



LANDEWYCK

BUILDING



**architectural
transformation**



B + R O



Since 1937, the Landewyck Building has been a landmark of the City. The 5-storey building with architectural elements inspired by the Bauhaus style has always fascinated with its clear floor architecture and the striking street-side bay in the facade. The building was originally built by the architects Georges Traus and Michel Wolff. Until 2020, it housed the administrative offices and production facilities of Landewyck Tobacco S.A. The company is still one of the largest tobacco producers in Europe.

The owners decided very early on that the building should be preserved after the end of tobacco processing. Due to the location and the building's cubature, a refurbishment and conversion into a pure office property was the obvious choice. Landimmo Real Estate, the real estate division of the Landewyck Group, carried out the refurbishment and conversion over a period of 2.5 years in close coordination with the monument protection authorities.

There were many surprises on the way to completion, static challenges, unforeseen material combinations from the previous renovations, but also completely preserved oak parquet flooring or historic floor tiles in some areas.

Today, the building is very close to its original state again, supplemented by a striking extension consisting of a transom on the garden floor and a tower that marks the transition to the following projects in the Parc Landewyck quarter as an urban accent.

**LUXEMBURG 2023,
THE LANDIMMO REAL ESTATE TEAM**



LANDEWYCK
BUILDING

www.landewyck-building.com

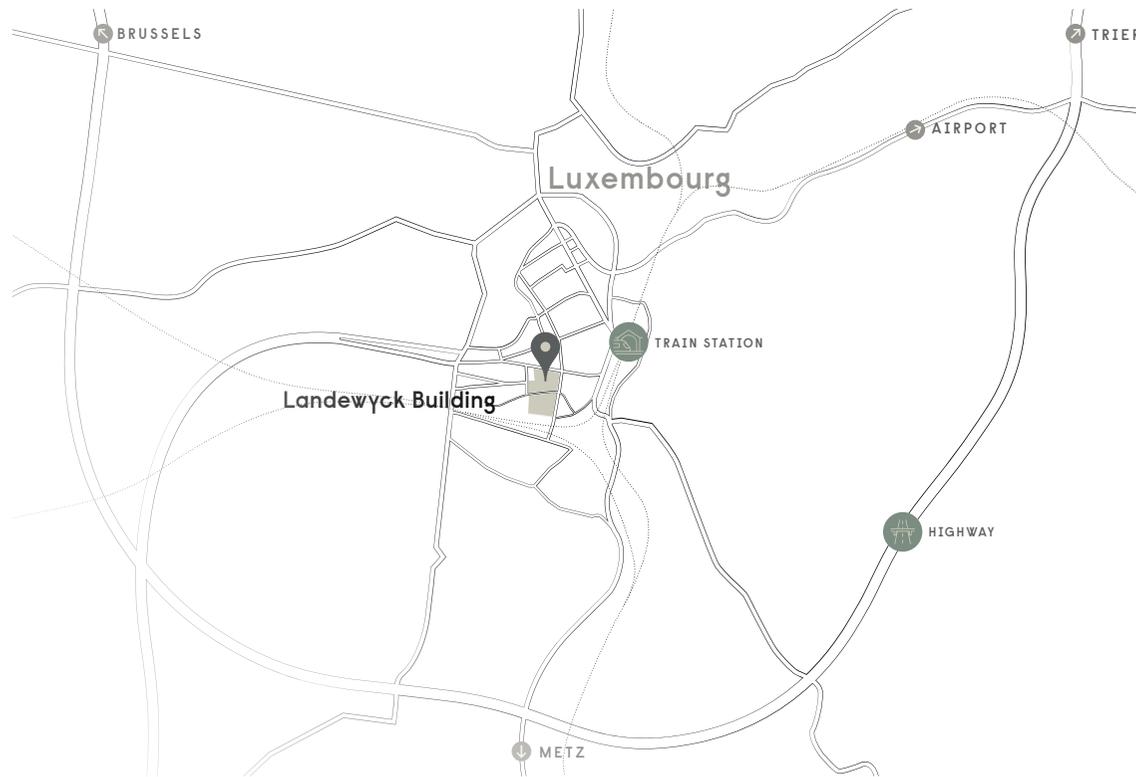




Landewyck Building

3

ULT BY
FOR NEW YORK



In the middle
of national cycling
network



Central location
with a tram stop



1.5 km
to the highway



500 m
to Luxembourg
train station

facts & fig



ures





more than
300 workplaces

Multitenant concept

Landimmo office on the 3rd floor	535 sqm
Rental space on the 3rd floor	408 sqm
Rental space on the 2nd floor	1,207 sqm
Rental space on the 1st floor	1,207 sqm
Rental space on the ground floor	1,207 sqm
Garden floor business center	480 sqm



