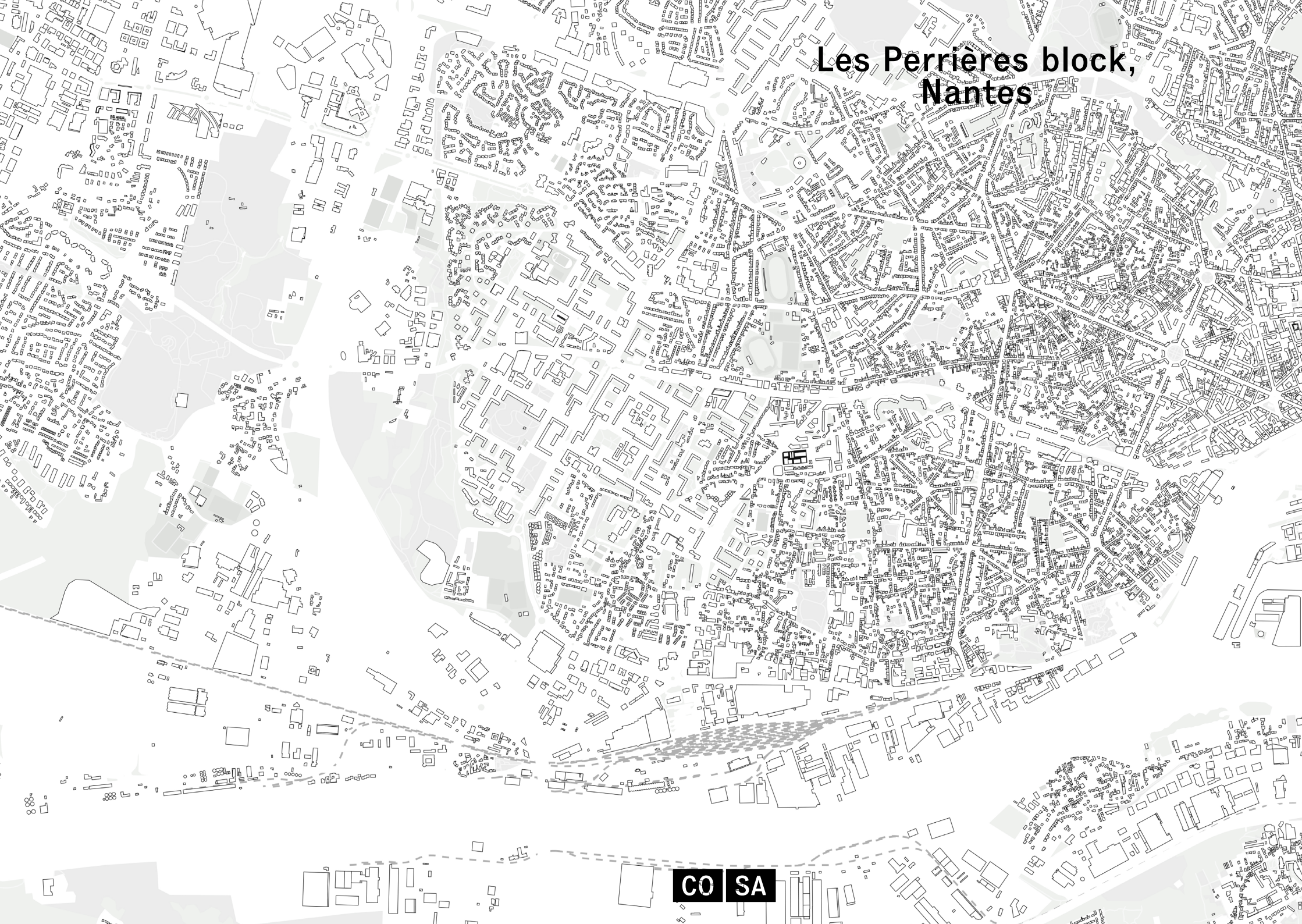


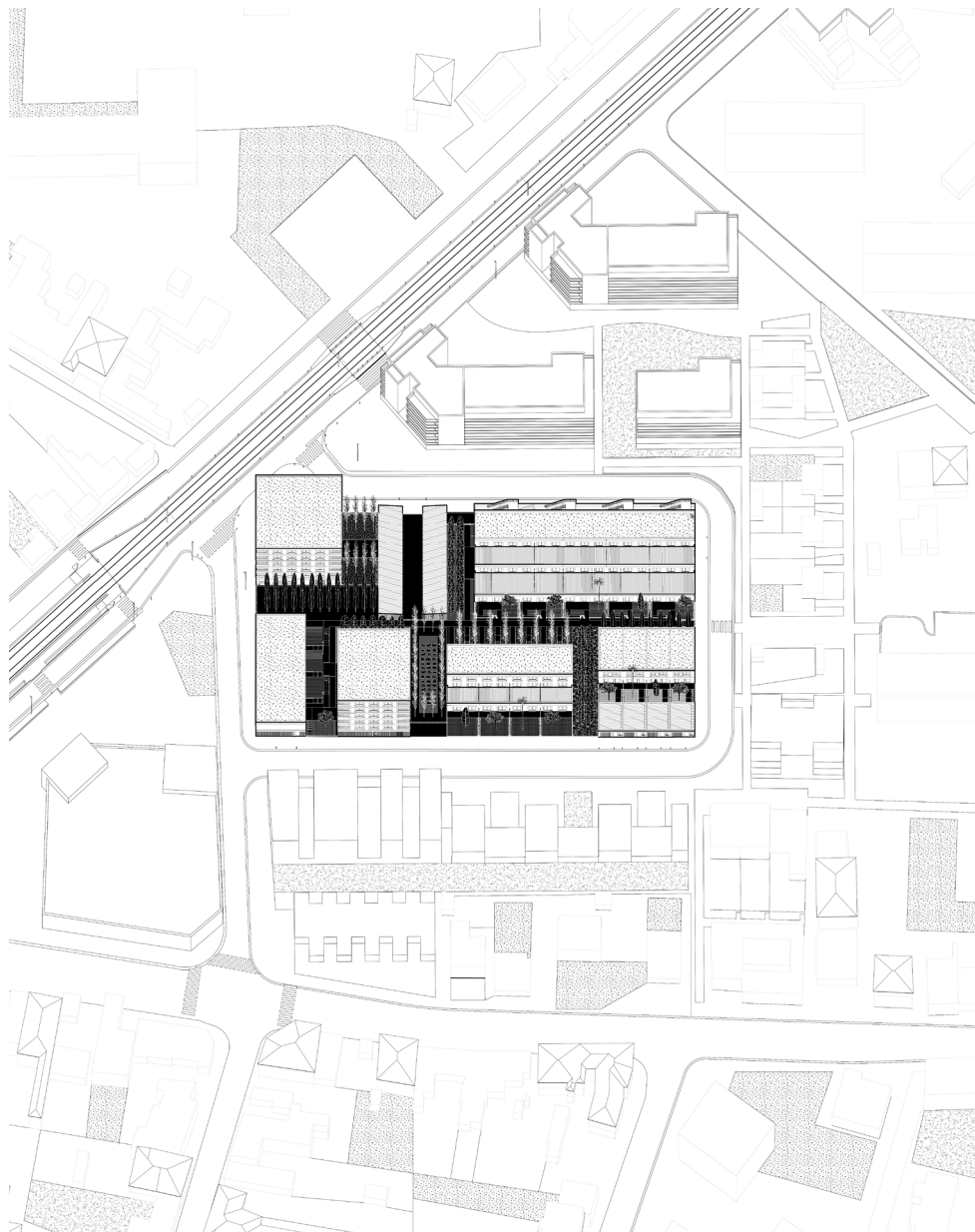
Les Perrières block, Nantes



Les Perrières block, Nantes



CO SA



The industrial city, the child of railways and automobiles, has itself given rise to a new urban form: the dense suburb. Predominantly residential, it contains detached, semi-detached, and row houses, sometimes even small, collective clusters of housing along its main roadways and intersections. For the sake of comfort, major roadways avoid cutting through such the dense suburb. Its proximity to a large city allows for other forms of mobility, whether individual (soft) or collective (public). Its density entails a maximal use of public facilities and the presence of neighborhood shops. Greenery is omnipresent: in the yards one spies from the street, and in islands of coolness that occasionally become lines of trees in the public space. Buildings rarely exceed the height of the treetops, thus remaining hidden. The small, single-owner parcels facilitate densification and favor a rapid evolution in the buildings, hence, an acceleration of the historical stratification of the built environment. Dense suburban housing is a peaceful – for some, too peaceful – and almost invisible urban form that is rich in amenities. Its resilience has become highly relevant to the changes that people now expect of major metropolises.

These are the qualities that we sought to highlight in our reconstruction of a 1950s-era housing complex that was reaching the end of its useful life. The result of a consolidation of several parcels, these units optimised production processes, but they also created a gaping hole in the dense, surrounding housing.

