

Master plan town centre Junglinster (LUX)

project **design of a new town centre for Junglinster to close the gap between the old town centre and the 'Laangwiss' industrial estate** client **Community of Junglinster (LUX)** planning services **WW+ master plan (plan directeur), development plan (PAP), feasibility study, project management** partner: open space **Wich Architekten, Munich (GER)** traffic planning **Tramp Luxembourg, Capellen (LUX)** infrastructure/partner site supervision **Luxplan, Capellen (LUX)** total surface **3,85 ha** gfa-living **19.000 m²** gfa-office/service **4.500 m²** gfa-gastronomy **1.000 m²** gfa-shops **1.000 m²** gfa-culture/leisure **530 m²** apartments **165** start of planning **05/2009** project commission based on restricted competition distinction **1st prize**

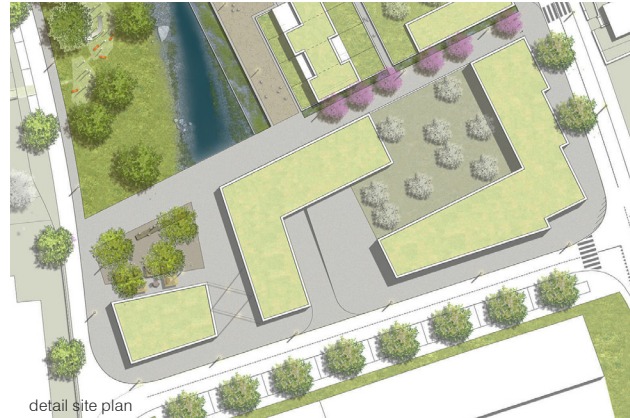
Based on the concept of the competition 'New design for Junglinster town centre', this master plan was created for the available planning area in Junglinster. As a result of its location between the old town centre and the 'Laangwiss' industrial complex, the planning area provides an excellent framework for designing a new town centre in accordance with the competition submission 'JONGmëttLËNSTER' by Wich Architekten/WW+. Whereas this area has previously always been seen as a gap or breach in the urban planning structure, it can in future act as an interface and link between the present local structures

Construction concept

An essential component of the 'JONGmëttLËNSTER' competition submission was the creation of attractive and contemporary housing. Under the motto 'compact living for young families', a start-up package is provided for this target group. As the guiding principle for the residential housing on Rue de la Gare, the concept of the house-courtyard structure, previously typical for many localities in the Grand Duchy, has been adopted and newly interpreted. The front buildings on Rue de la Gare are grouped together with the side and rear buildings around a semi-public courtyard, which can be used by all the residents as an outdoor area. Two different types of dwelling are to be offered: Rue de la Gare is to house three to four-storey apartment houses, which act as a shield for the courtyards and gardens as well as for the two to three-storey town houses (terraced houses) that run along the back of the Ernz Noire. Along Rue de la Gare, the buildings form a distinct row and thus, as a 'counterpart' to the heterogeneous construction vis-à-vis the street, they form a road space behind a new line of trees. Across from this, the courtyard is in each case confined by two or three-storey apartment or row houses. To the north of the new link road from Rue de la Gare to Rue Hiehl in the southern part of the plan directeur, the council is looking to build a complex for 'senior living' with approximately 40 units. The construction of a cultural centre for public use remains an option for future development and is currently on hold.

Uses

As a 'Centre régional d'activités et de développement', Junglinster is primarily to be developed as a location for the concentration of facilities ensuring the regional provision of goods and services. In the context of this plan directeur, various uses covering a total surface area of almost 26.000 m² gross floor area (GFA) are foreseen. To extend and improve the usage structure of the entire locality, new constructions in particular around the Junglinster square are to accommodate further diverse and multifaceted uses. To inject additional life into the planning area, the redevelopment along Rue de la Gare is aimed predominantly at residential use, which can be complemented by office and service facilities in the basement areas towards the road. At approximately 19.000 m² GFA (= approximately 75%), residential use accounts for a large part of the gross floor area. This equates to approximately 160 residential units. Over 4.500 m² GFA (= approximately 17,5%) is reserved for office and service provision uses, with the majority to be created on the new Junglinster square. Within the bounds of the square, the vast majority of the approximately 1.000 m² GFA (= approximately 3,9%) is to be reserved for gastronomic services and the almost 1.000 m² GFA (= approximately 3,9%) for shops.





site plan

Development

The completion of the bypass could result in the planned downgrade of the RN11 to a municipal road. For the planning area, this means that Rue de la Gare will be given the highest hierarchy ranking as a CR and main arterial road. A new link road along the Prefalux complex with two-way traffic from Rue de la Gare to Rue Hiehl is to retain the character of a main collecting road and to divert the through traffic to the 'Laangwis' zone to the outskirts, thereby lessening the associated exposure to the residential uses. All other roads in the area can be designed to be low-traffic residential roads or paths. With regard to the future parking space concept it is assumed that the number of P&R places within the area can be moved to the town entrances. The parking places for the new and in part existing uses are to be primarily housed in the planned underground garages. Along Rue Hiehl, on the western side of Rue de la Gare as well as directly on the adjoining Prefalux site, several free parking options are furthermore going to be available (e.g. for visitors). Consequently, a total of almost 500 parking spaces are available within the entire area.

Green

The green concept is defined by a green belt, which extends along the Ernzt Noire, exposed in parts. With a length of approximately 230 m and an average width of approximately 35 m, this is where the new municipal park is to be created, which more than compensates for the present-day green space and playground. A new playground is to be designed along the exposed and renaturated course of the river. To connect the new housing courtyards to the park, a bridge has been created, which will in future be able to be continued into the planned residential area bordering to the west. The residential quarter, landscaped with predominantly flowering fruit trees, is the counterpart to the municipal park. Small openings in each case at the top end of the building rows improve the lighting of the courtyard structures and offer additional seating opportunities or else accommodate smaller retention ponds. The water promenade together with the tree axis in the region of the large retention pond parallel to the course of the river bundles the incoming paths and guides them to the new town centre around Junglinster square. Narrowness and wideness, openness and enclosure as design principles of urban planning thus respond to the various uses and their demands. This leads to the manifestation of interesting and differentiated urban and green spaces with their own ide

