of influencing the thermal comfort, of not allowing any wasted heat loss and of ensuring the building is ventilated and cooled as naturally as possible. The combination of natural and mechanical ventilation allows for superior comfort and a reduction in energy consumption. The motorised and automatic night cooling of the reading spaces occurs naturally by taking advantage of the renewable energy available in the air. A high degree of natural light represents an essential qualitative characteristic of the building and provides an agreeable atmosphere throughout the space while also having a positive impact on energy consumption. Artificial lighting is seen therefore as purely complementary to natural lighting and is secondary to the natural light concept. A high-quality envelope, along with the high thermal capacity of the building's structure, is the key factor of the energy concept. The energy balance is thus achieved through brief heating or cooling periods and long phases of no additional energy intake. Thanks to a consistent reduction in heating loads and their judicious use, the energy intake within the rooms is reduced to a minimum, which has a positive repercussion not only on thermal comfort but also on energy consumption. In addition to energy efficiency, the use of renewable energies represents a fundamental consideration of the building's design. The key elements of the concept already cover the energy requirement, primarily through the active and passive use of heat resources available from the environment or the dissipation of the technical installations present in the building and reclaimed in particular from the servers or the mechanical ventilation. Any remaining thermal requirements are met by district heating. Moreover, the technical solutions judiciously chosen are based on a consistent reduction of energy consumption and consequently CO2 emissions. The project is thus characterised by an innovative concept in terms of the use of renewable energy in combination with an energy concept based on the optimal use of the available energy and transfers within the building. In addition, the project boasts a high economic efficiency in view of the investment in measures aimed at reducing energy consumption.

Urbanism / Open Space

Development plan (PAP) Laduno, Erpeldange-sur-Sûre (LUX)

project **Conversion of the 'Luxlait' site** client **Municipality of Erpeldange-sur-Sûre (LUX)**
competition, feasibility study, development plan (PAP) **WW+, Esch-sur-Alzette/Trier (LUX/GER)**
partner: competition **Tatiana Fabeck, Koerich (LUX) / terra.nova, München (GER)** traffic planning
Schroeder & Associés, Luxembourg (LUX) total gfa **55.500 m²** gfa-office + service **31.600 m²**
gfa-hotel **8.300 m²** gfa-commerce + gastronomy **6.700 m²** gfa-living **5.000m²** bgf-culture + leisure
3.900 m² total area **ca. 2,7 ha** number of ap. **25-50** number of underground parking places **700-800** planning phases **competition 2008 (1st price) / study 2009-2011 / development plan 2011-2015**

Planning background and objective

Since the 'Luxlait association agricole' moved to its new operational premises in Roost near Bissen in 2009, the former dairy factory in Erpeldange-sur-Sûre has for the most part stood empty. With the support of the local and government players, the corporation has since 2008 actively been pursuing the conversion of the former production site. The results from the feasibility study revealed that a repurposing or renovation of the existing building was not feasible for technical as well as economic reasons and consequently a dismantling with subsequent new construction is called for.

The approval of the 2012 amended land development plan led to a reclassification as a mixed zone – zone mixte à caractère centrale (ZMC) – and meant that the legal planning prerequisite for the new Laduno complex construction was fulfilled. The targeted mix of functions, consisting of offices, hotel, dwellings, gastronomy facilities, trade, leisure and wellness, will in future enhance both Erpeldange as well as the Nordstad area from a functional, infrastructural and design point of view. The location of the Laduno complex within immediate proximity of the future boulevard linking Ettelbruck and Diekirch justifies the high urban density defined in the land development plan (PAG) and has an important signal effect for the future 'Gateway to Nordstad'.

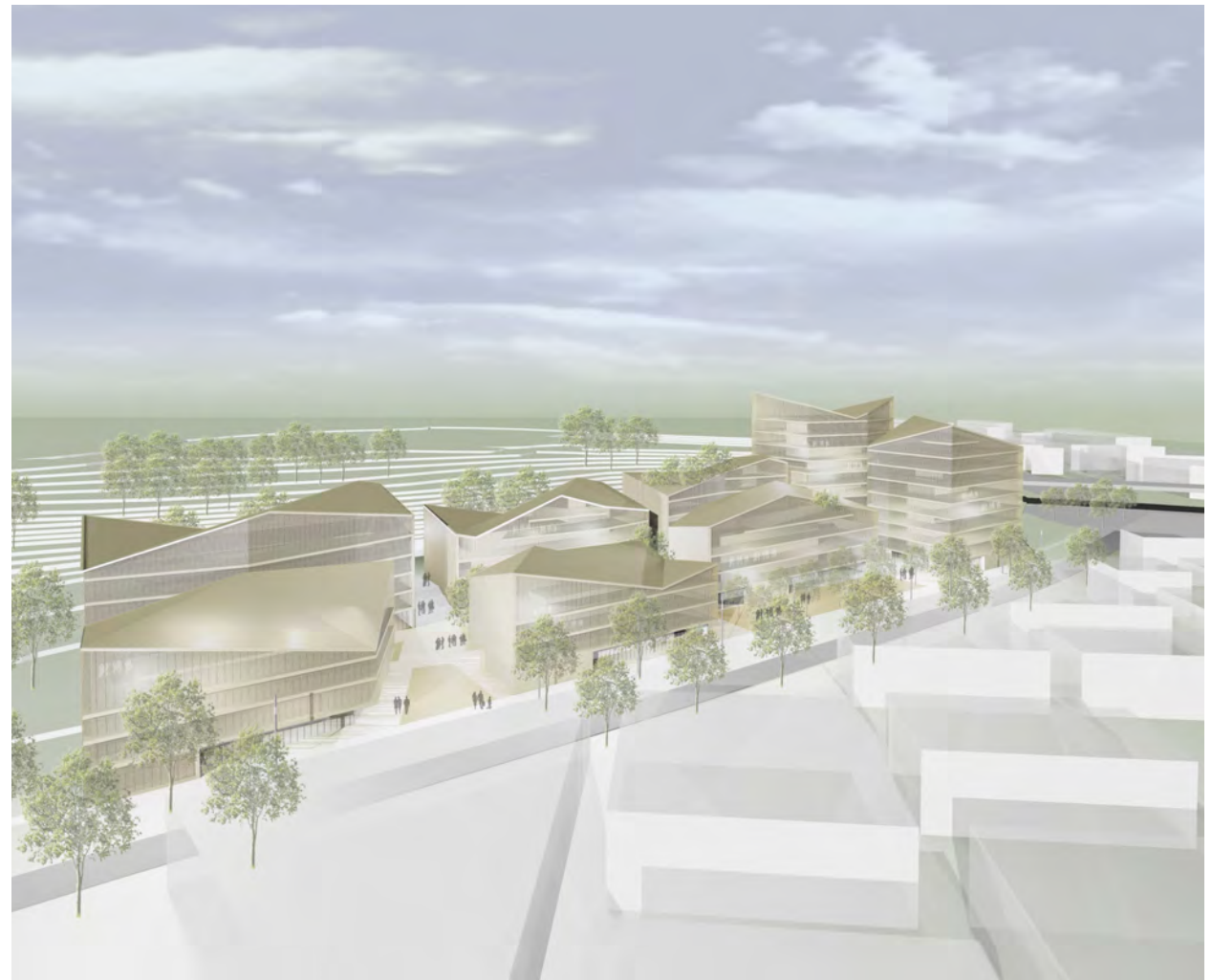
As one of the first major development areas within Nordstad, the new use of the Laduno area will send a positive message for its future development. Its strategically advantageous and infrastructurally excellent location means that the development of the Laduno area, in particular against the backdrop of the scarce land resources within Nordstad, represents an enormous urban development potential for Erpeldange.