PROJECT DATA

1937

Listed building dating back to 1937

2020

Start of refurbishment works
May 2020

2022

Building delivery:
Autumn 2022

1

office, warehousing and
conference room

5,500 sqm



Building delivery

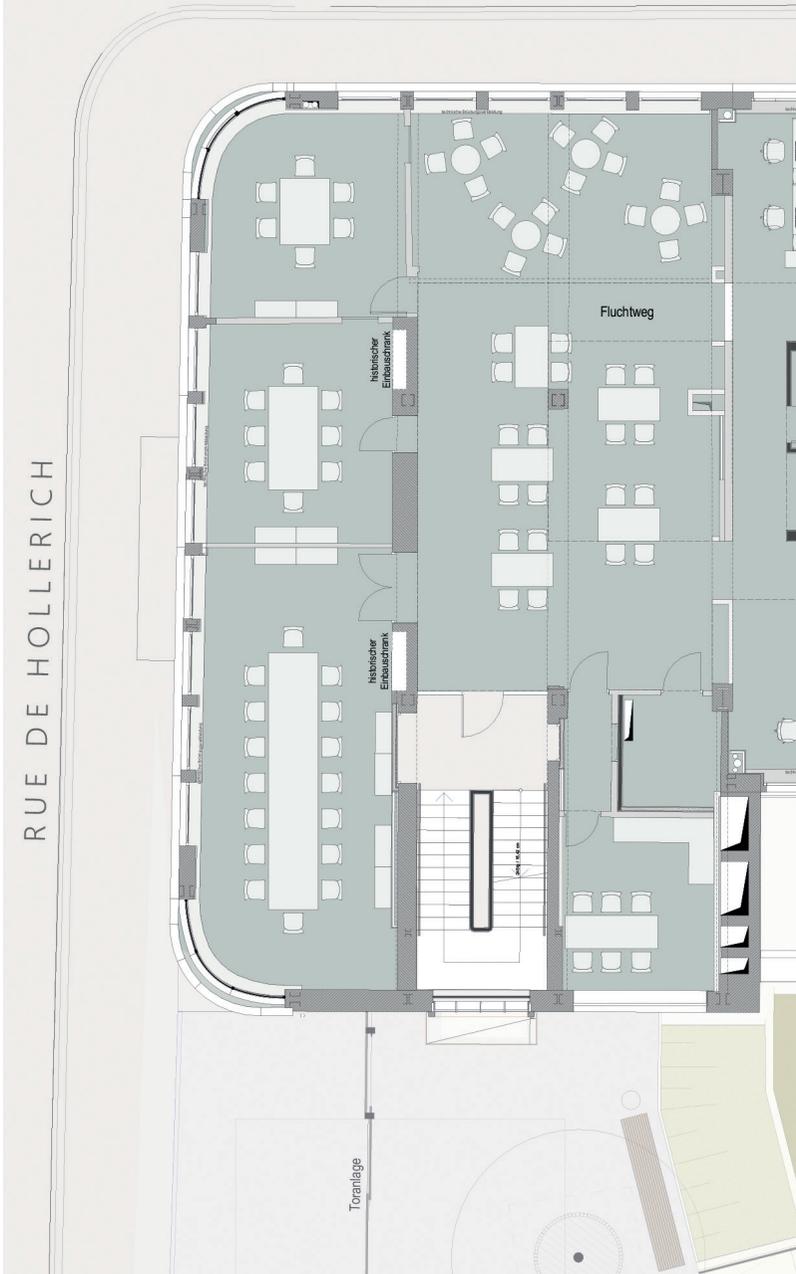
Q4 2022



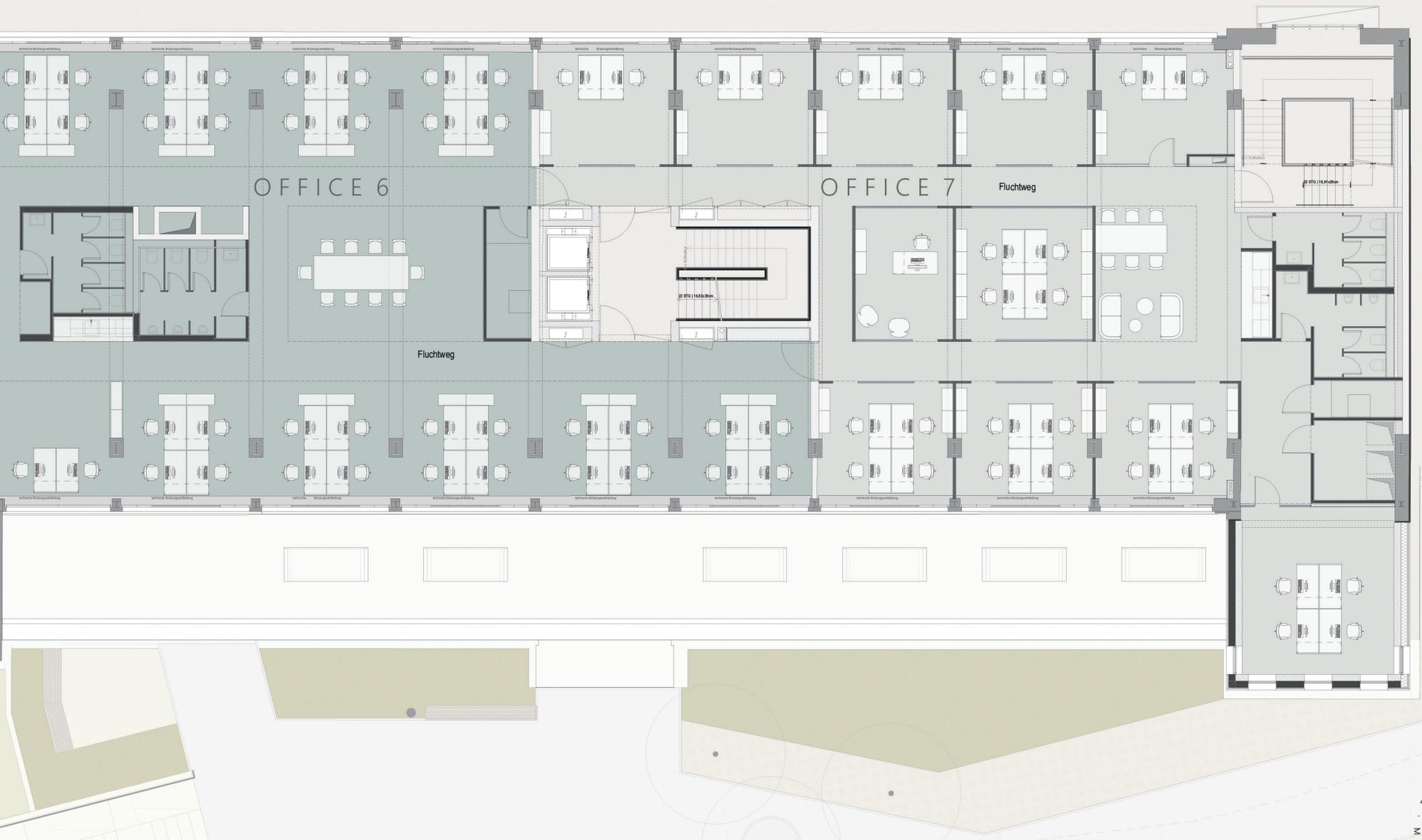
Office space

56 sqm – 1,930 sqm

TYPICAL FLOORPLAN



RUE JOSEPH HEINTZ



Jean-Pierre Heintz marries 19-year-old Josephine van Landewyck at the beginning of 1847, at the age of 25. In the summer of the same year he opens his first tobacco factory, the beginning of a success story. As Dutch tobacco enjoyed an excellent reputation, Jean-Pierre put his name and that of his wife on the company sign «Heintz van Landewyck».

Due to the increasing demand, the production area had to grow. On 5th April 1935, the architects Georges Traus and Michael Wolff were granted planning permission to build a new tobacco factory in the Bauhaus style. The design consists of a representative head building with administration and offices, adjoined by an elongated factory part.

The building is constructed using a steel skeleton construction method that was modern for the time. The walls are subsequently lined with bricks, plastered with lime cement and the ceilings are cast in solid reinforced concrete. The steel supports are also encased in poured concrete. The window sills made of local sandstone, the basalt stone plinth, the copper detailing and the contemporary steel windows give the building its unique charm.

