

"GRÜNEWALD-STEICHEN" PROJECT

Specifications B.3 The urban context



Table of contents

Existing context

Urban project of which the project is a part

The general part

Allocations in the surrounding area

The various public spaces – The landscaping principle

The visual aspects and built-up continuities

Mobility in the neighbourhood and public parking

Rainwater management

The site's topography

B.3. The urban context

Existing context

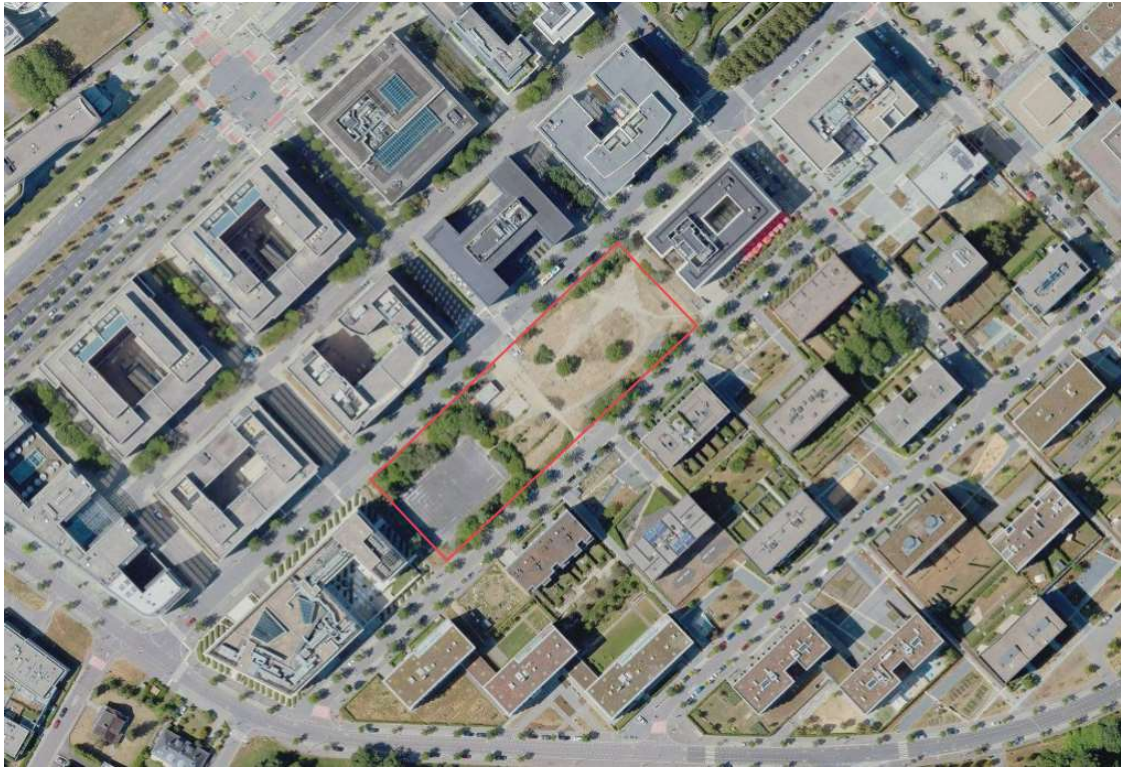
The study area is part of the “Kirchberg Grünewald South” SDP EN within the Kirchberg plateau. It is located about 150 metres south of avenue John F. Kennedy, close to major public and private facilities such as the Kirchberg Hospital, the Auchan shopping centre, Luxexpo, the University of Luxembourg and other iconic office buildings.

Unlike the administrative neighbourhood that is developing to the north of the site, the southern part of the Grünewald neighbourhood is essentially residential.

The site is bordered by rue Edward Steichen to the north and rue Charles Bernhoeft to the south, and by two non-drivable side alleys to the east and west.

