PROJECT REPORT

Cologne
LUX 121

Data and facts

Company	PORR Hochbau West GmbH
Type	Office buildings
Runtime	09.2024 - 06.2026
Principal	CCG1 Luxemburger Straße 121 Verwaltungs S.a.r.l. und CCG1 Luxemburger Straße 121 Bauteil 2 Verwaltungs S.a.r.l.

Project report online

www.porr.de

Revitalisation of the LUX 121 saves grey energy

From office complex to judicial centre

The building complex was constructed in two phases in 1978 and 1982 using a reinforced concrete frame structure. Until 2018, it housed the Cologne Job Centre and the Employment Agency. The complex comprises several building sections. Section 1 comprises three segments, each with ten or 15 storeys and a gross floor area of approximately 26,781 m², as well as a two-storey plinth. Together with the four segments of the six-storey Section 2, the building blocks are arranged around an inner courtyard. A two-storey pavilion situated at the front forms Section 3.

Refurbishment and reorganisation of the existing building

The plans drawn up by GPB Architekten envisage a complete gutting of the interior as well as a refurbishment of the façade. As well as this, a new lift core as well as additional emergency stairwells will be constructed. The interventions in the existing load-bearing structure will allow previously load-bearing internal walls to be removed and the spaces to be reorganised for future use. In this way, the existing building stock will be gradually adapted to the requirements of the future judicial complex.

Structural work on the existing building

Over a period of around nine months, existing ceilings and walls will be demolished, new shafts for building services will be created, as well as new concrete slabs will be installed. This will be supplemented by concrete repair work and masonry work on the upper floors and in the basement. The works will directly affect the existing building structure and will be carried out in sections within the existing reinforced concrete frame.

Construction logistics in an inner-city setting

The inner-city location and the existing building structures also dictate the site logistics. Only limited space is available for storage and the transport of materials. Formwork and other building materials are transported to the above-ground storeys via construction lifts. In the basement, transport options are further restricted due to the existing structures.

Foundation for the future use of the existing building

The regeneration project will adapt the existing building structure of LUX 121 for a new use. Gutting, alterations to the load-bearing structure and new service areas will create the structural conditions necessary to use the former administrative site as a justice centre in future. The focus of the project is therefore not on replacing the building with a new one, but on the further development of the existing building stock.

Impressions

Image notes

1 LUX 121, Köln

Visualisation LUX 121

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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.

PORR GmbH & Co. KGaA
Walter-Gropius-Straße 23
80807 Munich
T +49 89 71001-0
E-Mail: info@porr.de