The architecture made use of an industrial vernacular to reflect the coherence and diversity of dense suburban housing. How to use ordinary contemporary construction to create materiality, to give meaning to the material?

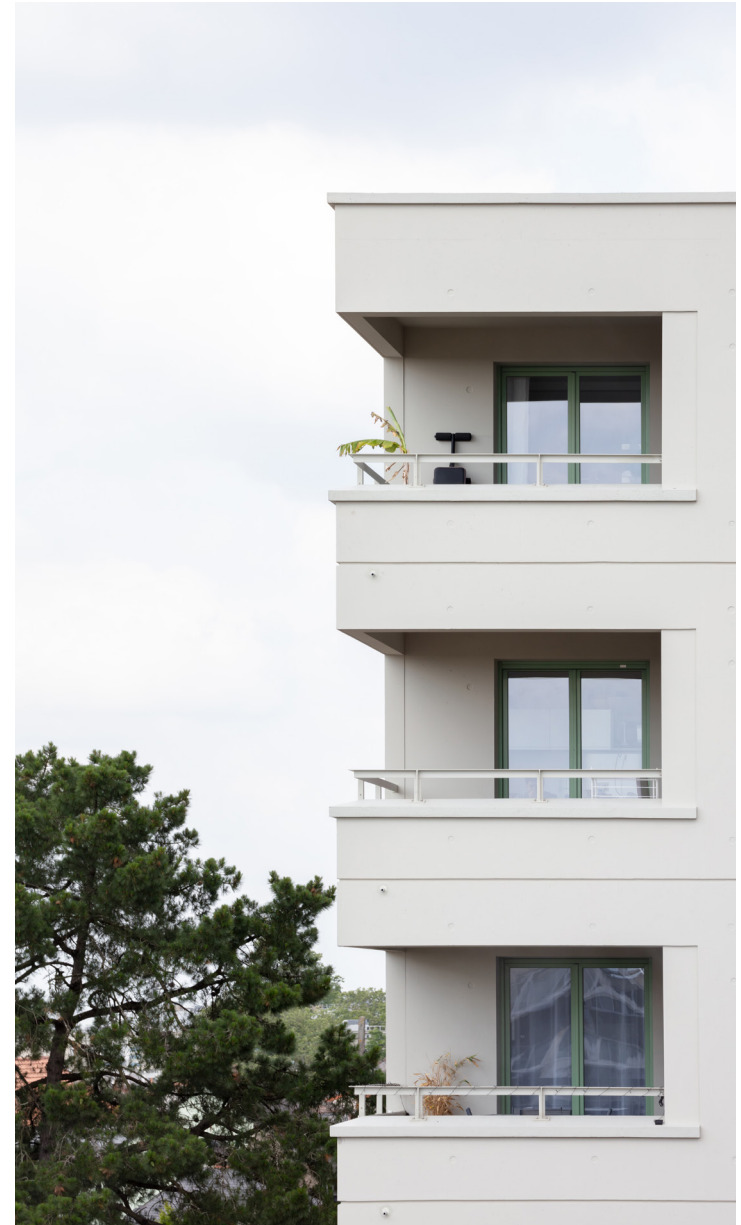
The project fragments the area by splitting up the parcels to develop an intermingled community of buildings and micro-forests. The various building typologies (simplex, duplex, single-family, row, intermediate, staggered, collective, single orientation, dual orientation, triple orientation, windows on all sides) are expressed frugally, through concrete tinted in the colours of the materials used in the adjacent, ordinary buildings. The joinery and architectural style of the windows, bases, and the penthouse apartments are rigorously identical. In their refusal to engage in a pastiche, they embrace the programme and its temporality, namely that the 66 housing units were built by the same team at the same time. Thus, as elsewhere in a dense suburban housing estate, the buildings are the same... and yet, different.

And as is the case in a dense suburban housing estate, what matters is not the mass of the buildings, rather the empty spaces. Greenery prevails, creating masks that limit visibility between the housing units, providing shade to the facades, and rendering the soil more permeable. It tempts one to ask, who was there first, the human beings or nature?

