

## 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 m<sup>2</sup>** 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.

