Deilegrund Residential District









SHORT DESCRIPTION

Implenia Hochbau is building a sustainable residential neighborhood in Essen using a hybrid wood construction method that meets net-zero standards.

THE PROJECT

The Essen Building Construction Branch was brought on board as the general contractor during the value pre-construction phase to further develop and optimize the plans until a building permit application was ready for submission.

The new development is planned to feature a diverse range of uses for the 123 apartments, ranging from one-room guest apartments to shared living arrangements for people with disabilities and seniors, as well as five-room apartments. In addition, an underground parking garage and bicycle parking spaces will be constructed as part of a mobility concept.

The interior of the property will remain car-free. The outdoor areas will feature play areas, a barbecue area, and other sports and recreational facilities. A noise barrier will be erected.

CHALLENGES

The wood construction was contracted out separately by the client; Implenia is responsible for coordinating the entire construction project, both in the planning phase (Planning Stage 5) and during execution.

The clinker bricks from the former buildings were salvaged and, pending approval on a case-by-case basis, are to be reused as exterior facades on the ground floors—a good example of sustainable construction.

SUSTAINABILITY

The goal for the new building is to achieve DGNB Gold certification—or Platinum certification, if applicable—as a sustainability standard.

FURTHER INFORMATION

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Project website

FACTS

Location	Deilbachtal 15–21, Essen-Kupferdreh , Germany
Status	Under construction
Construction volume (value of our services)	24.72 M EUR
Start of construction	August 2026
Completion	April 2028
Usage	Wohnen
Building owner	Sustina ESDE 15 GmbH & Co KG, 48155 Münster
Architect	Sebastian Sehr, Sustina AG, 48155 Münster
Build volume	14800 m^2
Number of upper floors	5
Number of basement floors	1
Number of flats	123

SUSTAINABILITY

Deutsche Gesellschaft für Nachhaltiges Bauen DGNB Gold

SERVICES

- Hochbau (Deutschland)
- Beraten und Planen
- Schlüsselfertiges Bauen

https://implenia.com/en/references/detail/ref/wohnquartier-deilegrund/

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