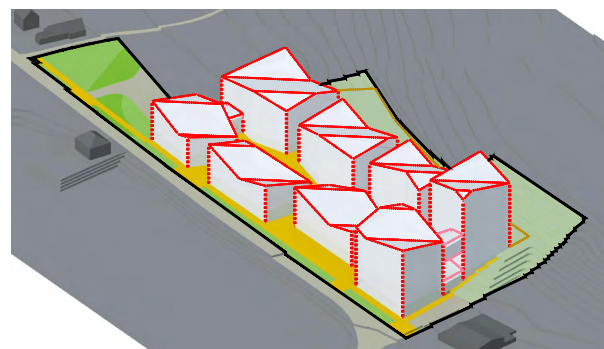
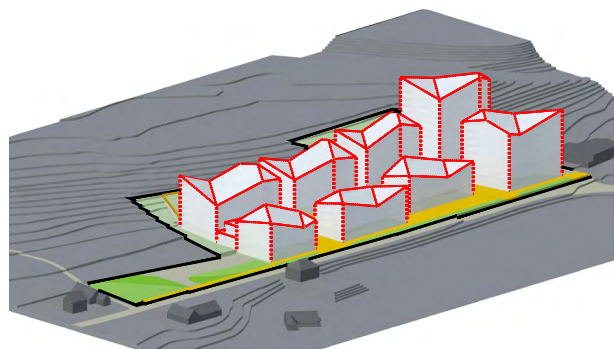
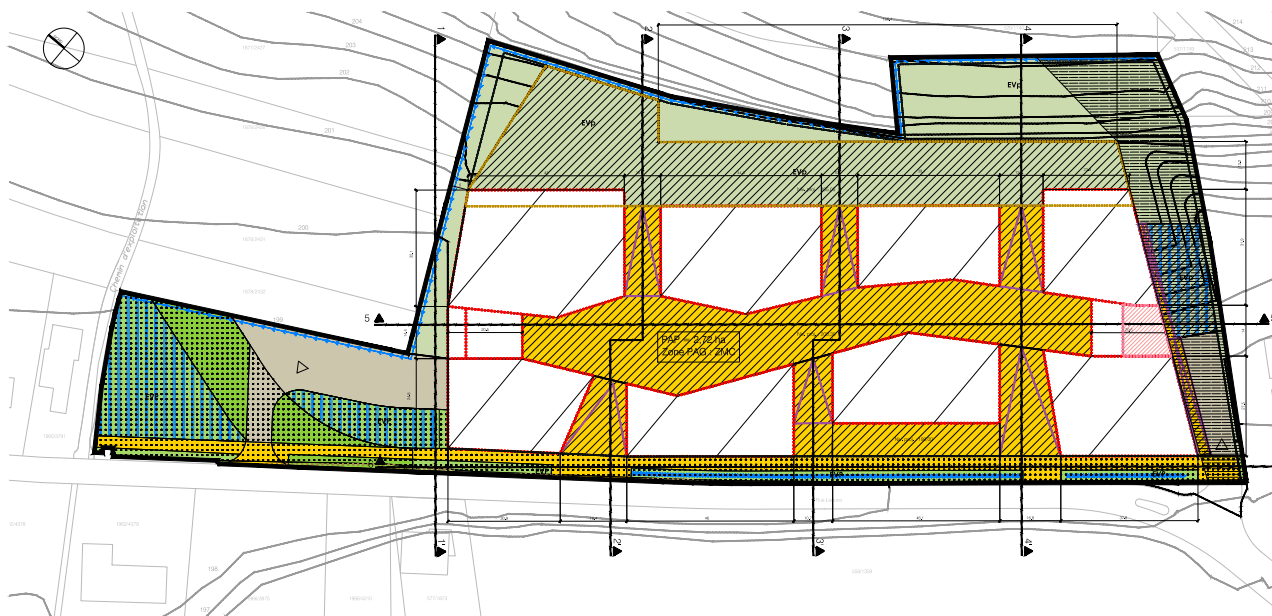
The architectonic concept – an urban development exclamation mark for Nordstad

The architectonic concept foresees a total of 8 building volumes in a dispersed layout featuring varying heights and levels. The building volumes will form two rows running parallel to Rue Laduno around an attractive and sheltered inner courtyard. A characterising feature of the overall complex is the roof shape of the individual building volumes, animated and specified in the development plan. They are all designed as extensive green roofs. The height of the altogether 8 building volumes gradually increases from several three-storey buildings up to the two high office buildings facing the B7. These buildings have a maximum of 7 and 10 storeys and as such provide excellent screening for the other buildings from the motorway.

As a result of the development regulations defined in the development plan, the new Laduno complex will boast a very high architectonic and functional quality. The specified earth-coloured mineral façades blend in well with the village character that is typical of Erpeldange. The achieved high urban density is backed up by the prominent location and conforms very well to the existing topography and landscape thanks to the optimised building configuration.

In the interest of a sustainable development, the buildings will – not least because of their optimised building cubature – meet a high energy standard.





The use concept – high lifestyle quality for residents and township through new offer of functions

Over a total gross floor area of approximately 55,500m², a balanced and attractive mix of varying functions is planned. Most of the surface area, approximately 57%, will be taken up for office use. Further surface areas for a hotel (~ 15%), gastronomic facilities (restaurant, café or bar), shops (~12%), leisure and wellness facilities (~7%) complete the attractive offer for future users and the existing residents of Erpeldange and Nordstad. On top of this, the Laduno complex also allows for attractive housing – up to 50 residential units are planned, some of which will also be allocated to eligible individuals and families in the context of the subsidised housing scheme.

The mobility concept – optimal transport links and highly efficient traffic organisation

Der eigentliche Laduno-Komplex wird komplett autofrei sein um Fußgängern, Gästen, Arbeitenden und Bewohnern eine maximale Aufenthaltsqualität zu ermöglichen. Der gesamte Parkverkehr wird störungsfrei in der 2-geschossigen Tiefgarage unter dem Komplex unterbracht werden, welcher im finalen Ausbaustand Platz für bis zu 800 Fahrzeugen bieten wird.

The Laduno complex as such will be completely vehicle-free to ensure pedestrians, visitors, workers and residents enjoy the best possible living environment. So as not to cause any disruption, all vehicles will be parked in the two-storey underground parking beneath the complex, which once completed will be able to house up to 800 vehicles.

Already today, due to its location within immediate proximity of the B7 and the CR 357, the Laduno complex enjoys excellent transport links. Particularly with regard to the planned boulevard linking Ettelbruck and Diekirch, the connection capacity for motorised private transport but also for public transport will be even more efficient in future. In view of the accessibility of the Laduno complex, the highly efficient future public transport structure for the new central road linking Ettelbruck and Diekirch will provide a real alternative to vehicle transport.

Until the public transport system is in place, a transitional period will see a provisional oversupply of parking spaces for vehicles provided within the Laduno complex.

In addition to the bicycle parking spaces provided in the underground car park, the provision of covered, above-ground bicycle racks offers a further incentive for using a bike or an e-bike.

During the construction phase, any adverse effects on the residents will be kept to a minimum through measures such as a temporary construction site entrance.

The outdoor concept: high sustainability and ecological standards

Comprehensive design solutions will ensure the outdoor area of the Laduno complex is of a high standard, attractive and ecologically sustainable. In addition to numerous foot and cycling paths leading to the site's near surroundings, the outdoor area within the planning area itself will become a place of interaction and a welcoming area to linger and stroll.

A rain water concept that brings the water to the surface in an attractive design feature, a lighting concept that matches the building and an outdoor space with a complementing planting concept all complete the outdoor design of the Laduno complex and turn every visit into an experience.

PAP „An den Steng“, Contern (LUX)

project **New residential quarter of 186 housing units in Contern** client **S.N.H.B.M., Luxembourg (LUX)** urban design (master plan - plan directeur + development plan - PAP) **WW+, Esch-sur-Alzette/Trier (LUX/GER)** landscape architecture **Areal Landscape architecture, Senningerberg (LUX)** traffic planning **BEST ingénieurs-conseils, Senningerberg (LUX)** total area pap **5,51 ha** gfa-living **28.600 m²** number of apartments **186** start of planning phase **07/2009**

Luxembourg's urban development strategies define priority municipalities for housing development purposes. Contern is one of these 45 municipalities. Contern is made up of four localities. The project site is located in the main part of the municipality, in the immediate vicinity of the centre, on a virgin site currently free of any construction, consisting of fields and orchards. The urbanisation of this site will reinforce the municipality's compactness. The project site boasts a surface area of approximately 5.5 ha and represents one of the main land reserves of the municipality of Contern.

Urban forms

One of the site's challenges is to find an urban form that blends in with the existing centre and the fields that are directly located on the western boundary of the quarter. The objective is for a decrease in urban density when moving from the centre to the fields. The south and east of the site, close to the centre, will therefore feature denser building shapes, adapted to the scale of the municipality, i.e. small groups of maximum 8 housing units in the form of constructions not exceeding 3.8 levels. The north and west of the site, facing the fields, will feature less dense urban forms dedicated to individual dwellings. The project proposes a variety of residential typologies enabling a social and generational mix to be brought to the quarter. In the long term, 186 new housing units (56 single-family houses, 130 multi-family dwellings) will contribute to the improvement of the municipality's housing supply.

Traffic, parking concept

The project's main service route connects in two places to Rue de Luxembourg, one of Contern's main roads. A future roundabout will eventually, in a subsequent development phase, provide a third entrance to the site. A secondary service road of the "residential zone" type, quieter and largely dedicated to pedestrians, is foreseen in a second instance, to the east of the site facing the fields. Parking spaces for visitors are foreseen along the main road; no parking will be permitted along the secondary road. The parking spaces for certain house typologies established along the residential zone will consist of carports located outside the residential zone, so as to emphasise the zone's almost-pedestrian status.