Les Perrières block



Les Perrières block



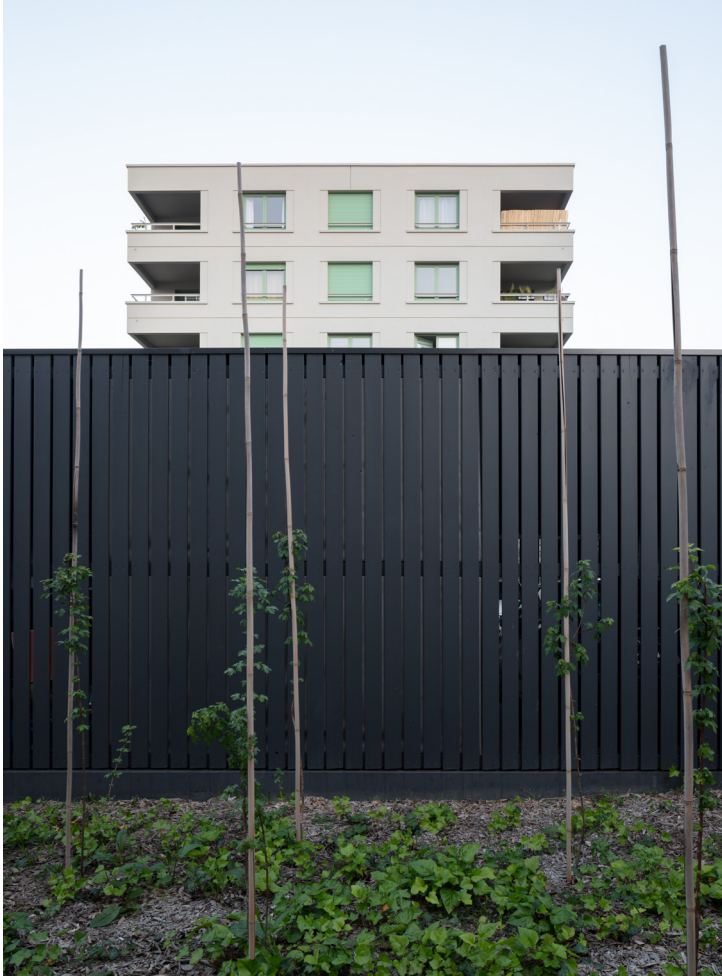
Les Perrières block



Les Perrières block



Les Perrières block



Les Perrières block



Les Perrières block



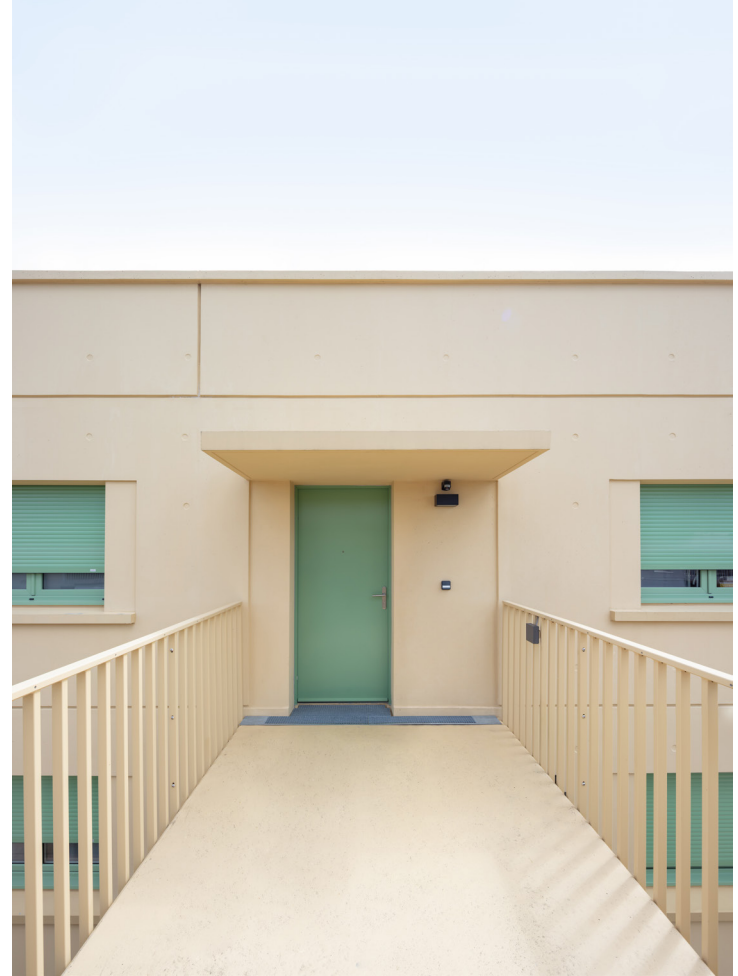
Les Perrières block



Les Perrières block



Les Perrières block



Les Perrières block



Les Perrières block

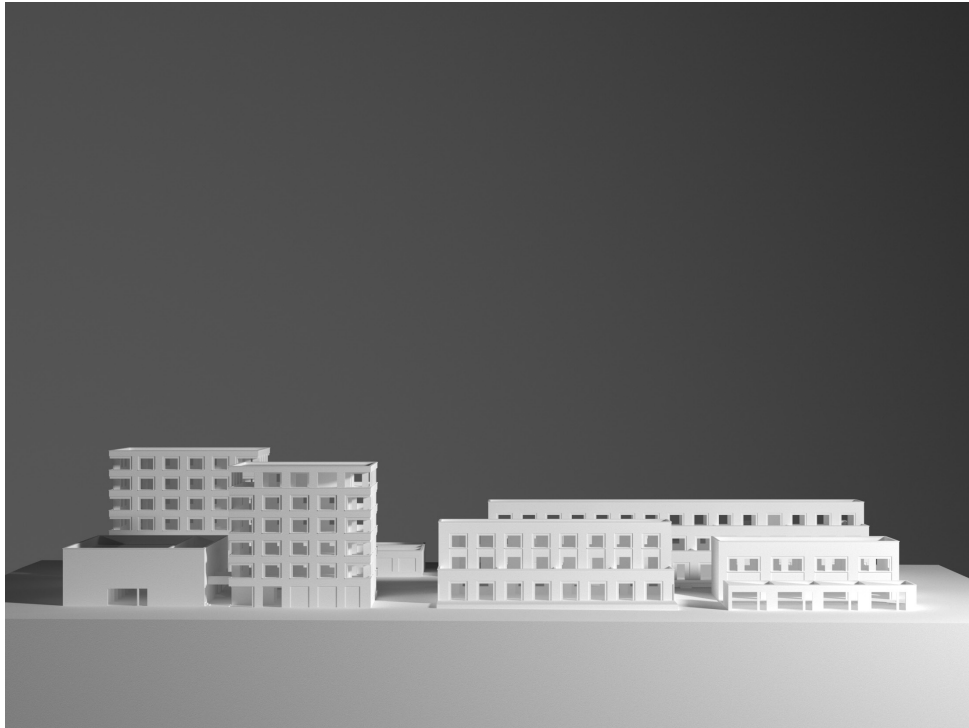


Les Perrières block



Les Perrières block





PROGRAMME

Development of the “Les Perrières” Block in Nantes, consisting of the construction around a landscaped promenade of 68 housing units (39 collective units, 25 intermediate units, and 4 individual units – for rent and for first-time home buyers).

SURFACE AREA

4 584 sqm
62 parking spots (1 580 sqm)
2 088 sqm outdoor

ENVIRONMENTAL ENGINEERING

HEQ approach

SCHEDULE

Completion 2022

CLIENT

Nantes Métropole Habitat

PROJECT MANAGEMENT

Architect: COSA

All trades: Oteis Isateg
Acoustics: J.-P. Lamoureux
Economics : BMF

BUILDING FIRMS

General contractor: Legendre Loire
Earthwork - VRD roadway and grid connections: Blanloeil
Structural works: Altrad, Finisol, A3TP, Nordisol, FRC, Lab. Sublimm, Gerfa Grand Ouest
Roof framework: Le Lorec
Airtightness: Société d'étanchéité de l'Ouest, Kies
Exterior joinery: SPMC, NSO
Partitioning, dry lining, ceilings: Legendre PCI, D.S.F
Wood interior joinery: Mauges escaliers, NSO
Metalwork: MISM
Painting: Styl Deco, Euro Btp, Clean Concept
Soft earthenware, laminated flooring: Jad'o Parquet
Hard earthenware: Kernen, Tual Etrillard
Plumbing, heating, ventilation: Ouest Atlantique Energie
Electricity strong current: SNEE
Electricity weak current: Lepage
Lifts: Otis
Landscaped spaces: Art Dan

