

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

project **Development plan as part of the conversion of the site of the former Luxlait milk production facility**

client **Luxlait Association Agricole (LUX)**

services **WW+, Esch-sur-Alzette/Trier (LUX/GER) - integrative feasibility study, development plan (PAP)**

in cooperation with

infrastructure + traffic planning **Schroeder & Associés, Luxemburg (LUX)**

facts **- urban exclamation mark
- 'gateway to the city'
- eight buildings of 7 - 10 storeys
- attractive use mix of office, restaurant, hotel, retail and residential units**

dates and numbers

total area **2,7 ha**
gfa **55.500 m²**

office + service **31.600 m²**
hotel **8.300 m²**

commerce + gastronomy **6.700 m²**
living **5.000 m²**

kulture + leisure **3.900 m²**
residential units **25 - 50**

parking slots **700 - 800**
planning **competition 2008 (1st prize)**

feasibility 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

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.