Landscape concept

The idea of the transition between the centre and the surrounding landscape, already addressed in the choice of urban forms and the hierarchy of the proposed roads, is taken into further account in the treatment of the public spaces. The goal here is to move from the fields to the centre, to draw the plant world towards urban forms. The entire western zone of the project, engaging directly with the fields, is occupied by a north-to-south walkway, via residential zones and pedestrian alleyways that run along the back of the gardens. This walkway features different sections characterised by the presence of parks and play areas, the differentiated treatment of the residential zones, the visual corridors to the fields. The walkway is connected to the existing urban fabric through green alleys along the service roads and a pedestrian path that runs right round the existing centre.



master plan



PAP „Rue de Pétange“, Niederkorn-Differdange (LUX)

project **New affordable residential quarter of 52 housing units** client **S.N.H.B.M., Luxembourg (LUX)** urban design (development plan - PAP) **WW+, Esch-sur-Alzette/Trier (LUX,GER)** traffic planning **BEST ingénieurs-conseils, Senningerberg (LUX)** total area pap **1,56 ha** gfa-living **9.650 m²** number of apartments **52** start of planning **08/2012**

The objective of the PAP (special development plan) for Route de Pétange is to enhance the housing supply in Niederkorn, the municipality of Differdange. This new residential area will be established in a virgin environment, free of any construction. Its urbanisation will complement an existing residential quarter to the south of the site, largely dedicated to social housing.

Construction

To ensure the new quarter successfully blends into the existing urban fabric, the layout of the buildings follows the general logic of the area's existing buildings. In a bid to target various types of residence and to encourage generational diversity, the PAP proposes a diversified supply of housing typologies. It foresees the establishment of the following:

- 2 small groups featuring 7 units each with shared underground parking, established along Route de Pétange, a chemin repris (CR road) characterised by the occasional presence of multi-family dwellings;
- 1 small group of 8 units in a square form, established to the south of the site so as to mark the entrance to the quarter with a landmark building;
- 30 individual houses in a linear or semi-detached pattern, featuring three different typologies and situated in the heart of the site.

Traffic

No further urbanisation is foreseen beyond this project, traffic will therefore be kept to a minimum. The entire PAP is thus serviced by a residential zone. This new route connects to Rue Jos Lommel, which currently serves the existing residential quarter to the south of the site. Parking spaces for visitors are located at the site's entrance to guarantee peace and quiet within the single-family housing zone.

Landscape concept

The presence of a new plot at the entrance of the quarter will allow for a true meeting place to be created for current and future residents. This public space connects to Route de Pétange via a footpath that runs along the garden of the multi-family residences. A public green space is foreseen at the east of the site, creating a buffer zone between the railway line and the quarter. It features a park area and a retention basin that harvests the rainwater from the new quarter. The park's road will occasionally be used by waste trucks or emergency vehicles.

Study „Op der Schanz“, Bridel, Kopstal (LUX)

project **New residential quarter of 179 housing units** urban design feasibility study
WW+, Esch-sur-Alzette/Trier (LUX/GER) landscape architecture **ernst + partner, Trier (GER)** total area **5,06 ha** gfa-living **28.860 m²** number of apartments **179** planning phase **03/2011 - 08/2011**

The PAP (special development plan) relates to a site of approximately 5ha, located at the southern entrance of Bridel. The site is a former quarry and as a result very uneven: a high mound marks the area's southern boundary, while a second mound globally breaks the project into two plateaux separated by a drop of approximately 17m. A forested area (Natura 2000 protected zone) is located outside the site and runs along the entire southern boundary of the project, encroaching on it at the level of the western plateau. The project foresees the creation of a new residential area (179 housing units) alongside local businesses and services, as well as a pavilion designed to accommodate a restaurant.

Landscape, topography

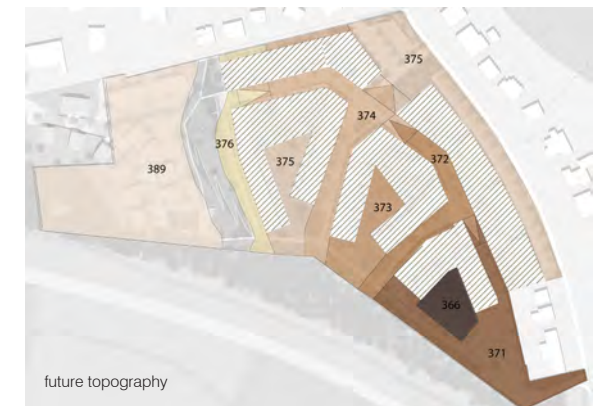
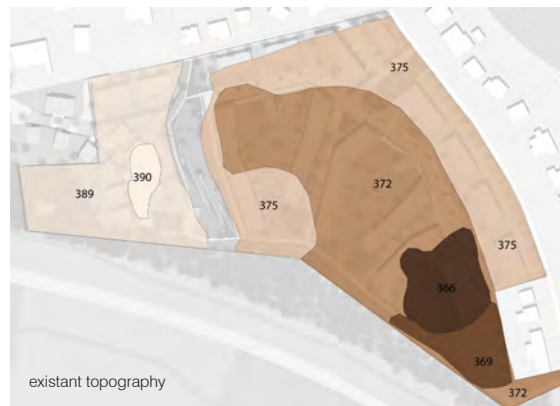
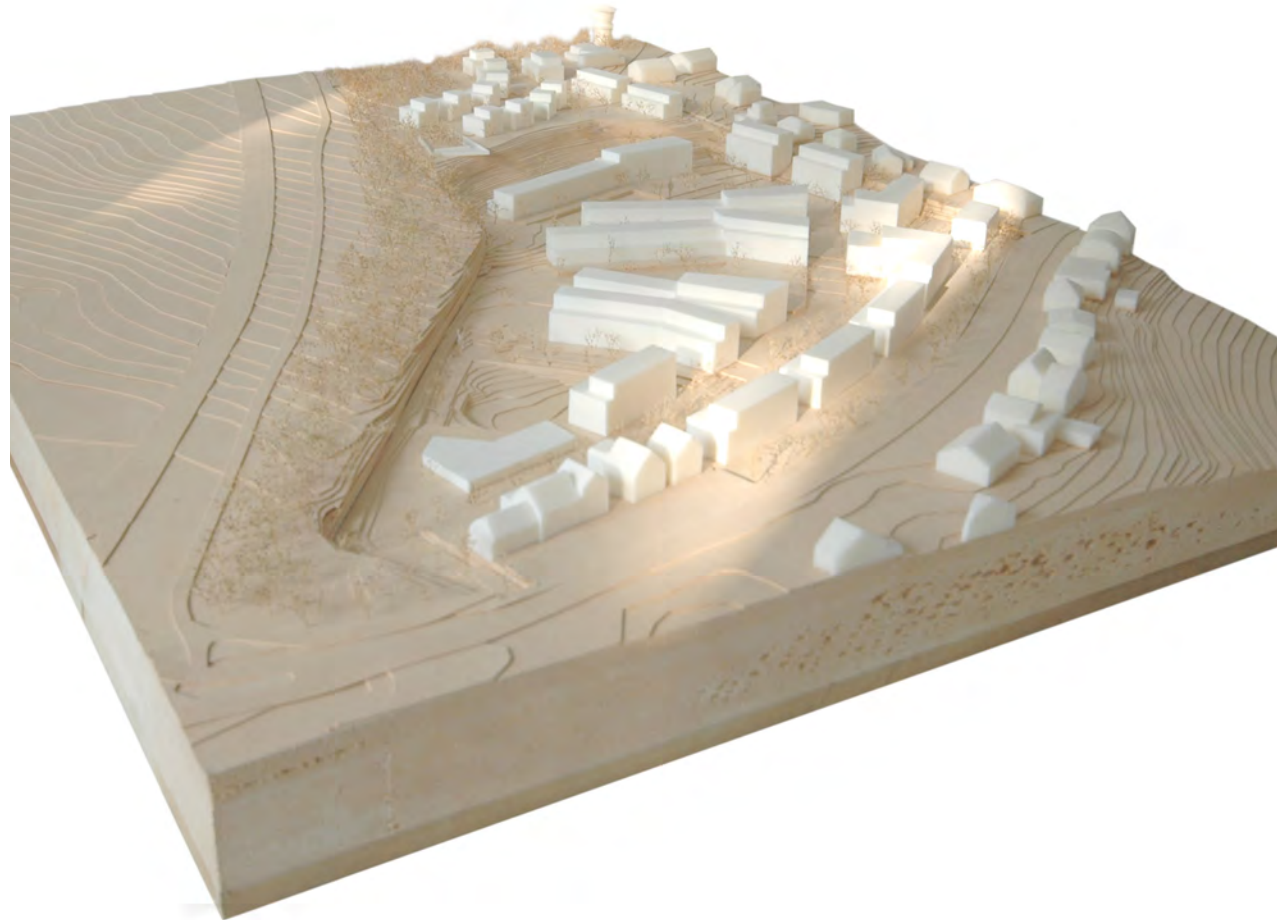
The project takes into consideration the overall pattern of the existing topography and will be incorporated on plateaux of various heights. A landscaped green belt is foreseen along the entire southern boundary. This will create a distance to the Natura 2000 zone and ensure the creation of a space in the heart of the neighbourhood that lends itself perfectly to social encounters, walks and leisure activities. This green belt starts at the Bridel entrance. Its first feature is the intended restaurant pavilion, with a terrace opening onto a pond, naturally established within the site's unique topography. It continues in the form of green finger strips that spread into the housing blocks. They feature play areas and retention basins. The walkway continues via the mound and after that a belvedere located on the high plateau, before leading to a water tower. The footpath then connects to the existing Bridel tracks.