© Cécile Septet, pictures
COSA, drawings

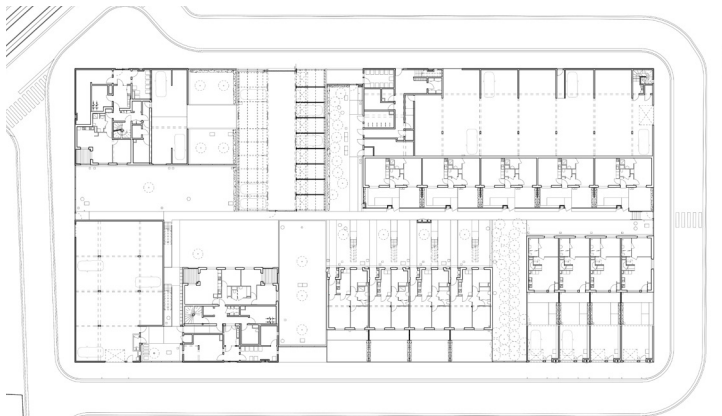
PLAN MASSE

- 1 Collective housing building on six storeys
 - 2 Semi-collective housing with individual entrances atop a parking structure, two storeys
 - 3 Semi-collective simplex and duplex housing with individual entrances, three storeys
 - 4 Houses, two storeys
 - 5 Semi-collective, stepped housing, three storeys
 - 6 Parking area
 - 7 Landscaped promenade
 - 8 Micro-forests
- Scale 1/2000 ☺