origin

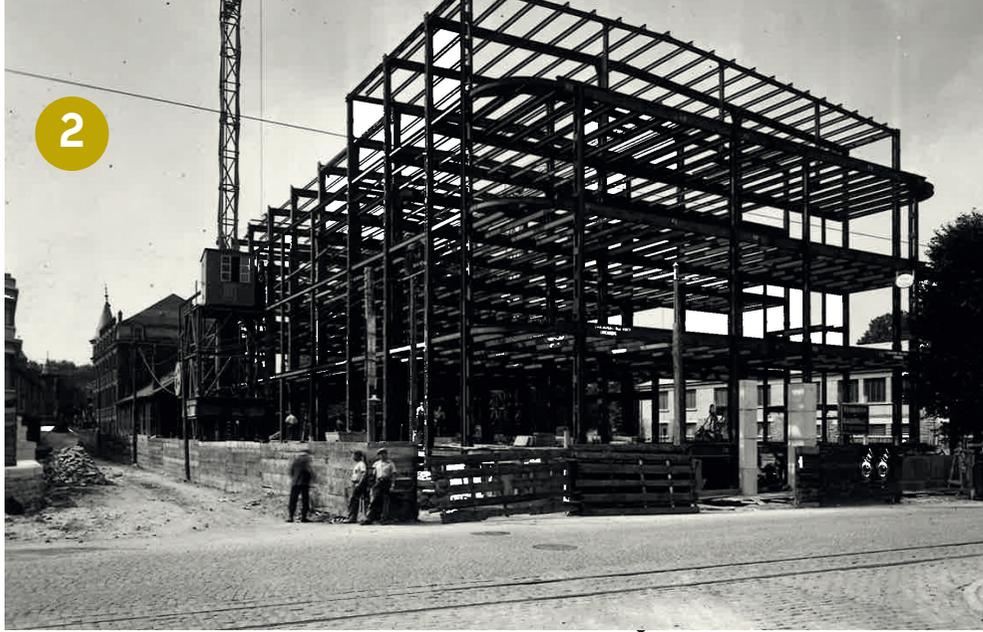


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1935

BUILDING CONSTRUCTION STARTED





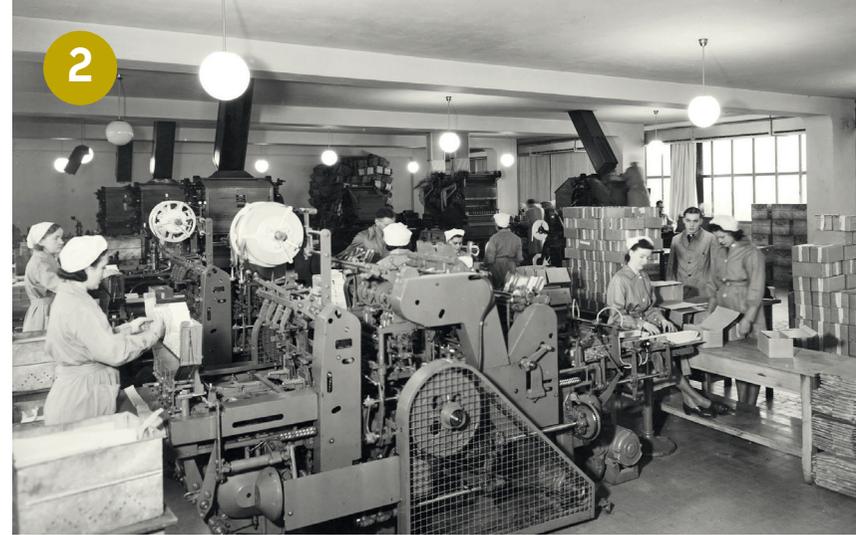
CAPTIONS:

1. Excavation works - 1935
2. Steel structure
3. Structural works - brick facade
4. Final state - 1937

1937

START OF THE NEW TOBACCO FACTORY





CAPTIONS:

1. *View of an individual office on the first floor*
2. *View of the factory area*
3. *View of the entrance area*