Figure 1: The study area in its context





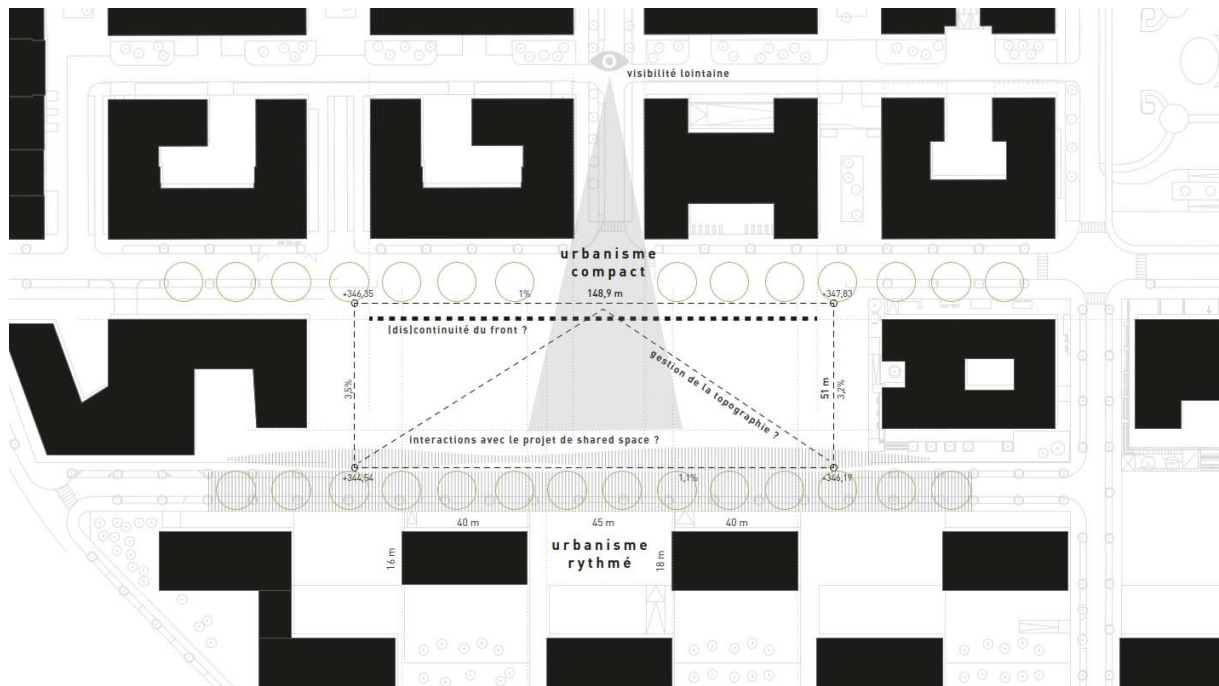
Source: Orthophoto 2023 (géoportail.lu)

Urban project of which the project is a part

The general part

The sector represents the final piece of development for the neighbourhood, allowing the development of a central area and enhancing the public space. The constructions will enable the transition between two different urban spaces to be managed, characterised by two urban and architectural expressions as well as a distinct functionality.

Figure 2: Diagram of the project's challenges in relation to the urban and landscape context



Source: Zeyen & Baumann

Allocations in the surrounding area

Several construction and development projects are being studied in the immediate vicinity of the site. The transformation and densification project on the site of the former BGL BNP Paribas bank “Kronos” in the east, the new residential district of “Grünwald West” including, among other things, a school, and the planned changes to the area around the Auchan shopping centre, are all examples of the ongoing transformation of the sector.

Figure 3: Extract from the diagram “The Public Space Network Plan – examples of main programmes & functions”



Source: Vision for the network of public spaces, Agence Gehl Architects, 2019

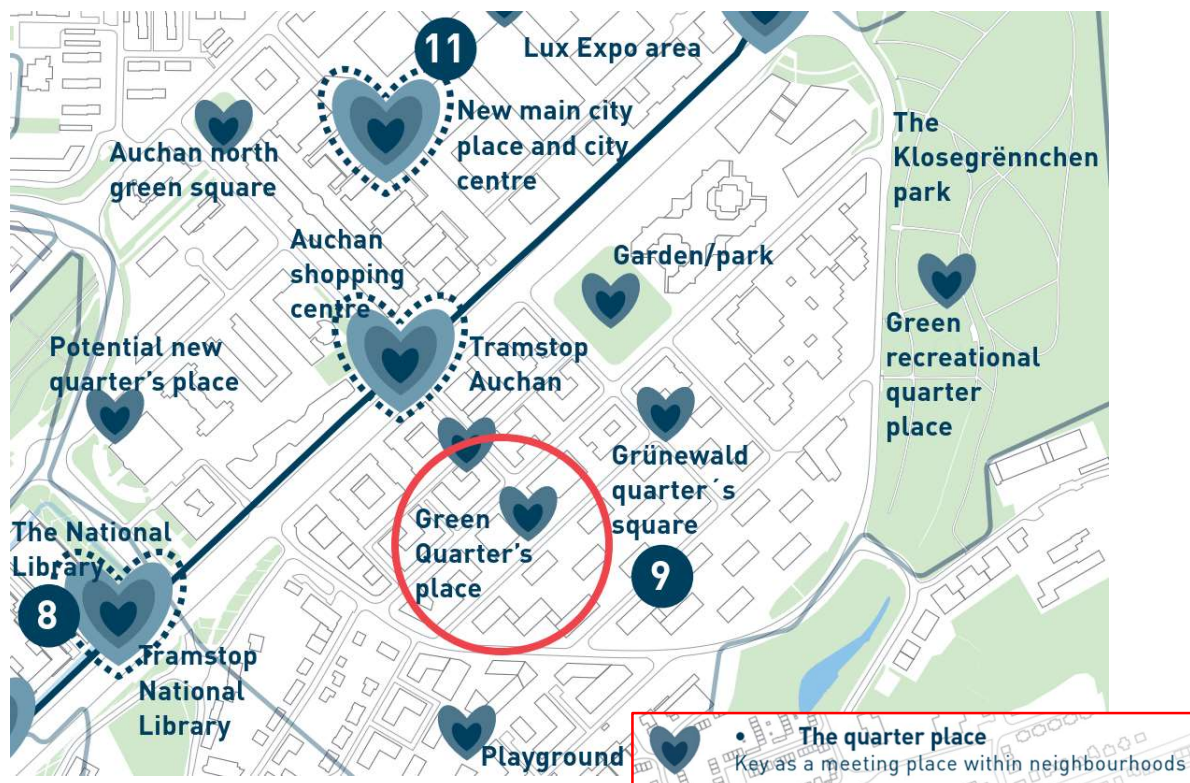
The various public spaces – The landscaping principle