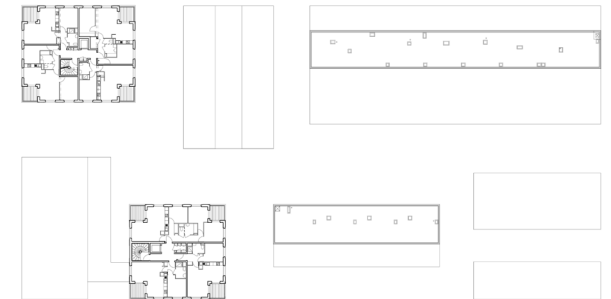
GROUND FLOOR PLAN

Scale 1/133 ☺



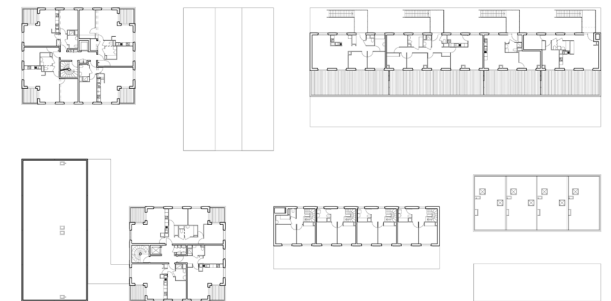
THIRD FLOOR PLAN

Scale 1/133 ☺



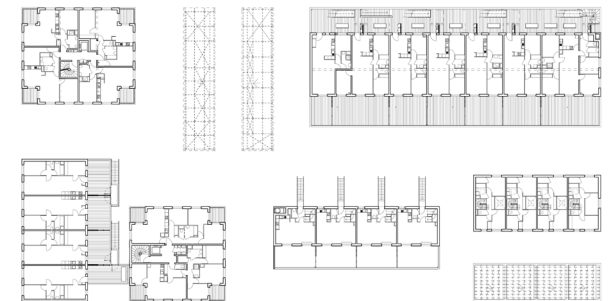
SECOND FLOOR PLAN

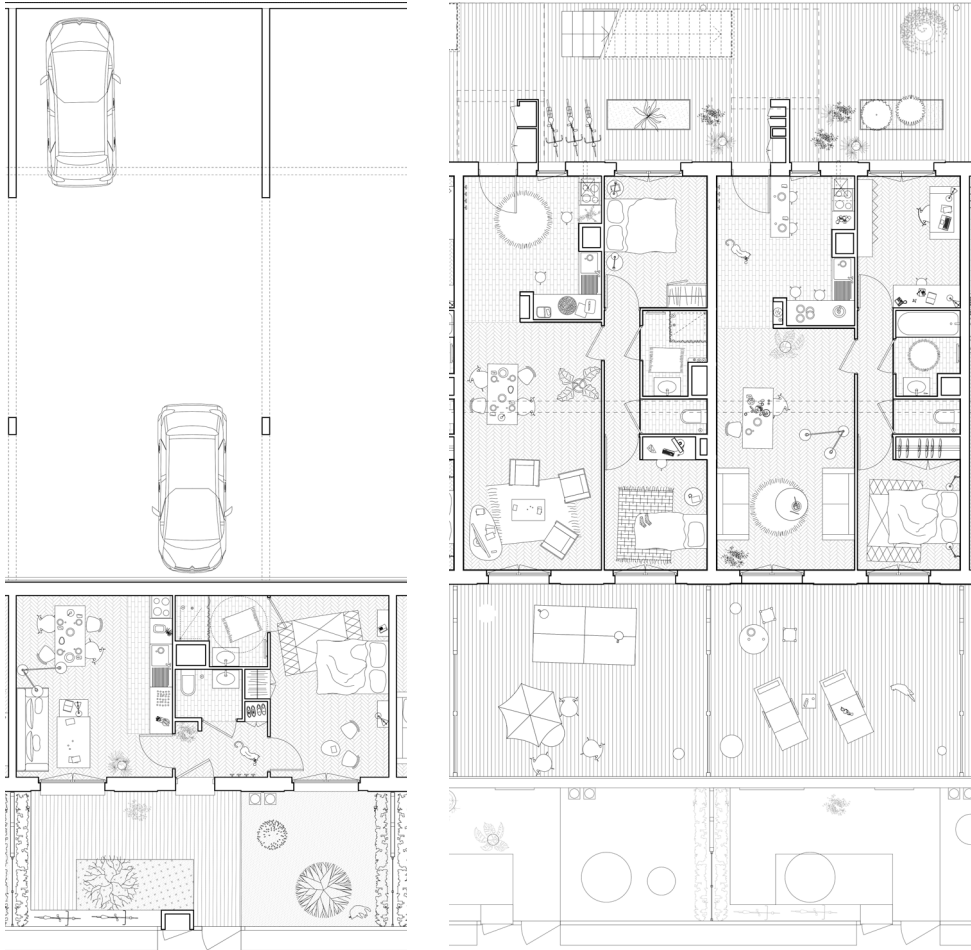
Scale 1/133 ☺



FIRST FLOOR PLAN

Scale 1/133 ☺

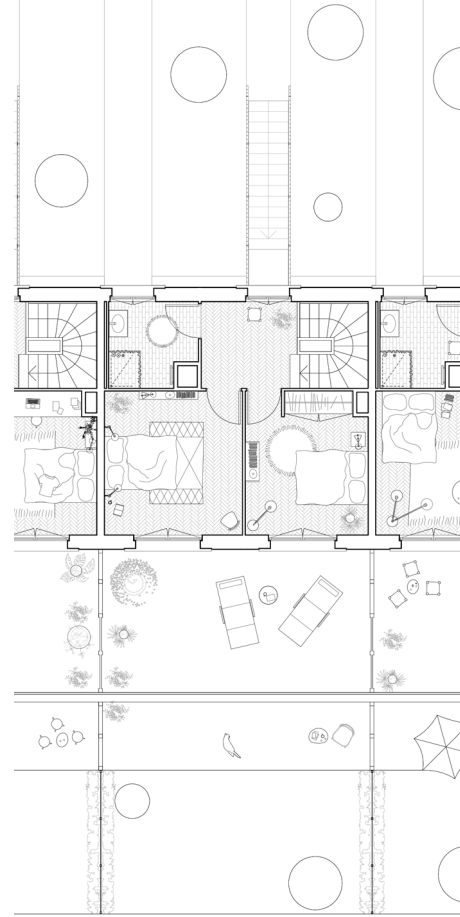
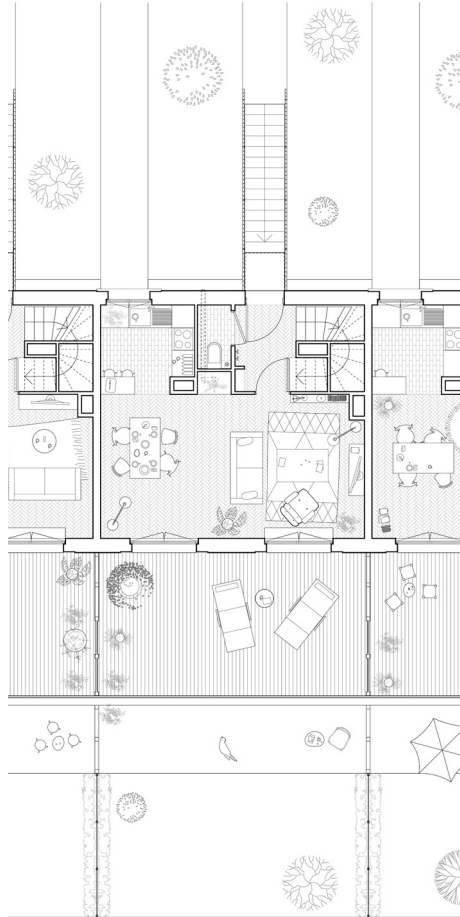