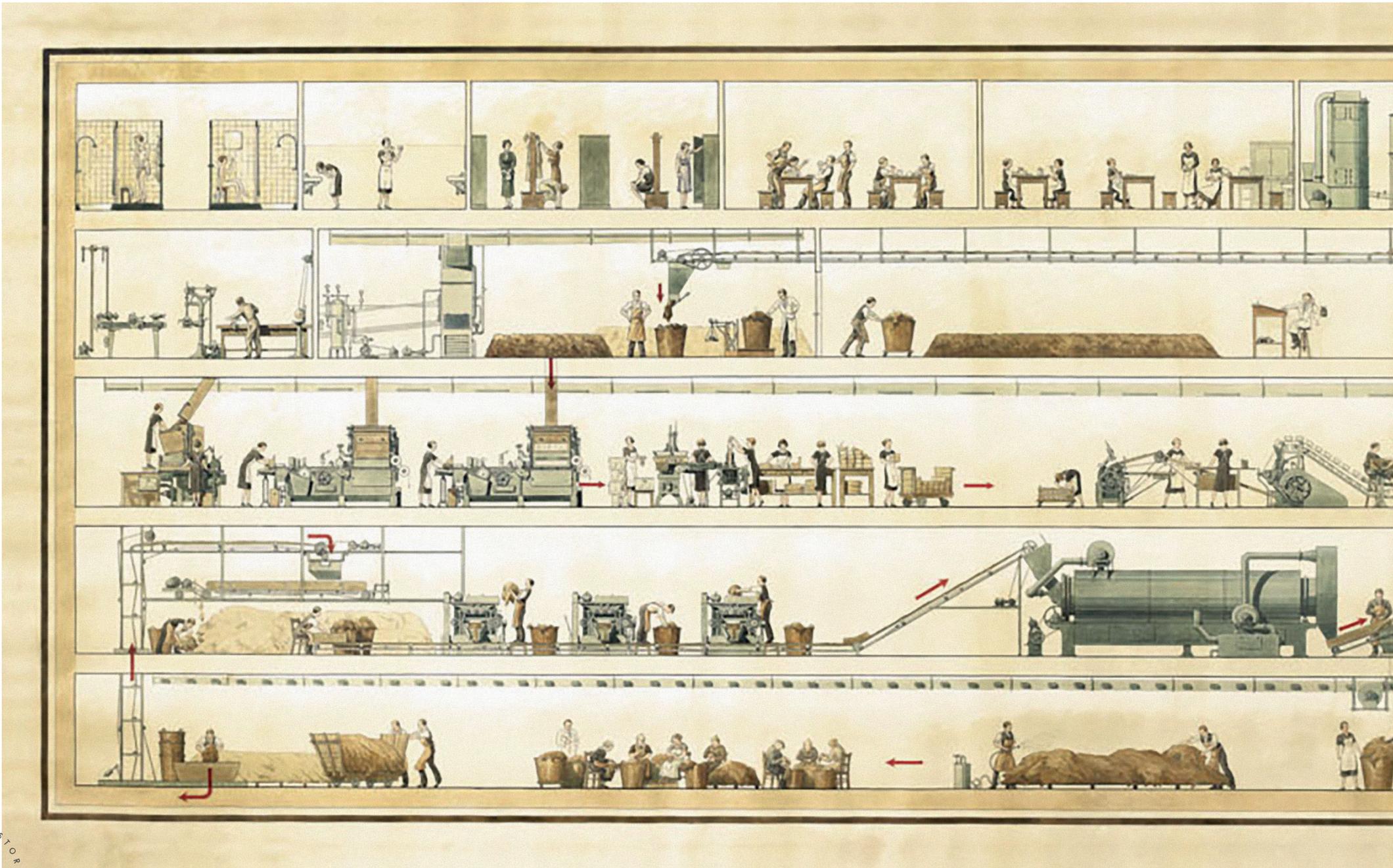
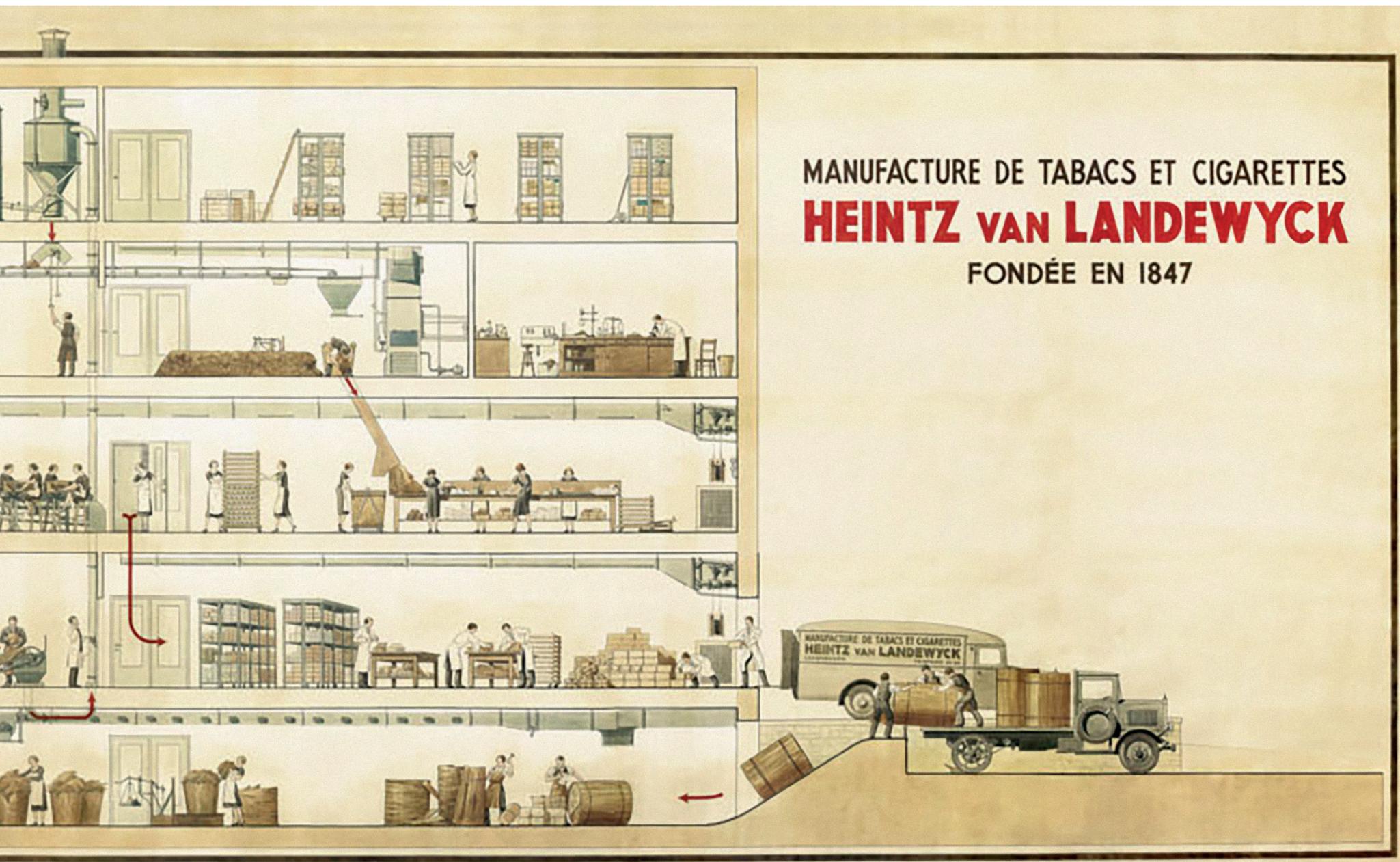