Urban forms

Individual single houses take advantage of the peace and quiet provided by the high plateau. On the lower plateau, linear constructions, featuring both individual houses and multi-family dwellings, enter into a dialogue with the green finger strips. The 3.8-level multi-family dwellings are situated at the extremities of the construction rows, along the main service road. The individual 2.8-level houses are located along the residential streets. A pavilion designed to accommodate a restaurant is foreseen to the southeast of the site, its terrace looking onto the pond. The residences marking the entrance to the site are located around a square. A mix of activities is foreseen for this area (local businesses and services).

Traffic and parking concept

The site is reached via exclusive vehicle access for each plateau. The south plateau has a main vehicle access route, with all the underground parking spaces for the multi-family dwellings accessible via this route, resulting in the secondary routes being largely dedicated to pedestrians and cyclists. The north plateau is accessed via an existing route. The proposed route is a residential zone. A parking for visitors is foreseen at the site entrance so as to keep traffic within the residential area to a minimum. The parking supply is completed by side parking along the main road of the south plateau. Parking is not permitted on residential roads.





landscape architecture: green fingers

site plan

Design of square in Brandenburg (LUX)

project **Upgrade of the village centre through redesigning the outdoor space of the former school** client **Administration Communale de Tandel (LUX)** complete open space services **WW+, Esch-sur-Alzette/Trier (LUX/GER)** gfa **330 m²** net construction costs **293.972 €** start of planning **06/2013** realisation **11/2013 - 06/2014**

The current project involves redesigning the former school courtyard in Brandenburg, a village in the municipality of Tandel. This locality has great tourist potential due to it being home to a castle ruin, which dates back to the 10th to 12th century and towers about 70m above the village along a hillside ridge. In light of the fact that for some time now the village no longer has a gastronomic establishment, the municipal authorities have decided to convert the local school, which has stood empty for many years, into a café-restaurant. The school, burdened with maintenance costs, is located in the centre of the village and as such is an ideal spot for this conversion project, which will not only encourage social interaction within the village but also inject new life into the village centre, while also enhancing its appearance, making the castle village even more attractive to tourists.

The outdoor area of the former school will also be upgraded in this context. It presently consists of a fully sealed, mostly asphalt surface, which is being used as a parking lot. At the back of it, hidden behind a high wall with railings, runs the small river Blee, which will be renaturalised in a separate project.

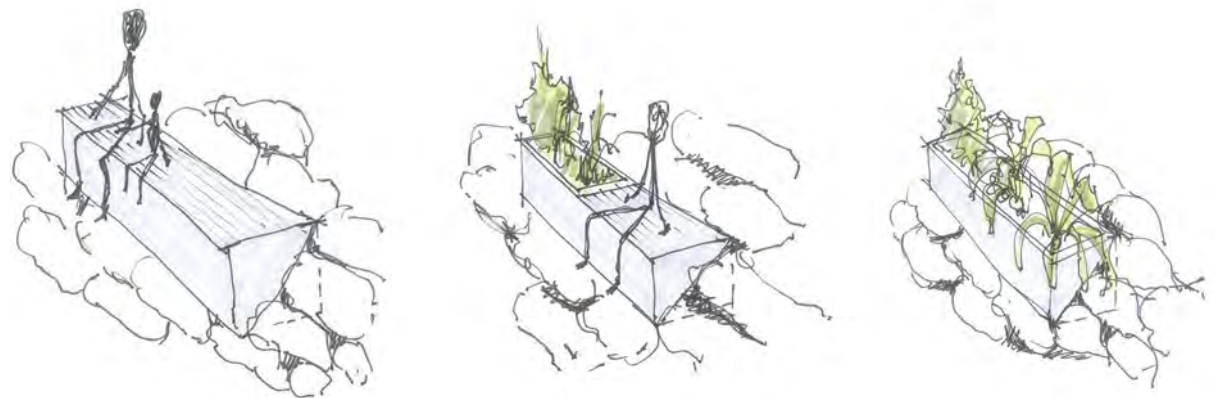
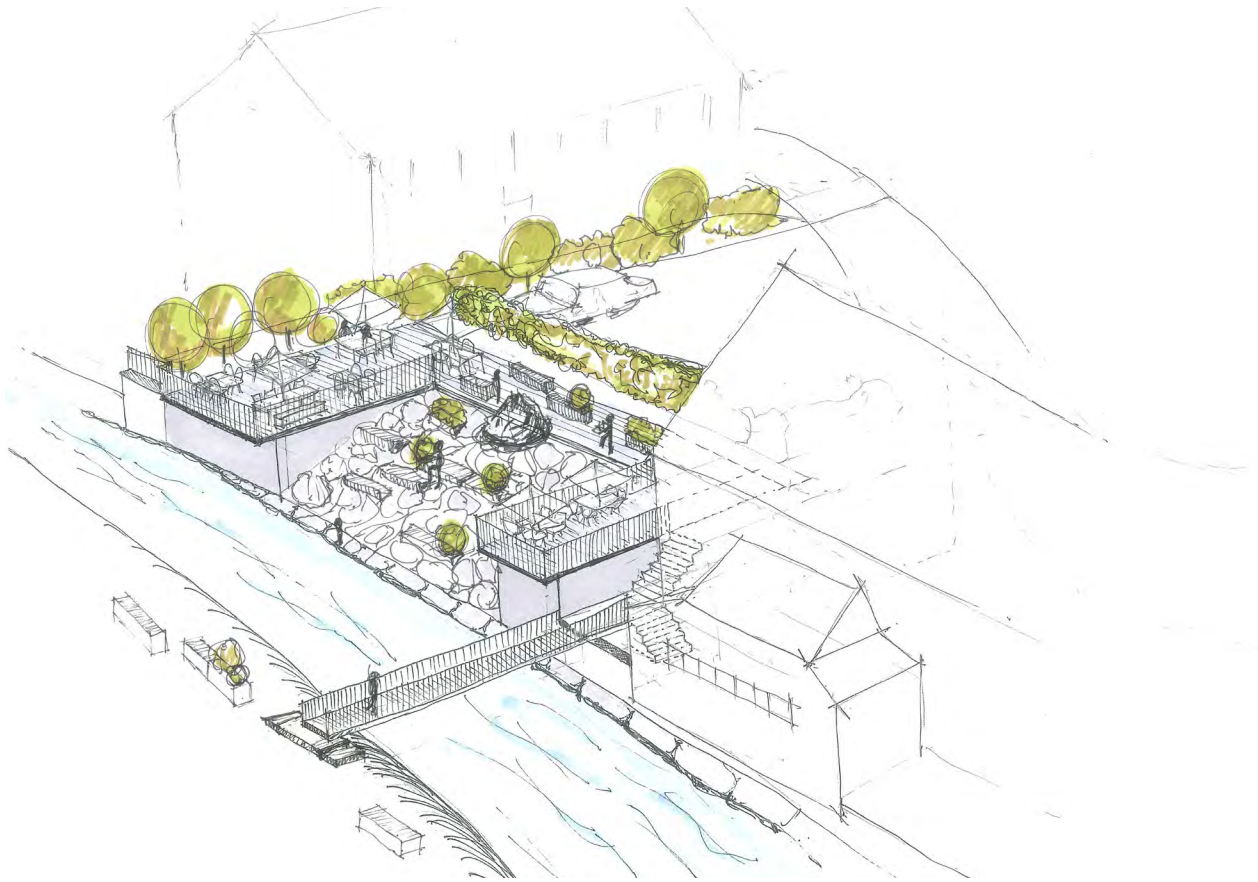
A key element of the design concept consists of a wooden deck forming a large outside patio, the eastern part of which – directly adjacent to the school – can be used by the future gastronomic establishment. The patio abuts at the height of the current parking lot onto the bank of the Blee and in summer will provide a little shaded area with a view onto the river and parts of the castle. The patio includes a U-shaped area that will provide access to the water via a natural escarpment design featuring stones or boulders. The greater area of the patio (to the west and north of the escarpment) is to be made available to the general public for a variety of uses. The primary objective of the patio and escarpment design is to bring the stream back to life and to make it part of the village again. Water pumped from the Blee will be led back into the stream in a cascade-like flow or else a trickle over the stones. This is where the project overlaps with another project focusing on the renaturalisation of the Blee.

