



Dortmund

Commercial building on Westenhellweg

Data and facts

Company	PORR Hochbau West GmbH
Type	Office buildings, Design & Build, Renovation, Commercial building
Runtime	10.2023 - 12.2025

[Project report online](#)

www.porr.de



Inner-city regeneration in a prominent location

Reorganisation of an established building stock

The core of the project was the structural and functional redevelopment of the building, whose layout had been extended several times since its construction in 1959 and which, over time, had lost its clarity and quality of use. PORR was responsible for the demolition of two existing stairwells, extensive gutting work and additional structural work, and the construction of a modern stairwell on Kampstraße extending across all floors, which now serves as the main entrance. In addition, a further emergency and safety stairwell was constructed in the Hansastraße area and on Netanya Square, which reliably meets the fire safety requirements for the adjacent rental units.

New access as the key to increasing value

Significant added value for the client was created by rectifying the previously inadequate access to the upper floors: the newly created vertical access core with lift system now enables convenient and barrier-free access to all levels. As a result, the spaces within the narrower, five-storey tower block with a stepped storey in the western part of the building were reactivated and made economically viable once again – a decisive contribution to the long-term increase in value and the re-lettability of the property.

Construction whilst the city continues to function

Carrying out the construction work in the busy pedestrian zone presented particular logistical challenges – especially during the annual Christmas market held directly in front of the building. Through the consistent application of LEAN methods, the team succeeded in managing the construction processes transparently, coordinating interfaces efficiently and reliably ensuring construction progress even under constrained conditions.

Sustainability based on the ‘Green and Lean’ principle

Another key focus was on the sustainable and responsible implementation of the project. PORR carried out the modernisation in line with its ‘Green and Lean’ sustainability strategy, thereby supporting the client’s aim of consistently taking environmental, social and health standards into account. The project is geared towards achieving DGNB certification and thus meets high standards of sustainability, cost-effectiveness and quality of use.

A future-proof outlook for an existing building

With the successful completion of the construction works, PORR has not only modernised an existing inner-city building from a technical and functional perspective, but has also given it a new architectural clarity and economic outlook – perfectly suited to long-term use at one of Dortmund’s most prominent locations.

Impressions



Image notes

1

The existing building is situated on one of Dortmund's most central shopping streets.

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Carrying out the construction work in the busy pedestrian zone presented particular logistical challenges.

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PORR carried out the modernisation in line with its 'Green and Lean' sustainability strategy.

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Do you have questions about the project or would you like to learn more? Feel free to contact us for further information.

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