Illustration of the manufacturing process on the different levels



MANUFACTURE DE TABACS ET CIGARETTES

HEINTZ VAN LANDEWYCK

FONDÉE EN 1847

CAPTIONS:

1. View from an individual office into the factory area - 1937
2. Open space ground floor - 1937
3. Canteen third floor - 1937
4. Changing room and sanitary facilities third floor - 1937
5. Laboratory second floor
6. Laboratory second floor
7. Tobacco machine

1



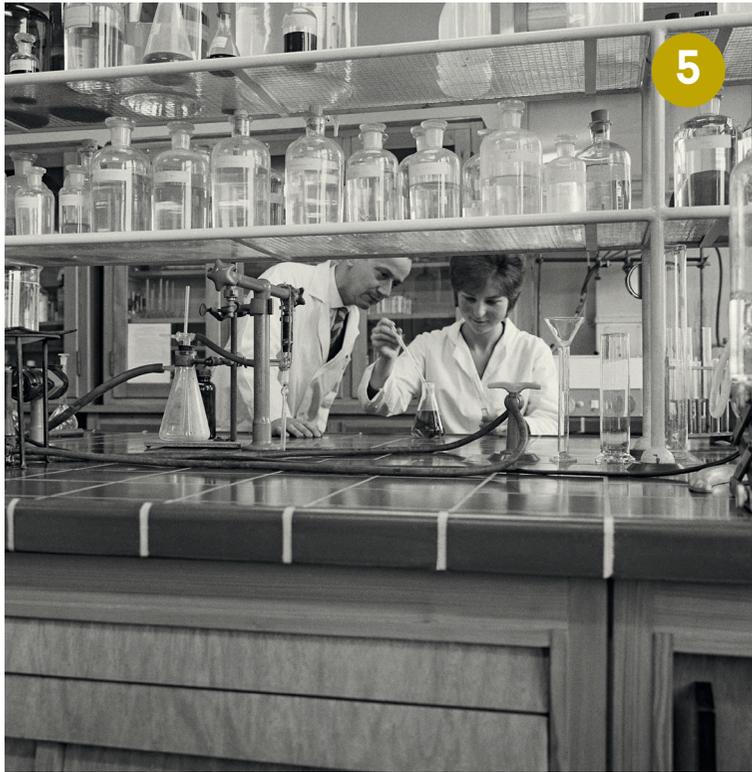
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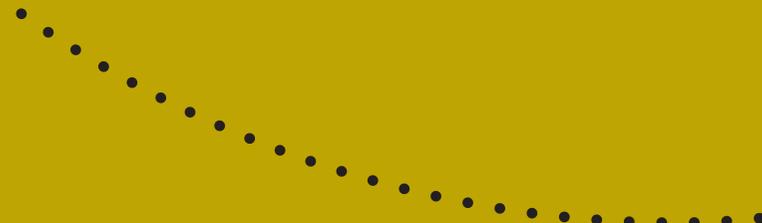


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4





2020

The restoration of the Landewyck Building was undertaken under the slogan 'built by history - made for new work'. As the building is a nationally protected monument, a historical architectural analysis was carried out in 2020 to guide the restoration.

The subsequent extensions to the factory, such as the transom and tower construction made of corrugated iron sheets, resulted in the window openings of the inner courtyard side being completely bricked up.

The new construction project by the Belvedere architects' office has taken up this theme anew. Thus, the former inner courtyard plaster facade was uncovered again and a new transom and tower construction with shimmering gold perforated aluminium panels was realised. The feature of perforation is also found in the interior of the building.

AREAL, the landscape architect designed a harmonious connection between the two nationally listed buildings found 31-35 Hollerich street.