A transition area and interface between the more urban area (patio, parking lot) and the more nature-orientated area (rock escarpment, water access) will be provided by a type of "source stone", which will also act as a new meeting place, for instance as the start or end point of a community walk. Linear seating and plant elements, located both in the area between the two patios and near the water access, provide an artistic transition from 'culture' to 'nature' and offer an informal place for lingering, away from the operational patio area.

Further access to the opposite bank will be provided by a new bridge over the Blee, which will replace the school's existing dilapidated bridge. This bridge also marks the start of the stream's renaturalisation and of a walking trail the other side of the Blee.

A total of 6 space-saving parking spaces will be created to replace the existing parking spaces. In a bid to keep sealing to a minimum, the driving surface will feature grass paving grids; a surrounding hedge will screen it from the adjacent recreational areas (patio, etc.). Along the western boundary, an approximately 2.5m wide grass strip with small trees or shrubs will provide visual protection, respectively a buffer, from adjacent neighbours.

The design elements and materials foreseen in the context of the project will feature predominantly natural elements that are typical of the region and tailored to suit the historical character of the place.

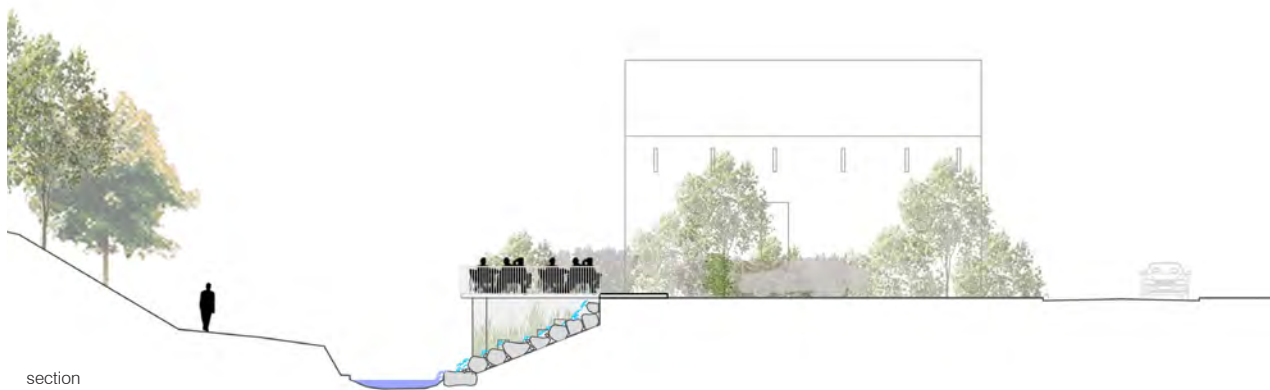


module-types



The present project of redesigning the old school square in Brandenburg is worthy of support for the following reasons:

- The project contributes to the enhancement of the village's tourist infrastructure, with there currently being no gastronomic establishment in Brandenburg;
- The project ensures the heart of the village opposite the church is revived and enhanced in terms of design;
- This project will improve the social interaction and cultural life within the village: not only will a location be available for village gatherings, but ultimately it will provide a social and cultural infrastructure that can be used for hosting cultural events;
- The design supports a conversion project (reuse of the empty former school building);
- The project will upgrade the (path) connections from the village centre to the open space;
- A currently fully sealed (asphalt) surface will be broken up and largely unsealed.



Project management / Project development

Project development Erpeldange-sur-Sûre centre (LUX)

project **Expansion of the existing village centre by the residential development area 'Erpeldange Centre'** client **Community of Erpeldange-sur-Sûre (LUX)** planning services **WW+** project development, project management, urban consultancy partner: urban design **Planet+, Luxembourg (LUX)** partner urban design+infrastructure **TR-Engineering, Luxembourg (LUX)** traffic planning **Schroeder & Associés, Luxembourg (LUX)** open space **ernst+partner, Trier (GER)** measurings+reparcelling **Kneip & Associés, Luxembourg (LUX)** total surface **approx. 16,4 ha** gfa-living **approx. 7.4332 m²** gfa-office/service **approx. 6.330 m²** gfa-commerce **approx. 11.136 m²** gfa-public facilities **approx. 5.184 m²** no. of apartments **approx. 485 (min. 445/max. 526)** start of planning **09/2011**

'Modern living in the country'

In the coming years, the municipality of Erpeldange is planning an expansion of its existing village centre over an approximately 16.5 ha open space located between the town hall and the Alzheimer centre. Within the next approximately 15 years, over the course of several planning and development phases, a mixed-use residential and commercial district with a total of approximately 620 new residential units for approximately 1,400 residents will be created. The planning for this new area carefully continues Erpeldange's defining features and gives them a new interpretation. This results in a successful creation of modern housing, which fulfils the contemporary requirements for life at the intersection of town and country without strongly changing the local village character. The first implementation phase in the south will be primarily earmarked for residential purposes. Subsequent development phases for the northern part on the other hand also foresee uses for trades and services as a logical extension of those currently on offer in the village centre. Worth emphasising is the approximately 600 m long "park belt", which extends from the most northern point of the existing school complex to the most southern point of the new area, providing excellent leisure and recreational opportunities for both future and current residents of the municipality.

Grounds for planning

In terms of the urban planning development of the municipality, but also in the greater context of the overall Nordstad development, the open space in Erpeldange represents a key potential for municipal development. It is the task of the municipal council to provide optimal framework conditions for the creation of high-quality yet affordable housing. Consequently, the first municipal planning for the area's development took place back in 2006 in the form of a schéma directeur and again in 2007 in the context of the Master Plan Nordstad preparation. These plans were gradually formalised by 2012, and in the process the majority of affected landowners agreed to take part in this project that is of such great importance to the entire community. In March 2012, the municipal council commissioned an urban planning framework (plan directeur) for the planning area. It was prepared by an interdisciplinary team of planners and experts in continuous and close consultation with the municipal council representatives and the competent specialist administrations and ministries. On 16 July 2013, the plan directeur "Erpeldange-Centre" was voted by consensus of the councillors.

Grounds for drawing up a master plan (plan directeur)

For this development area – extensive in terms of size and located in the midst of the municipality's urban framework – the plan directeur represents an important planning instrument, able to reliably and flexibly safeguard even in changing framework circumstances the regional development objectives of the municipality as well as the desired requirements relating to urban planning quality. Since currently not all plots in the planning area have been released for construction purposes, definitive building rights will gradually be established in the coming years through staggered development plans (plan d'aménagement particulier), based on the targets set out in the plan directeur.





Framework conditions of the planning

The following framework conditions must be respected in the survey site:

- the very large surface area of the new development area measuring approximately 16.5 ha;
- the large number of different private players;
- the very high ground water levels throughout the entire planning area;
- the fact that, from a planning regulations perspective, the land development plan (plan d'aménagement général) could in principle result in a very high urban density in the planning area (balancing act between a village or town development).

The guiding principle of the planning: 'Modern living in the country'

The guiding principle coined for the housing development area "Modern living in the country" can be defined in more detail by the following planning objectives:

- creation of modern, high-quality yet above all affordable housing;
- realisation of a residential quarter according to the planning guiding principle of a "compact town";
- new interpretation of building structures that are typical of the locality and their adaptation to modern living requirements;
- promotion of a new understanding of mobility – provision of alternatives to the increasing dominance of vehicles in our towns and villages;
- promotion of a healthy and stable social structure through a multitude of different building typologies and price brackets.

