

## Place Paul Jome, Hesperange (LUX)

project	<b>Urban redevelopment of the town centre of Hesperange with creation of a central open space</b>
client	<b>Administration Communale Hesperange (LUX), Banque et Caisse d'Epargne (LUX), Post Luxembourg (LUX),</b>
award	<b>1st prize, urban planning ideas competition</b>
services	<b>WW+, Esch-sur-Alzette (LUX) / Trier (GER) architecture / urban planning</b>
open space	in cooperation with Ernst + Partner, Trier (GER)
traffic planning	Runge IVP, Düsseldorf (GER)
rendering	rendertaxi, Aachen (GER)
facts	<ul style="list-style-type: none"><li>- urban redevelopment of a part of the town centre</li><li>- differentiated usage possibilities for an attractive community centre</li><li>- central open space as a generous introduction to the community park</li><li>- integration of national bus line concept</li></ul>
dates and numbers	
total area	<b>1,01 ha</b>
gfa	<b>10.385 m<sup>2</sup></b>
SOI	<b>0,75</b>
FSI	<b>1,03</b>
units/ha	<b>38,5</b>
parking spaces	<b>207</b>
competition phase	<b>07/2016 - 08/2016</b>

### Urban planning concept

- Continuation of the already available open space structures of the existing church square and the bridge surroundings from the first construction phase of the new centre of Hesperange
- Creation of an urban planning entity of the existing structure and surroundings and the new elements to form the new centre of Hesperange
- Restructuring and integration of the open spaces through concentrating the structural mass in the eastern part of the planning area
- Creation of a generous open space as a new town centre for use as a market and fair site, a recreation area with great allure as an introductory junction and meeting place for the inhabitants of Hesperange
- Revelation of a visual axis between the urban space and the beautiful urban park, previously barely noticeable
- Interlinking of the existing green areas, the park and the nearby recreation area of Holleschberg with its sports complex
- Merging of the new building development with the local character, through its cubature and roof shape in a contemporary interpretation as a distinctive cornerstone
- Independent structural character of the new development as an identity-establishing component of the new town centre



site plan





#### Mobility concept

- The entrance to the two-storey underground car park (with approximately 207 parking spaces) is located in the east of the planning area, away from the existing junction of Route de Thionville / Allée de la Jeunesse Sacrifiée
- The underground car park is located underneath the building structures, rather than under the central open space
- The underground car park entrance is at a right angle to the road, so as to connect to both traffic directions. Short-term parking is available in front of the commercial units
- The course of Route de Thionville will undergo a slight change, by being moved approximately 3-4m south so as to create a generous frontage on the northern side of the road
- The stops of the bus line concept will be arranged one after another without any disruption from property entrances
- Crossings between the stops on either side of the road will be in the form of central zebra crossings in a bid to minimise connection distances

#### Open space concept

- Generous opening towards the park > creating a tangible experience of the untapped potential of Hesperange through increasing its accessibility and visibility
- The result is a central open space in the epicentre of Hesperange, linking the two halves of the future town centre together
- Viewing platform, steps leading to the sports complex, which is situated on higher ground and difficult to access on foot, in the area of the empty site > visual point of attraction and orientation
- Consistent continuation of the form and material language of the first innovation phase of the town centre of Hesperange
  - Building lots and open spaces are 'punched out' of the green carpet in irregular polygon shapes
  - The buildings form 'monolithic' structures within these construction sites and develop their own architectonic expression
- The open space is connected to the park via a generous flight of stairs

#### Architectonic concept

- The buildings as a special form are not based on the existing development of Hesperange
- The overriding regulatory framework does not reflect the existing development structure but rather the outdoor space design of the first part of the centre's regeneration
- The buildings work together as a whole
- The roof shapes merge and blend into one another, there are no roof projections...
- The heights fluctuate, but with a tendency of 3.8 storeys

#### Use concept

- Strengthening and expansion of existing retail trade occupation (periodic / non-periodic demand)
- Objectives: well-functioning mix of sectors, strengthening of the mixed use with modern leisure, retail trade and gastronomy options
- General stipulations regarding a future-oriented town / local centre
  - Shortest possible distance between living, shopping and working
  - Spatial grouping of services
  - Provide a balanced mix of sectors within the centre
  - Guarantee the supply of basic provisions
  - Ensure housing supply in town centre, also housing for the elderly
  - Highly attractive public (central) spaces
- Post office, bank, pharmacy located along Route de Thionville
- Restaurant near car park entrance
- Two-storey underground car park with 209 parking spaces