The network of public spaces developed within the business neighbourhood to the north of the site is characterised by its linearity, the regularity of its design, as well as by its generous dimensions. Rows of trees line the drivable roads and accentuate the linearity of the built-up fronts and the wide-open views.

To the south, the residential part of the Grünewald neighbourhood is integrated into a system of open spaces linked together according to the concept of a “fragmented orchard”, which includes facilities open to the public (e.g. playgrounds). In addition, a project to transform rue Bernhoeft, which is currently open to motor traffic, into a shared space is currently under consideration.

The location of the site at the intersection between these two approaches reflects its role in the transition from one part of the neighbourhood to the other. This observation is supported by the conclusions of the “Public Space Network Plan” study, carried out in 2019 by the Gehl agency, which identified the perimeter of the study as a target central location, specifically as a meeting place for local residents, on the one hand, and emphasises the importance of dense vegetation within it, on the other. A square for public use will therefore be considered.

Figure 4: Extract from the diagram “The Public Space Network Plan – Purpose/social role of places”



Source: Vision for the network of public spaces, Agence Gehl Architects, 2019

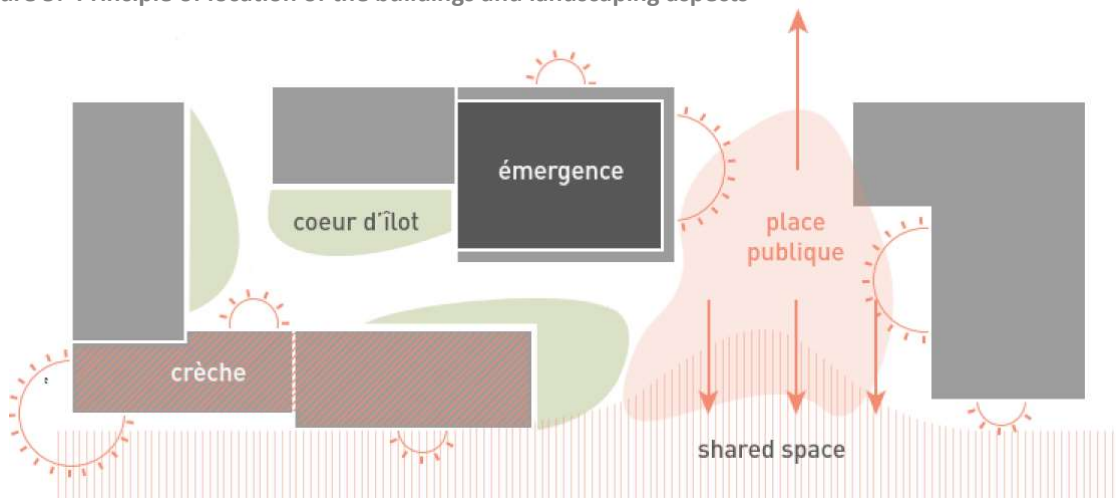
The visual aspects and built-up continuities

The site is integrated into a “geometric” urban context in which visual and built-up continuities are predominant. The project to be developed will be studied taking into account its dominant visual aspects, and the locations of the buildings will preserve continuity with the neighbouring constructions.

With a view to architectural and urban diversity, gradual or one-off setbacks or advances may be accepted, if they are justified and insofar as integration into the surrounding fabric is guaranteed.

In addition, the new public square to be created will maintain a direct visual relationship with the surrounding context. Specifically, the buildings will be positioned in such a way that they are perceived by pedestrians in a natural and fluid manner.