PLAN DIRECTEUR

FRAGE 5 : STEIGERUNG DER IDENTIFIKATION MIT DEM STÄDTBAULICHEN LEITBILD
 Die Identifizierung mit dem Leitbild der neuen Ortschaft lautet: „Modernes Leben im ländlichen Raum“. Das Leitbild kann durch folgende Planungsziele näher konkretisiert werden:
 1. Einleitung von öffentlichen, sozialen Einrichtungen, aber vornehmlich Sport- und Freizeitanlagen
 2. Förderung von Grünflächen und Freizeitanlagen, aber vornehmlich im Bereich der Sportanlagen

FRAGE 3 : VERBESSERUNG DER NAHRGEBUNGSGÜTE
BEZUGSPUNKT IN DER THEMENSTELLUNG:
 Ein konkretisierbares Zielsetzung im gesamten Gebiet der neuen Ortschaft ist, das für die meisten Einwohnenden ein hohes Maß an Lebensqualität zu gewährleisten. Die Lebensqualität wird durch die Qualität der Luft, die Wasserqualität und die Qualität der Landschaft bestimmt. Die Qualität der Luft, die Wasserqualität und die Qualität der Landschaft sind die wesentlichen Faktoren für die Lebensqualität der Bevölkerung. Die Qualität der Luft, die Wasserqualität und die Qualität der Landschaft sind die wesentlichen Faktoren für die Lebensqualität der Bevölkerung. Die Qualität der Luft, die Wasserqualität und die Qualität der Landschaft sind die wesentlichen Faktoren für die Lebensqualität der Bevölkerung.

FRAGE 1 : VERKEHRSVERMEIDUNG UND -MINIMIERUNG
ZÄHNERUNG DER THEMENSTELLUNG:
 Die zunehmende Abwanderung und Senkung der Bevölkerung in der Ortschaft ist ein Problem, das die Lebensqualität der Bevölkerung in der Ortschaft beeinträchtigt. Die Lebensqualität der Bevölkerung wird durch die Qualität der Luft, die Wasserqualität und die Qualität der Landschaft bestimmt. Die Qualität der Luft, die Wasserqualität und die Qualität der Landschaft sind die wesentlichen Faktoren für die Lebensqualität der Bevölkerung. Die Qualität der Luft, die Wasserqualität und die Qualität der Landschaft sind die wesentlichen Faktoren für die Lebensqualität der Bevölkerung.

SCHEMA ZUM ABLAUF DER BEFRAGUNG

BÜRGERCHAFT ERPELDANGE
 Bürger als Bürger der Gemeinde Erpeledange
 (oder als Bürger der Gemeinde Erpeledange, wenn Sie nicht in Erpeledange wohnen)

FRAGEBOGEN PDF-FORMAT
 Ihr Name (Bitte nicht eingetragen):
 Ihre Adresse (Bitte nicht eingetragen):
 Ihre Telefonnummer (Bitte nicht eingetragen):
 Ihre E-Mail-Adresse (Bitte nicht eingetragen):
 Ihre Unterschrift (Bitte nicht eingetragen):
 Ihre Unterschrift (Bitte nicht eingetragen):

BÜRGERBEFRAGUNG "ERPELDANGE-CENTRE"
IHRE MEINUNG IST GEFRAGT!

Sie sind geehrt, Bürgerin/Bürger der Gemeinde Erpeledange zu sein.

Im März 2017 wurde vom Gemeinderat die Ausarbeitung eines städtebaulichen Rahmenplans (Plan Directeur) für das 16,5 ha große Entwicklungsgelände zwischen Rathaus und Schulzentrum in Auftrag gegeben. Die Ausarbeitung erfolgte durch ein interdisziplinäres Planungs- und Experten-Team in kontinuierlicher und enger Abstimmung mit dem Gemeinderat. Als wichtiges Zwischenziel wurde am 28.07.2017 vom Gemeinderat der Plan Director "Erpeledange-Centre" genehmigt, welcher für die nächsten 15-20 Jahre die Rahmenbedingungen für die planerischen Entwicklungsziele der Gemeinde festlegt.

Der Gemeinderat möchte Sie heute nun ganz herzlich dazu einladen, sich an einem für den weiteren Planungsprozess ganz entscheidenden Fragebogen aktiv zu beteiligen. Wir sind Ihnen überglücklich, dass jede konstruktive Idee oder Anmerkung der Bürgerschaft zu den kommenden Fragen einen wichtigen Beitrag leisten kann die Lebensqualität in zukünftigen Gebieten noch weiter zu steigern und das Gebiet noch attraktiver zu machen.

Gestatten Sie also mit! Wir freuen uns auf Ihre Ideen & Anmerkungen!
 Der vorliegende Fragebogen beinhaltet alle notwendigen Informationen zu den verschiedenen Möglichkeiten Ihre Ideen & Anmerkungen an den Gemeinderat weiterzugeben. Selbstverständlich werden Ihre Antworten streng vertraulich behandelt.

Bei weiteren Fragen kontaktieren Sie bitte:
 M. Marc, Häuptmann, unter der Nummer 261776-278 oder per Email: m.marc@erpeledange.de

Bürgermeister Claude Gies - im Namen des Gemeinderats.

Fragebogennummer: 26.04.2014
 2014
 2014
 2014

Bürgermeister Claude Gies - im Namen des Gemeinderats.

questionnaire of a citizen participation

Junglinster Town centre (LUX)

project **Development of new town centre 'JongMëtt' to close the gap between the old town centre and the 'Laangwiss' industrial zone** client **Community of Junglinster (LUX) / SNHBM, Luxembourg (LUX)** urban design competition / feasibility study / master plan / development plan (PAP) / project management / project development / open space planning **WW+, Esch-sur-Alzette/Trier (LUX,GER)** partner urban design / open space **Wich Architekten, Munich (GER)** traffic planning **Tramp Luxembourg, Capellen (LUX)** infrastructure **Luxplan, Capellen (LUX)** planning of contaminated sites remediation **WPW Geo.Lux, Junglinster (LUX)** total surface **3,8 ha** total gfa **28.400 m²** gfa-living **19.100 m²** gfa-office / shops / gastronomy / culture **9.300 m²** no. of apartments **157** costs of access facilities (including planning and site remediation) **ca. 11.000.000 €** start of planning **2009** project commission based on **restricted competition 2008** distinction **1st prize**

New town centre 'JongMëtt'

The municipality of Junglinster is currently developing a mixed-used area of approximately 3.8 ha within the municipality's central area. This new town centre dubbed 'JongMëtt' will feature a high-quality development for mixed use in line with its inner-town location. It will consist of residential areas and property types that logically complement the residential presence (e.g. spaces for the liberal professions). From mid-2015, the new town centre will undergo three successive development phases along the exposed and renaturalised 'Ernz Noire' river. A total of three special development plans (plan d'aménagement particulier - PAP) are required for the area's development.

Concept explanation

The concept's basic framework consists of a series of squares extending from the church in the north via a larger square near the cultural centre to the 'Laangwiss' shopping area. Essential components of this belt are 'Rue Hieh', converted into a town promenade, and the new municipal park located to the east. Within this hub of urban development, the 'Ernz Noire' will be laid bare, renaturalised and accompanied by the water promenade to the west. Adjacent to it is the new residential area, which extends between the generous new Junglinster square in the centre and the equally new 'culture square' in the southern part of the development area.

A guiding principle for the planned residential area on 'Rue de la Gare' is the concept of the house-courtyard structure, typical of many localities within the Grand Duchy. This concept will once again be revived and newly interpreted. A total of up to 157 residential units will be created for approximately 360 new residents.

