

Belval

Luxembourg
2016 –

Client:	BESIX RED Luxembourg
Appointment:	2016
Expected Construction Start:	2019
Expected Completion date:	2021
Site Area:	5,500 m ²
Gross Area:	18,900 m ²
Net internal area:	13,000 m ²
Number of Floors:	6
Number of Basements:	2
Building Dimensions:	Height: 30 m Length: 81 m Width: 56.7 m
Capacity:	1,200 population
Building type:	Office development: maximum 40 tenants.
Structure and Materials:	White concrete framed mega-structure based on 8.1 m x 8.1 m grid with curtain walling systems which define entrance spaces. <ul style="list-style-type: none">• White concrete• Concrete• Steel• Aluminium ceiling• Glass with aluminium framing
Parking facilities:	Cars: 270 Bicycles: 250 Motorbikes: 30 Disabled spaces: 8
Sustainability:	District heating and chilled ceiling system with exposed structural slabs. Facade is self-shading at a depth of 1.35m.

Concrete used throughout project for high thermal mass, exposed soffits combined with chilled ceiling system allows for more even radiant temperature with lower cooling / heating demand.

Former industrial site. Green roofs and new external landscaped spaces used throughout the project.

Green roofs used as SUDS (Sustainable Urban Drainage System) and water recycled for grey water.

Green internal social spaces with trees and planting within atria and maximized daylight. Windows to office spaces are open-able.

Architectural design relates to industrial context and will activate a new plaza directly in front of the building.

Building provides flexible office spaces for new ways of working; co-working spaces and start-ups.

Structural frame allows for future changing working patterns focused on flexibility - the project can host one single tenant or many smaller tenants and can respond to the employment market over time in order to respond to the changing needs of the workplace.

BREEAM rating:

Excellent