CONSTRUCTION21

La Maladrerie

by Rémi Boscher / (1) 2017-04-14 17:43:16 / France / (2) 2141 / 🍽 FR



 Building Type : Other building

 Construction Year : 2012

 Delivery year : 2014

 Address 1 - street : Place du Martray 22450 LA ROCHE DERRIEN, France

 Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 554 m² Construction/refurbishment cost : 1 042 628 € Number of none : 60 none Cost/m2 : 1882 €/m²

Proposed by :



General information

The project aims to recreate and revitalize an old and abandoned part of the center-town thanks to the restructuring of an islet of 6.150 m² approximately. The project consisted of:

The rehabilitation of old premises housing the tourist information office, an artist's studio and the former hall of associations on the one hand, and shops (bakery and Coccimarket) on the other hand with the construction of rear shops in extension .

The construction of two multipurpose rooms, each with a capacity of 18 and 60 people,

The creation of a pedestrian plot in the heart of the island and a traversing path between the center and the surrounding neighborhoods /! \ The energy data given relate only to the construction of the 2 multifunctional rooms

Sustainable development approach of the project owner

The project was Laureate of the Eco-FAUR scheme (2011-2013) of the Brittany Region. The objective of the municipality was to partially rehabilitate the existing building in a quality heritage context, to densify the neighborhood through the construction of a trade and equipment, while creating high quality public spaces, partly vegetalized. These spaces are destined to become real intergenerational meeting places.

Architectural description

The project owner has confirmed his willingness to adapt the project to the rural identity of the borough: volumes, management of topography, materials adapted to the patrimonial character of the village (wood, stone) and linking to the more peripheral neighborhoods Modern buildings. Heritage : The project sought to integrate itself into the built heritage and to highlight the Porte du Martray thanks to a new pedestrian conexion. The choice of materials was made consistent with the identity of the town. The recovery of the walls was implemented with granite recovery. "The beams of the Maladrerie were made visible in the bakery making it possible to make the link with the half-timberings of the place of the Martray. Behind the islet, the more modern wood cladding makes the progressive link with the new quarters; It allows to have a continuity without shock "M. Ie Maire Large glazed areas, oriented south and west for the large multipurpose room, make it possible to optimize the passive solar contributions. The constructions incorporate a roof overhang in linear structure allowing a pedestrian traffic sheltered from the rain and avoiding the summer overheating. Land: Initially, the site was occupied by private car parks that consume space and constitute urban warts. The project allowed the densification of the village with the renovation of a building in R + 1 and the constructions: renting by individuals / companies, communal festivities, use by associations, multimedia space ... The pedestrian square created at the center of the project allows the organization of festivities in connection with these premises including Cultural, associative, commercial spaces and an artists' workshop with coffee, open to all. Continuous pedestrian continuity was created between the heart of the borough and the developing neighborhoods in the East.

Building users opinion

"We can make sustainable development in medieval cities", explains the Mayor, about the heritage integration process carried out with the architect of the Bâtiments de France.

The main challenge for the elected representatives was to ensure that the rural context and the identity of the municipality were properly taken into account in the project.

A consultation was implemented with the population via the municipal bulletin and public meetings. Future users have thus been involved in the APS (Preliminary Project Summary) and APD (Preliminary Definitive Project) phases.

Specific exchanges with the merchants made it possible to adapt the project according to the wish to install the bakery on the site (surfaces, layout). Public meetings are scheduled for the end of 2014 to measure user satisfaction.

If you had to do it again?

Success Factors: The project was successful thanks to the support and motivation of the municipal team. This motivation was reflected in an active search for funding by the municipality. The Côtes d'Armor CAUE supported the drafting of the specifications for the design team. Encountered difficulties : The elected representatives underline the importance of monitoring the correct translation in the technical documents of public procurement, particularly concerning the specifications relating to materials (wood, granite, etc.). The follow-up of the site must be anticipated from the design phase with a dialogue between the consulting firms and the project management. In financial terms, the study's scope of study, which included the rehabilitation of the multipurpose room dating from the 1960s, has been revised downwards, with the first figures not corresponding to the municipality's capacities.

See more details about this project

thtp://www.reseau-breton-batiment-durable.fr/retour_experience/rehabilitation-du-secteur-de-la-maladrerie
 thtp://abibois.com/amenagement-de-la-maladrerie.html

Stakeholders

Stakeholders

Function : Contractor Commune de la Roche Derrien

la.roche-derrien@wanadoo.fr

C https://www.larochederrien.fr/ Project management

Function : Construction Manager

Atelier du Lieu

Atelier.du.lieu@architectes.org

Landscape management

ATEC - Graine d'habitat

contact@grainedhabitat.fr

https://www.grainedhabitat.fr/

Thermal and structure studies

Function : Construction Manager Atelier Rubin Associés

projet@atelier-rubin-architectes.com

Subject mastery

Function : Other consultancy agency

Energy

Energy consumption

Primary energy need : 60,00 kWhep/m².an Primary energy need for standard building : 77,00 kWhep/m².an Calculation method : RT 2012 Breakdown for energy consumption : It is only the energy consumption of the cultural hall, a new building.