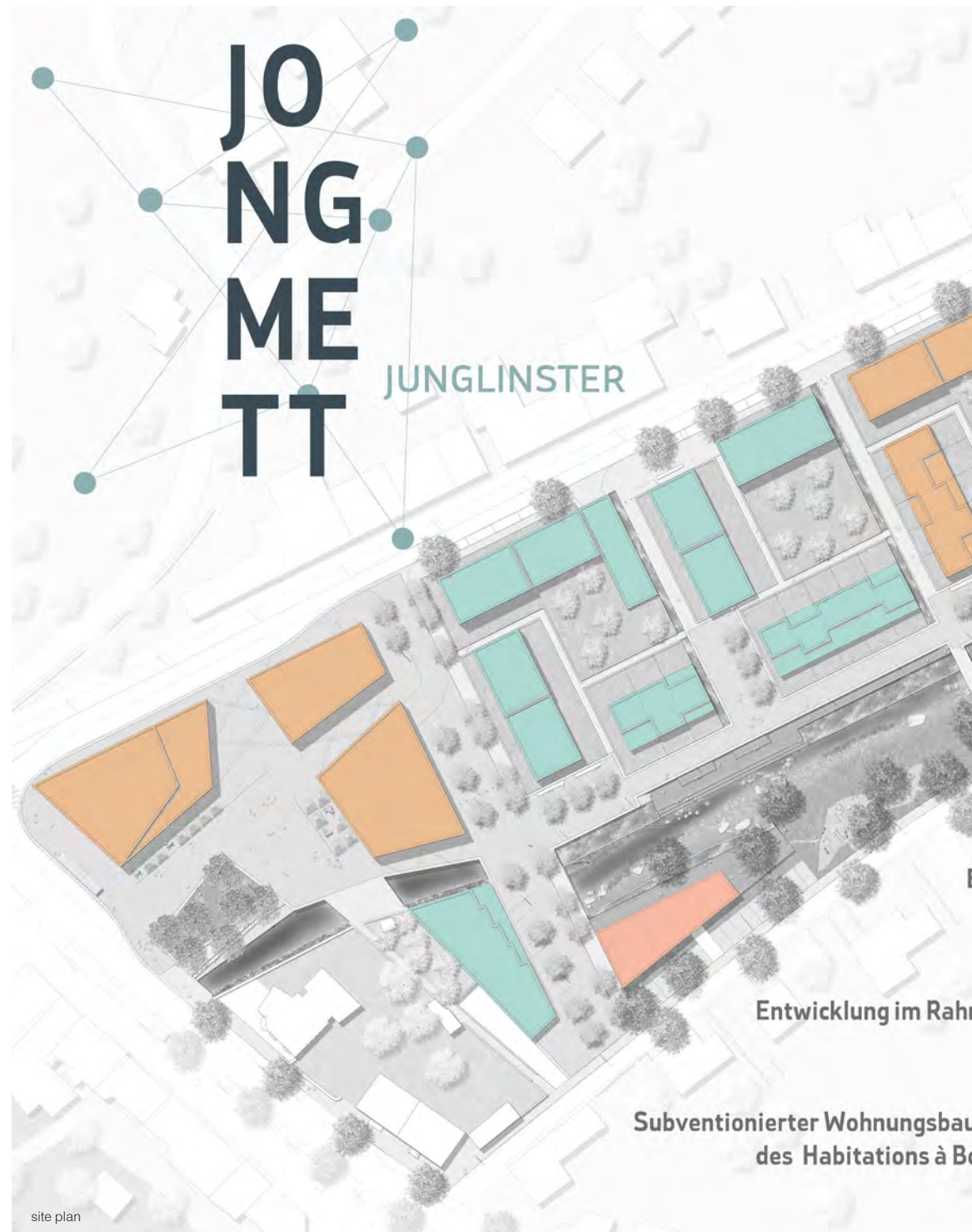
With this development, the municipal council furthermore aims to establish the Junglinster development hub as a centre of excellence for the liberal professions. The health care domain – consisting of general practitioners, medical specialists, dentists, laboratories, etc. – is one of five areas reserved for the liberal professions.

Development mix

As part of the project development by WW+ for the municipality of Junglinster, a balanced mix of different development components has been devised for the structural realisation of the new town centre.

- Development in the context of investor competitions
- Subsidised housing (development by the Société Nationale des Habitations à Bon Marché – SNHBM)
- Development by property owners' associations
- Accessible housing (development by the municipal council of Junglinster)
- Land reserve for a future communal building

This mix – featuring a variety of property owners on the real estate market – targets a customised land allocation. In addition to private property owners and property owners' associations, developers and investors, the SNHBM as a state housing association, this also involves above all the municipality of Junglinster itself.



site plan



Planning parties and planning history

The initiator and contracting entity for the planning of the new mixed-use quarter 'JongMëtt' is the municipal council of Junglinster with a property share of approximately 77.2 % and the Société Nationale des Habitations à Bon Marché with a property share of approximately 22.8 %. As a result of the existing local framework conditions and the increased future demands of the area, given its prominent location within the municipality's fabric, there has been a need for a comprehensive planning process since 2008.

Planning process since 2008

- 2008: 1st prize in urban development competition - WW+ / Wich Architekten
- 2009-2013: Preparation of an ongoing urban development and real estate feasibility study - Atoz
- 2011-2012: Preparation of a master plan (plan directeur 'JongMëtt') - WW+ / Wich Architekten
- 2012: Preparation of selective changes to the plan d'aménagement général - Zilmpfan
- 2012-2015: Preparation of a plan d'aménagement particulier I-III - WW+
- since 2012: Project management - WW+
 - As part of the comprehensive planning and implementation process, WW+ is since 2012 responsible for the project management services for the municipal council of Junglinster. The range of services includes: drawing up and updating the development strategy, schedule and cost planning, organisation and documentation of the overall development process, marketing and publicity work.
- since 2013: Planning of building site exploitation (infrastructures, planning of outside space, remediation planning) - WW+ / Luxplan / Wich Architekten / WPW Geo.Lux
- since 2014: Project development:
 - Planning of investor competitions for two subareas - WW+
 - Development of three property owners' associations - WW+
 - Development of an accessible housing project

Property owners' association Junglinster (LUX)

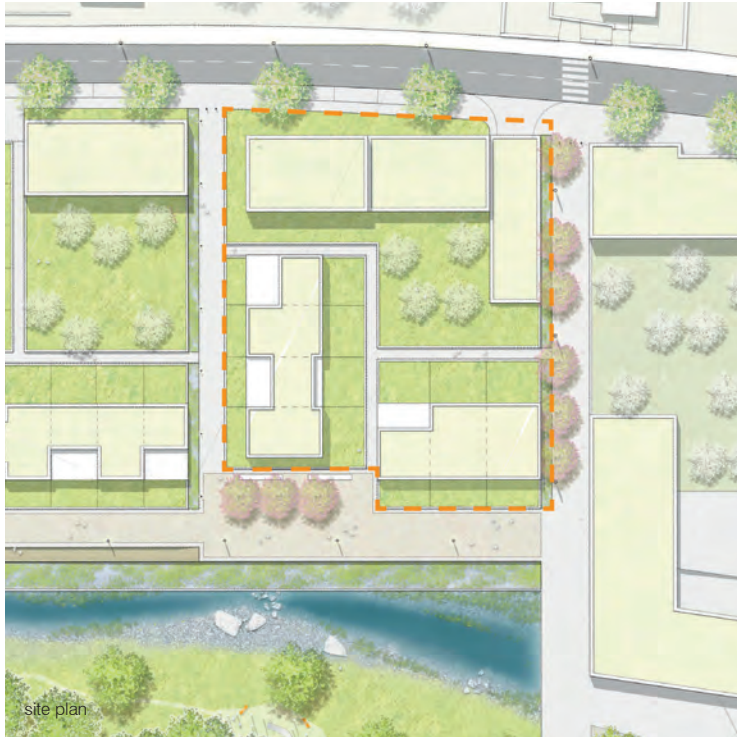
project **Development of three property owners' associations for housing and services**
client **Acquisition project in collaboration with the municipality of Junglinster (LUX)** project
development / architecture **WW+, Esch-sur-Alzette/Trier (LUX/GER)** gfa-medical offices **approx. 875 m²**
units of medical offices **approx. 3-10 (depending on required space per office)**
gfa-multiple family dwelling 1+2 **approx. 1.558 m²** number of app. **approx. 7** number of
underground parking places **approx. 42** planning phase **01/2014 - 05/2015**

Development through property owners' associations

The municipal council plans to reserve a section of the new area to be developed by a total of four property owners' associations.

A property owners' association is a union of several private property owners, who join forces – for their own use or rental purposes – to plan, build or convert apartment buildings, individual multi-family buildings, commercial or community premises. Contrary to when they purchase property from developers, occupants can therefore state their own wishes as early as the planning phase, something that is not commonly feasible under normal real estate circumstances. In a property association project, future occupants are given a host of design options for their own unit as well as a greater influence on the quality of the overall project. The slightly increased commitment of the property owners is thus offset by an increased exertion of influence, improved quality and lower prices when compared with a conventional purchase on the real estate market.

Three property associations will be dedicated to housing, with a fourth planned for a building specifically designed to accommodate health professionals. The municipal council of Junglinster is currently actively looking for interested individuals to join the three residential property associations as well as interested medical practitioners and persons from the health industry to take part in the property owners' association.