SEMI-COLLECTIVE, STEPPED HOUSING

Ground floor - First floor - Second floor

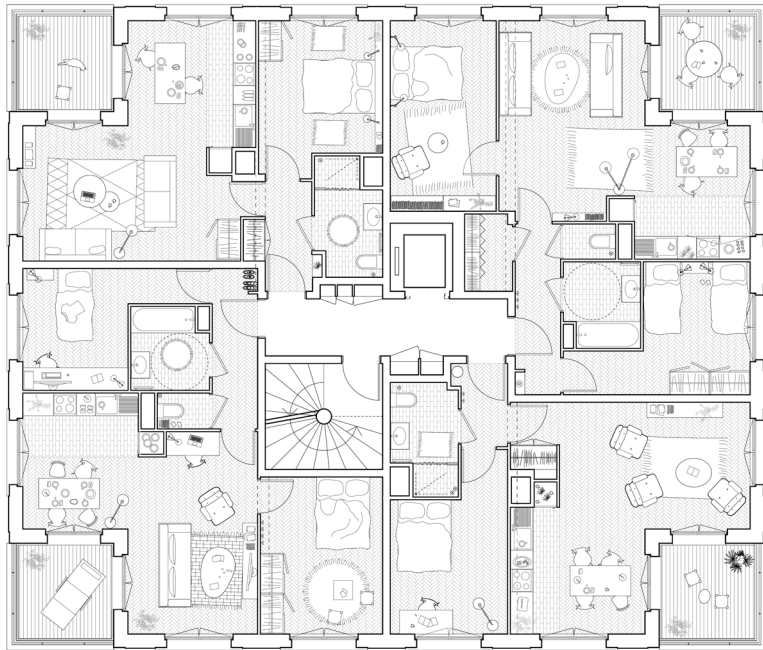
Scale 1/200



SEMI-COLLECTIVE SIMPLEX AND DUPLEX HOUSING WITH INDIVIDUAL ENTRANCES

Ground floor - First floor - Second floor

Scale 1/200 ☉



COLLECTIVE HOUSING

Typical floor

Scale 1/200 ☺

Les Perrières block



PICT-01, © Cecile Septet



PICT-02, © Cecile Septet



PICT-07, © Cecile Septet



PICT-08, © Cecile Septet



PICT-03, © Cecile Septet



PICT-04, © Cecile Septet



PICT-09, © Cecile Septet



PICT-10, © Cecile Septet



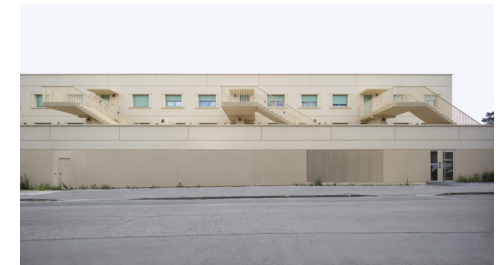
PICT-05, © Cecile Septet



PICT-06, © Cecile Septet

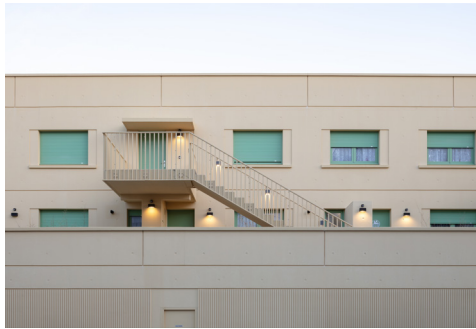


PICT-11, © Cecile Septet



PICT-12, © Cecile Septet

Les Perrières block



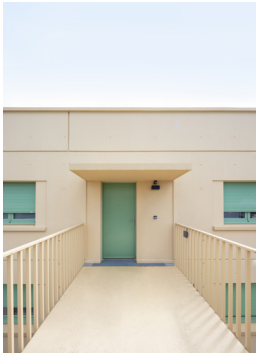
PICT-13, © Cecile Septet



PICT-14, © Cecile Septet



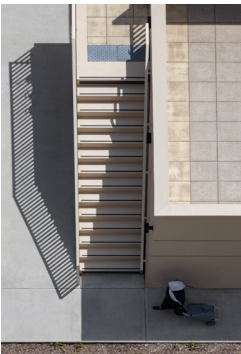
PICT-19, © Cecile Septet



PICT-15, © Cecile Septet



PICT-16, © Cecile Septet



PICT-17, © Cecile Septet



PICT-18, © Cecile Septet

CO

SA

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