Real final energy consumption

Final Energy : 71,90 kWhef/m².an

Envelope performance

More information :

For the construction of the cultural hall -> The data presented are derived from the thermal study carried out in the APD phase

Wood frame (spruce or scots pine): external bracing wood fiber / wood wool between uprights / complement wood wool inside - 1.6 / 14/6 cm thick - U = 0, 199 W / m².K

Roof: insulated steel / cellulose wadding - 40 cm thick - U = 0,103 W / $m^2.K$

Low floor on sanitary space: joists and insulation intervals / compression slab / linoleum - 10/5 cm thick - U = 0,159 W / m².K

Joinery: Wood or aluminum double glazing with low emissivity and Argon blade (Ug = 1.1 W / m2.K)

Occultation: Interior: automated screening (30% occultation rate) Outdoor: fixed sun shade in Douglas fir

Renewables & systems

Systems

Heating system :

Heat pump

Hot water system :

• Individual electric boiler

Cooling system :

- No cooling system
- Ventilation system : • Single flow
 - 5
 - Double flow heat exchanger

No renewable energy systems

Environment

Urban environment

Land plot area : 6 150,00 m²

Built-up area : 9,00 %

The situation in the center of the village has given priority to the choice of the site, with the prospect of facilitating the gentle connections between the village center and its periphery by the opening of a through link. The project did not result in the creation of parking to encourage soft travel (mainly pedestrians). Town planning: The design work was based on the new PLU approved in 2012, on the ZPPAUP (demolition of corrugated sheet metal workshops and concrete structure described as "discordant elements" in the ZPPAUP) and the Patrimonial Planning Plan. This reflection was carried out in conjunction with the Architect of Buildings of France with regard to the labeling Petite Cité de Caractère which is in progress. The project participates in the urban renewal by inserting a new construction in a hollow tooth in center bourg. It aims to make the link from the borough to the new municipal subdivision as well as another hollow tooth development project under study. The mix of urban functions is important since the project combines: a tourism office, A workshop of craftsman, Shops (bakery and coccimarket), Multifunctional halls for associations, various communal activities, leases by companies and individuals, A public space friendly, secure and central.

Products

Product

Use of wood

Abibois

4 bis allée du bâtiment 35000 RENNES

C http://abibois.com/amenagement-de-la-maladrerie.html

Product category : Structural work / Structure - Masonry - Facade

The project owner has confirmed his willingness to adapt the project to the rural identity of the borough: volumes, management of topography, materials adapted to the patrimonial character of the village (wood, stone) and linking to the more peripheral neighborhoods Modern buildings.

Vertical structure: wood frame panel Exterior Lining: Clear Exterior joinery: wooden sunshade Interior carpentry: mezzanine wood, wooden door, wood flooring

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Costs

Construction and exploitation costs

Total cost of the building : 1 042 628 €

Health and comfort

Water management

A pedestrian plot of ground and stone with grass joints was created on a surface of 200 m². The surface of 75 m2 originally occupied by old garages and impermeable coatings was created using pavé with lawn joints.



The CCTP paint batch requires "the use of environmentally friendly maintenance products without release of volatile organic compounds (VOCs) is imperative" during the construction. Natural materials have been prescribed to help ensure good sanitary quality of indoor air: the ground floor of the cultural space is made of terracotta on the ground floor, linoleum and wooden floors have been laid in the Other spaces.

Comfort

Health & comfort : The CCTP paint batch requires "the use of environmentally friendly maintenance products without release of volatile organic compounds (VOCs) is imperative" during the construction. Natural materials have been prescribed to help ensure good sanitary quality of indoor air: the ground floor of the cultural space is made of terracotta on the ground floor, linoleum and wooden floors have been laid in the Other spaces.

Acoustic comfort : The nuisances between the premises have been limited: the two cultural halls are separated by the entrance hall as well as the technical rooms (boiler room and office) and the sanitary facilities. Acoustic ceilings were installed in the cultural halls. The buildings are structured around a central plot, thus reducing any nuisance generated by the inhabitants of the village.

Carbon

Life Cycle Analysis

Eco-design material: In order to limit the impacts linked to transport, the choice was made to retain local and ecological materials, particularly for granite and wood. Recycled granite was used as well as stabex (Vegeol binder for soft routing).

Contest



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