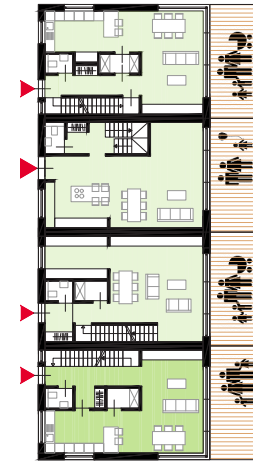
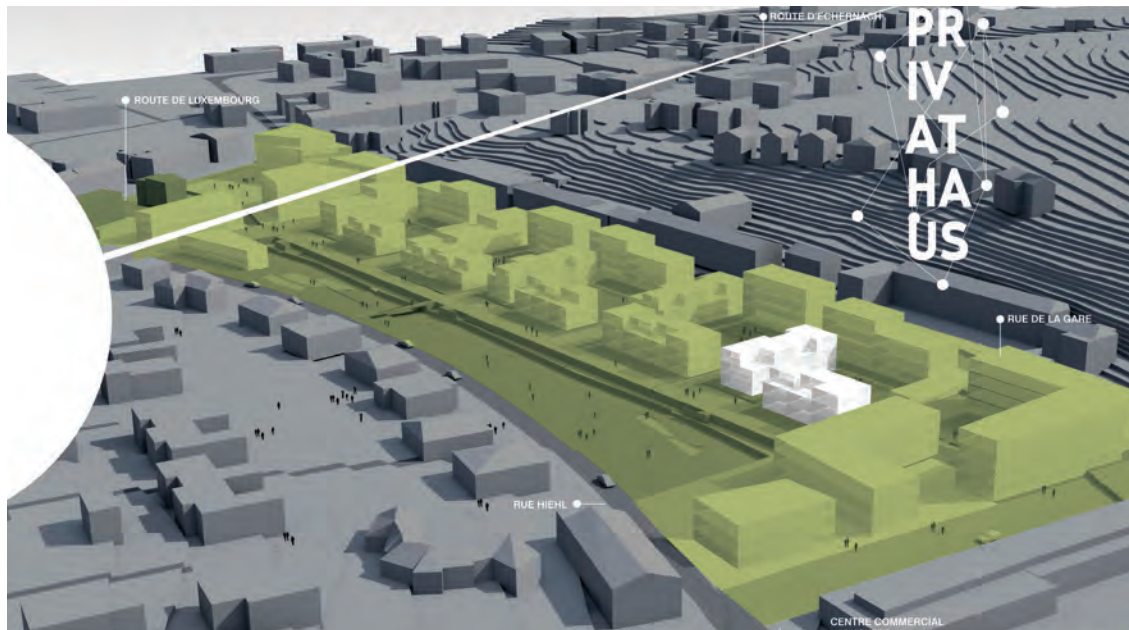
Health centre

The building planned for plot 1.1 c-e on Rue de la Gare is reserved for a use that is not exclusively residential. Consequently, here is an opportunity to establish a modern and high-quality health centre using the property owners' association model.

As a residential building optimised for health professions, this is an opportunity to create a regional health care hub. The distribution of space and layout remain freely adaptable, an important option for future functional and size adjustments. Every storey can accommodate units of approximately 50m² to approximately 280m², while larger units are possible through joining several floors. Parking spaces for patients and employees are available in the underground car park.

It is conceivable that in particular the ground floor could see a café, bakery or bank branch complement the medical amenities, with orthopaedic specialists, pharmacists, opticians, hearing specialists or home care services completing the medical facilities, for instance.

As a special feature, there is the possibility of a roof garden on the top floor, which could be used as a patient garden and be made available to the various health practices. It is also conceivable that the third floor houses a small fitness studio, a physiotherapist office, a psychology practice or similar, which could also make use of the roof garden. A further option is to allocate this floor to residential use.



Private residence

A guiding principle underlying the planned residential area on Rue de la Gare is the concept of the house-courtyard structure, typical of many localities within the Grand Duchy. This concept will once again be revived and newly interpreted.

At the same time, this plot will also accommodate a total of 7 terraced houses. Four terraced houses will be easily accessible from Rue de la Gare via a footpath, located to the right of the health centre. The other 3 single-family houses are located along a footpath between Rue Hiehl and the exposed Ernzt Noire. The houses are designed so they can be occupied by single people, older or younger couples, as well as by families with 1 to 3 children. Like the health centre, these houses are to be developed by a property owners' association.

Occupants will eventually be able to easily access their closed double garages via an underground car park. The entrance to the underground car park, which can also be used by the health centre, is located on Rue de la Gare.

Depending on requirements, the houses can feature a total surface area of approximately 188 to 237m². As a special feature – in addition to the private gardens – there is the possibility of a green roof garden on the top floor. A perfectly feasible option is that the health centre's green area is available to children as a playground or to neighbours for relaxation purposes.

Development of specific land-use areas

Strategy + mediation + consultancy in the real estate industry

As a result of the nationwide continuing and strained situation of the Grand Duchy's housing market, municipal councils are increasingly required to actively fulfil their municipal welfare obligations and to play a committed part in supplying suitable affordable housing or land for building.

In many places, the increasing complexity of the tasks involved in urban and local planning is facing a shortage of human, technical but also financial municipal resources, thereby hampering the council's proactive involvement in the housing market. WW+ has over the last years developed step-by-step strategies and tools for preparing land for building, which it has put into practice in the context of numerous development projects in partnership-based cooperation with the municipalities. As an interdisciplinary team hailing from the domains of architecture, urban planning, project management and real estate economics, we provide professional support to municipal councils and private developers, from the initial project idea to the site search to obtaining building rights to the structural development to marketing. An increasingly important role in times of strained household budgets is also assigned to economic considerations and, where applicable, real estate optimisation of the development projects to guarantee a 'return on invest' to our clients. In particular in conflict-ridden starting scenarios featuring a great number of players with differing interests, we have increasingly employed methods involving facilitation, mediation and participation and these have proved very successful. Through involving the public of the municipalities concerned in a timely and appropriate manner, we have been able time and again to very quickly transform any negative approaches of the parties involved into positive incentives and to integrate them successfully into the overall development process. Recently, the preparation of suitable communication strategies and press relations in the context of comprehensive and media-effective area developments has turned out to be increasingly important from a policy point of view. WW+ has this area covered professionally too. This brochure, showcasing a multitude of examples and concrete projects, illustrates the most important stages and procedures of our development projects. In particular the comprehensive and at times complex regional developments for the municipalities of Mondcrange, Junglinster and Erpeldange effectively illustrate the integrative approaches that characterise our development strategy.

Our services:

- Integrative planning
- Overall process management
- Processing of overall development strategy
- Composition of development team
- Composition, coordination and organisation of specialist planners/consultant
- Ministry/public administration interfaces
- Troubleshooting
- Management procurement of planning permission/exploitation/building site development
- Facilitation / Mediation
- Publicity work / Communication / Participation process / Marketing
- Economic analysis of PAG
- Development strategy/development mix
- Profitability calculation
- Financing plan
- Taxation advice

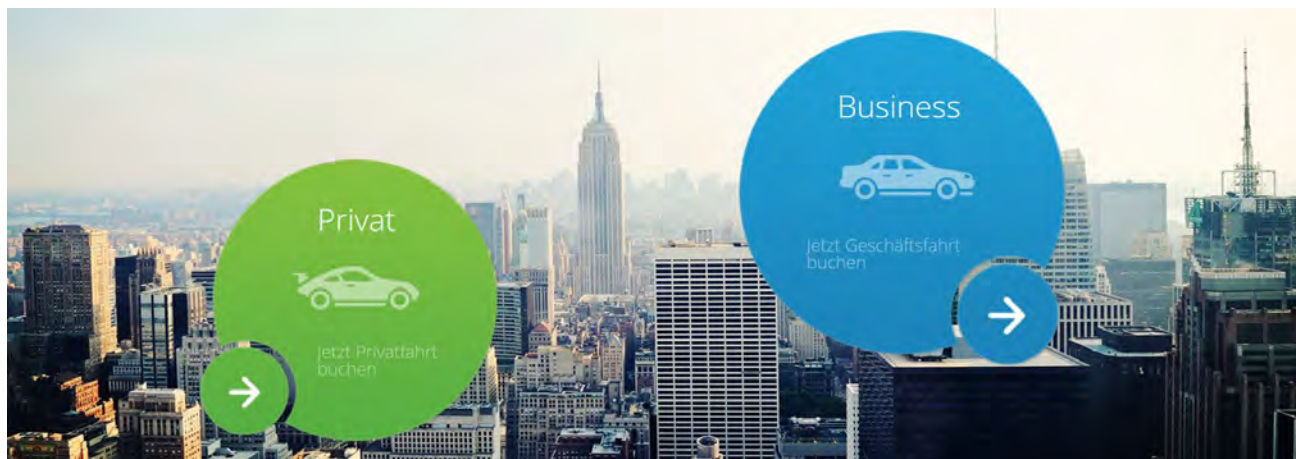


CarSharing WW+

Corporate Carsharing makes sense!

In early 2014, our architectural office WW+ carried out an internal mobility analysis with the aim of setting up a small car fleet to allow the company to travel to its external assignments in a manner that was convenient, comfortable and ecological.

Since June 2014, our staff have had two small cars available for use. The apportionment between business and private trips is the actual focal point of corporate carsharing (CCS). We offer our employees the opportunity to use the cars privately at a very reasonable rate. This results in cost savings not just for our company but also for our employees. They can make further cost savings by carpooling for their work commutes.



Manual WW+

Our architectural office has updated its manual in order to make daily office life easier for the entire workforce and to ensure a more rapid integration of new employees into the internal work structure. It is divided into 3 main sections (administrative and useful information, internal regulations for the 9 OAI work stages, architectural competitions) and collated into a practical ring binder for reference.



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