Figure 5: Principle of location of the buildings and landscaping aspects



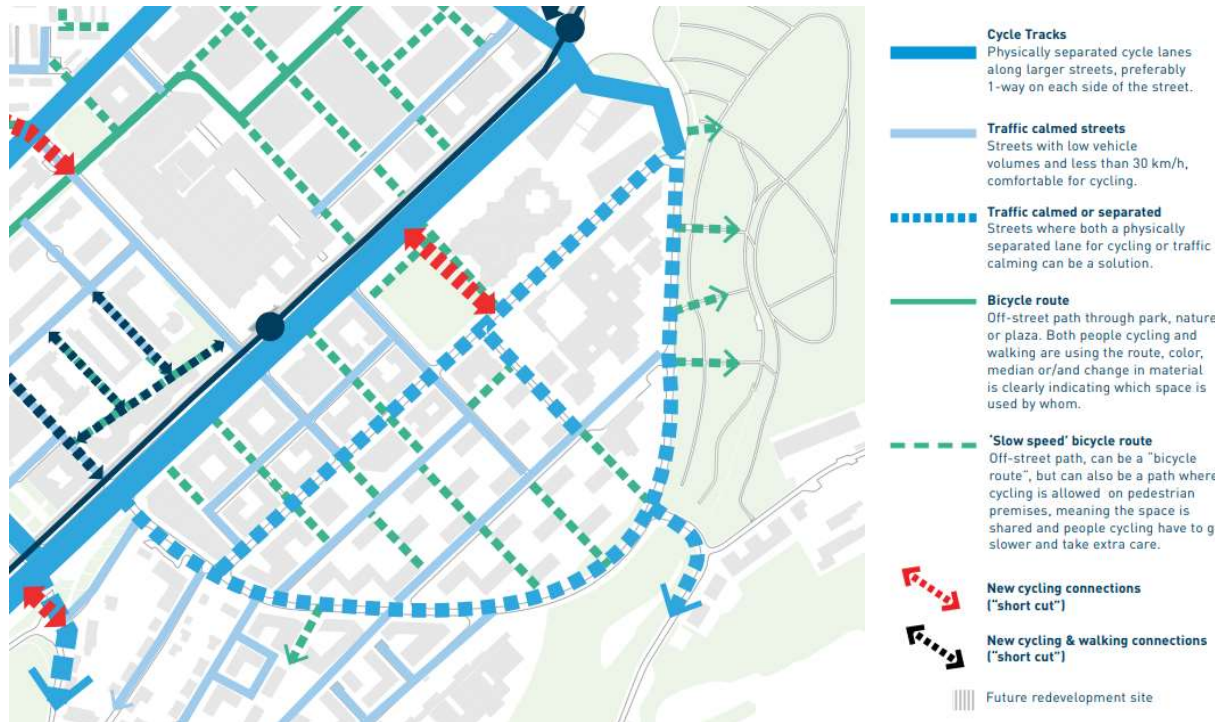
Source: Urban and programme feasibility study, Zeyen + Baumann, 2024

Mobility in the neighbourhood and public parking

Less than 200 metres from Av. John F. Kennedy, the site is remarkably accessible to pedestrians and cyclists. In addition to the “Alphonse Weicker” tram stop and the cycle path along the same avenue, the site is served by five bus lines, with a stop at rue Edward Steichen, immediately accessible from the perimeter.

Similarly, given its proximity to the A1 highway, the site is very easily accessible by car. Several parking spaces are available on the public roads, although some 40 spaces on rue Bernhoeft will be removed in the coming years.

Figure 6: Extract from the diagram "Map of recommended future bicycle network"



Source: Vision for the network of public spaces, Agence Gehl Architects, 2019

Rainwater management

In view of the topography of the site, water drains naturally towards rue Bernhoeft, from north to south and east to west. The future project will thus be connected to the drainage piping system in this public space.

Water management systems on the plot, in open spaces or on roofs, must be considered in conjunction with landscaping and environmental strategies in order to minimise discharges into the public network and guarantee the minimum natural water supply for planted areas.

The site's topography

The site has a sloping topography along the north-south axis (approximately 3.0% to 3.5% slope) with the highest point at rue Steichen. The height difference between the west and east is less marked; the slope along rue Steichen and rue Bernhoeft is approximately 1%, with the highest point towards the east.



The project's development will take into account the existing levels of the public pavements along the plot.

The existing levels of the two alleys can be reworked to harmonise with the project to be developed on the worksite, while respecting the levels of connection to the neighbouring plots.

At the square to be built, the topography of the site should be worked on in such a way as to balance the needs of the square's layout and the pedestrian path through this space.