

Postareal Bitburg (GER)

Project **Construction of a new mixed residential and commercial building**

Client **Communal administration Bitburg (GER) / public client**
Investor **GBT Wohnungsbau und Treuhand AG, Trier (GER)**

Award **1st prize, investor competition**
Shortlisted for 'Staatspreis' in architecture and housing 2018

Services **WW+, Esch-sur-Alzette (LUX) / Trier (GER)**
architecture **HOAI LPH 1-9**

Architecture Werner Schaak, Trier (GER) LPH 6-8
Open space HDK Dutt+ Kist, Saarbrücken (GER)
Civil eng. Ingenieurbüro Dieter Lohner, Trier (GER)
Technical eng. Ingenieurbüro Rittgen, Trier (GER)

Photographs Lukas Huneke, Schweich (GER)

Facts

- **25 condominiums with loggias/roof terrace and five wheelchair accessible specially equipped residential units**
- **fully accessible to disabled persons, outdoor f. included**
- **underground carpark with 63 parking places**
- **8 Commercial unite**
- **Design of two public square**

Dates and numbers

Gfa **9.200 m²**

Ufa **7.800 m²**

Gv **32.500 m³**

Total area **0,35 ha**

Net construction c. **7.962.800 €**

Total gross costs **11.870.000 €**

Competition phase **02/2011 - 08/2011**

Realisation **06/2013 - 09/2015**

Planning objective

On the outskirts of the former city boundary, the new post office quarter forms a town entrance at the start of the pedestrian zone – a new meeting point for visitors and residents of the town of Bitburg, the heart of the Eifel. The key project of the post office quarter, through ensuring high-quality and sustainable new uses featuring an adapted inner-city assortment of trades, service provisions and housing, will lead to the desired revival of the precinct. Supported by a high-end gastronomy, e.g. daytime cafés with outside seating and wide public steps where people can sit, the place will come to life and encourage the public to linger.

Design features

The façade of the new construction follows the classic punctuated façades that can be found in the immediate vicinity of the old town. The height of the buildings is based on the surrounding structures and the old post office building. The planned four storeys impart an urban feel and respond effectively to the extended space. The open ground floor housing business and gastronomy services opens out to the square known as 'Am Spittel'. Plugging through the commercial areas on the ground floor results in interesting visual connections between the two squares and prevents the emergence of building rears.



aerial view HDK Dutt+ Kist



figure ground plan





site plan