transom - form

2022

START OF THE REFURBISHMENT WORKS

HEINTZ VAN LANDEWYCK

ation



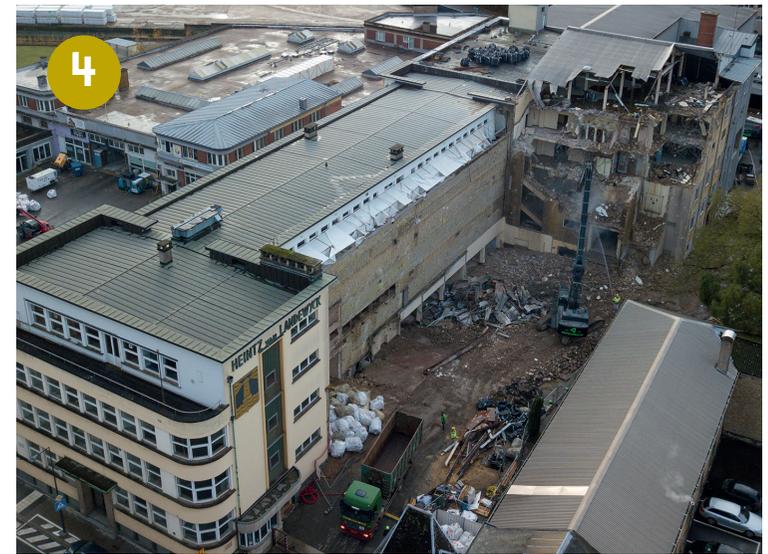
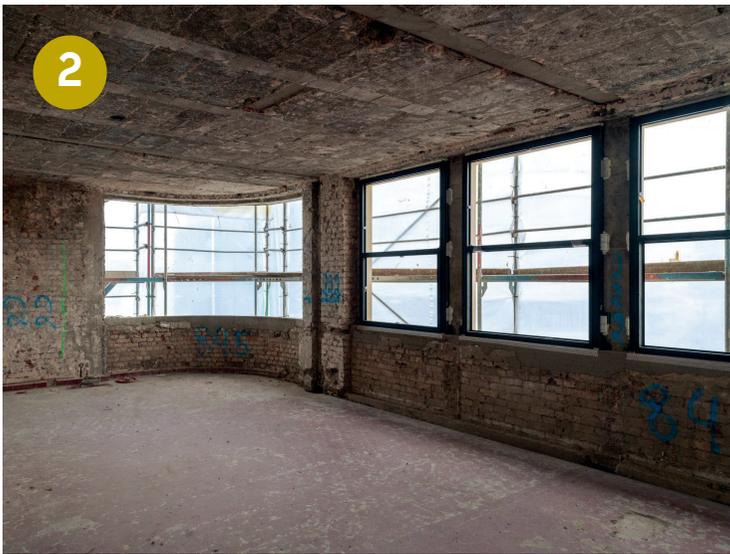




CAPTIONS:

1. Works on the facade and removal of asbestos from the roof
2. Individual office - 2021
3. Construction of the new staircase in the Jos Heintz street
4. Demolition works

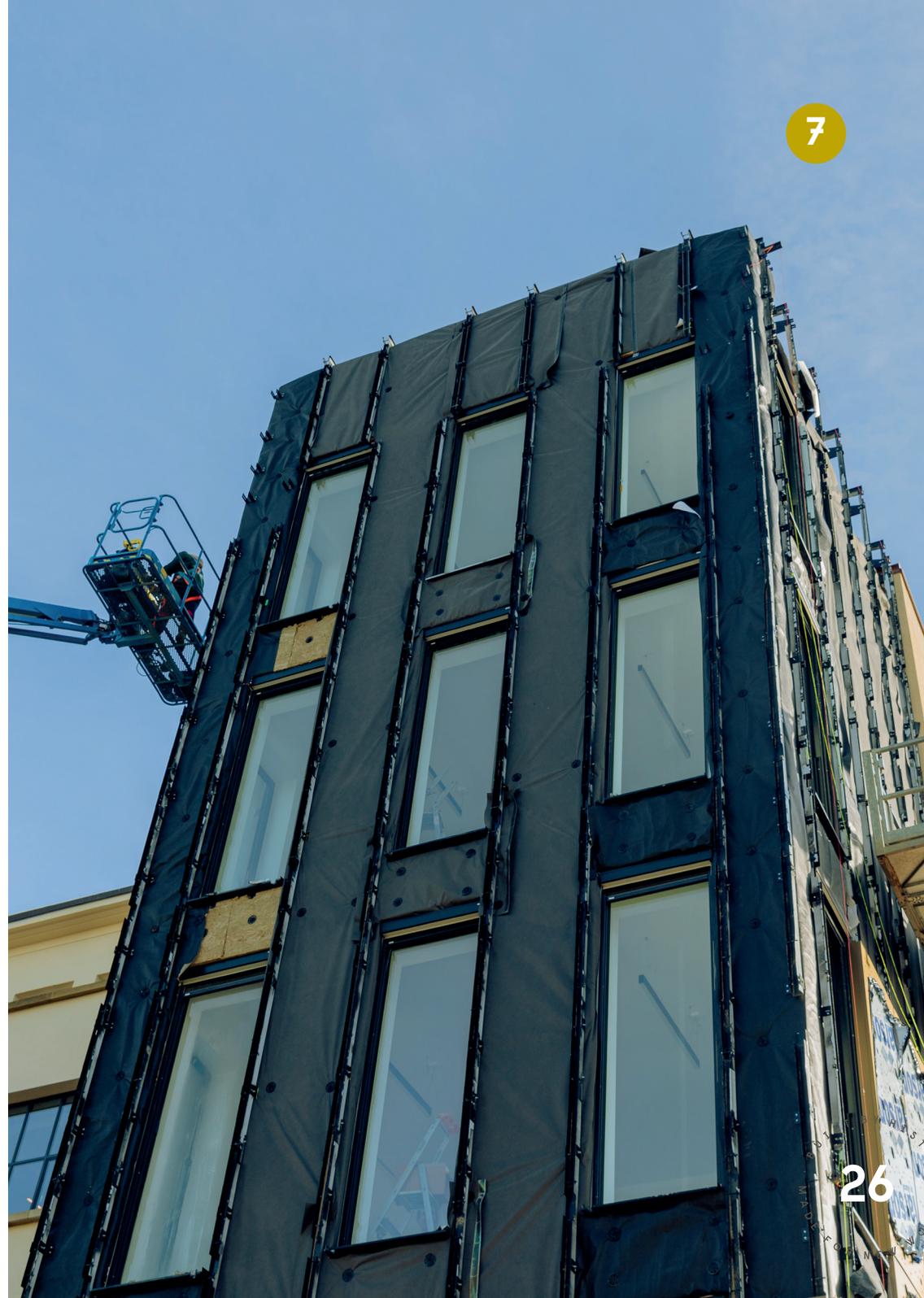
5. Empty floor after factory relocation
6. Preparatory work for insulating plaster
7. Masonry and drywall works





