

Competition Mertert – Wasserbillig – development area 'Kampen' (LUX)

project **development of an urban planning concept including the definition of a necessary strategy for upgrading a mixed area** awarding authority **Okam/Copal Belle Boutique team WW+, Esch-sur-Alzette/Trier (LUX/GER), ernst+partner landschaftsarchitekten, Trier (GER), Felgen & Associés engineering, Luxemburg (LUX)** total surface **10 ha** gfa-living **19.600 m²** gfa-office **8.640 m²** gfa-commerce **16.655 m²** gfa-office **for free lance and child care 435 m²** competition phase **11/2012 - 03/2013** expert opinion process **participation**

The competition area is located in the transition zone between the two localities of Mertert and Wasserbillig and is characterised by building structures that are arranged in a linear fashion, albeit strongly fragmented and purely purpose-built, along national highway N1. In particular the high number of local petrol stations underlines the highly unattractive image that this transition zone, wedged between two localities, projects today.

The competition task foresees a new design of this entire transition zone in terms of urban planning. In coming years, as part of an integrated concept, it also aims to replace the dated shopping centre to the south of the national highway with a high-quality new building.

In terms of content, the competition contribution is characterised by the following conceptual central themes:

Implementation of a suitable space model for the overall community

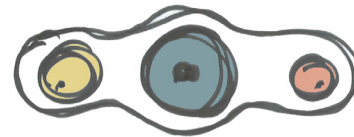
- Deliberately foregoing the creation of a new artificial town centre.
- Maintaining the existing centres as gravitational focus points in the morphological housing pattern.
- Strengthening the functional town centres (complementarity instead of competition).
- Implementing the 'Green Step Stone' as an element of a new design language for the creation of clearly readable and nuanced components of the housing structure (Mertert housing area, 'transition zone', Wasserbillig housing area).

Concept elements 'Green Step Stone' and 'green membranes'

- Designing the transition zone of the localities ('Green Step Stone') as an eco area with far-reaching sustainability concepts.
- Implementing the principle of the 'compact town' through the planned spatial proximity of the various uses, living, working, supply facilities, leisure, etc.
- The planned 'green membranes' are green elements that provide structure but are also transparent. They underline the clear spatial definition of the 'Green Step Stone' and fulfil intrinsically important connection and ecological functions.



spacial model – actual situation



spacial model – planning community



spacial model – undesirable , expected situation



spacial model – recommendation

System change in the proposed building configuration of the shopping centre

- Changing the sustained linear form of the shopping centre to a more compact structural form with an open interior block space.
- Transferring the public space previously located at the front to the interior block space serves to consciously counteract the centrality of the overall structure of the locality at a location deemed unsuitable.
- Transferring the above also results in a hugely increased quality of the surroundings.

High quality of shopping centre

- The shopping centre is not to be an isolated plan, but instead to be gently integrated into the urban context.
- The aim is to create a 'healthy' and ecologically orientated face paired with a high-quality display of architecture, design and construction.

Intelligent implementation management of the overall project

- Implementation of an intelligent phasing concept to ensure continuous business operations.
- Implementation of the urban planning concept, without the need for a land-use plan (PAG) change.