CAPTIONS:

1. Construction of the main staircase with lift
2. Completion of work still without tenant fit-out
3. Tower - New construction - Finished plaster works
4. Finished Shell construction of the new tower
5. View by drone
6. Exterior landscaping works
7. Preparation of the substructure for the metal facade



2023

RENOVATION WORKS COMPLETED



outdo



TRANSFORMATION

The outdoor facilities were equipped with punctual green spaces in order to incorporate the adjacent parc.

Circulation areas are made of sanded asphalt, thus revealing a lighter stone marbling optic. The staircases and their side walls are made of natural travertine stone. As access from the Hollerich street, a retractable gate with vertical metal bars was created.



or





TRANSFORMATION

The west terrace on the third floor offers a beautiful wide view of Heintz van Landewyck Parc.

With its hundred-year-old trees, the parc is classified as a national monument and is the centrepiece of the «Quartier Parc Landewyck» project. Thanks to the new filigree steel windows in the former industrial look, the existing facade shines again in its old splendour. The design of the new transom and tower contrasts beautifully with the existing building through its materiality.



offices



TRANSFORMATION

The former factory part has a column grid of 5 meters. There are columns in the facade as well as 2 meters set back from the facade. This construction method allows a free span of 11.71 meters between the columns. The technical concept is designed for both closed offices between the columns and open-space concepts. The areas are supplied via a ventilation system and the office areas can be heated and cooled via the suspended ceiling sails. In the former industrial area, all technical lines were deliberately laid visibly in order to create an «industrial look».

Since the head building was already an administrative and representative area, the technical lines were deliberately laid invisibly in the suspended ceilings in the corridor area. In the office areas, a capillary ceiling, which is used for heating and cooling, was plastered into the ceiling.



TRANSFORMATION

On the illuminated garden floor area, there are two conference rooms in addition to the reception, which are made available to the tenants via a booking system. The meeting rooms are equipped with a poly-conference system. In addition, tenants also have the possibility of using informal meeting spots, such as in front of the meeting rooms, in the business center area, or even on the tenant floors.

meeting



grooms

DEVELOPER:

Landimmo Real Estate Luxembourg

ARCHITECT (1935):

Georges Traus & Michel Wolff

CONCEPT TEAM:

Belvedere Architecture

Areal Landscape Architects

HLG Engineers (structural engineer)

Enerventis Lux Engineers (technical concept)

EXPERTS:

SECO Luxembourg (security and inspection office)

Dr. Thomas Lutgen (historical architectural analysis)

ENECO Ingénieurs-conseils S.A. (pollutant analysis)

Dr.-Ing. Monika Mrziglod-Hund (construction physics)

Phoenix Consult Dr.Borgs (Fire protection expert)

EXECUTING COMPANIES:

Soludec (general contractor)

SAT-Lux (pollutant mediator)

Entrapaulus (demolition works)

SPECIAL THANKS TO:

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Ville de Luxembourg

And many more

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Concept Factory



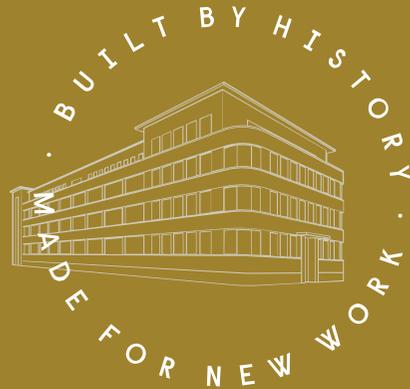
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