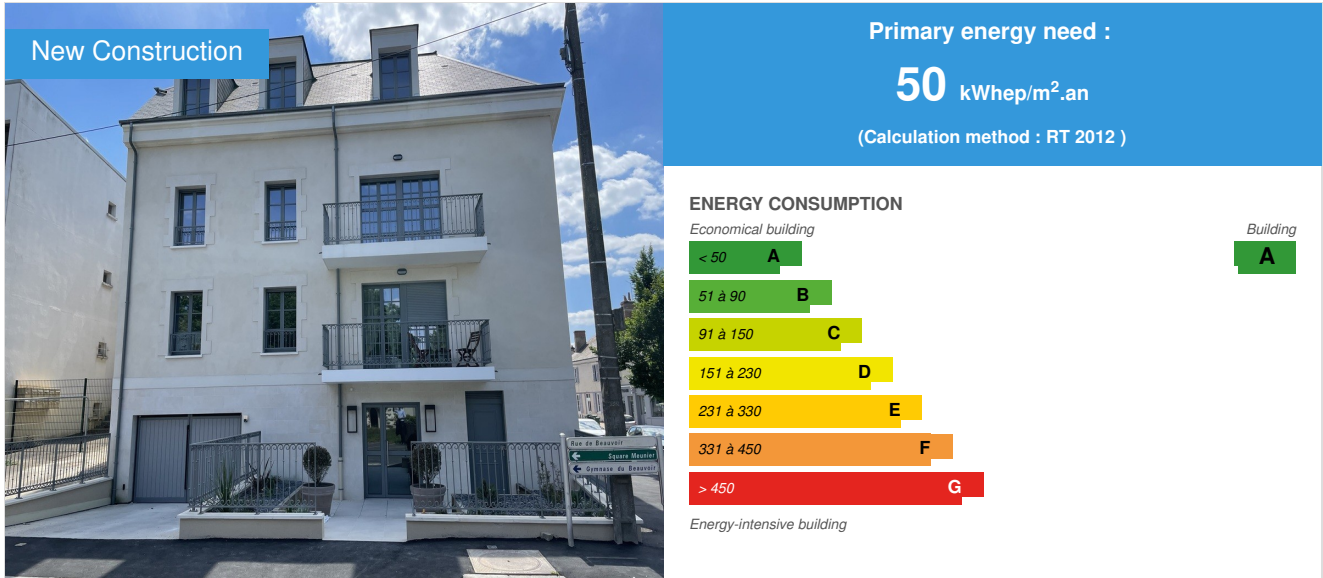


Residence "Parc Belles Rives"

by VALERIE BEAUJOUAN / 2022-11-10 00:00:00 / France / 847 / FR



Building Type : Collective housing < 50m
Construction Year : 2021
Delivery year : 2022
Address 1 - street : 15 Rue Marcel Belot 45160 OLIVET, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

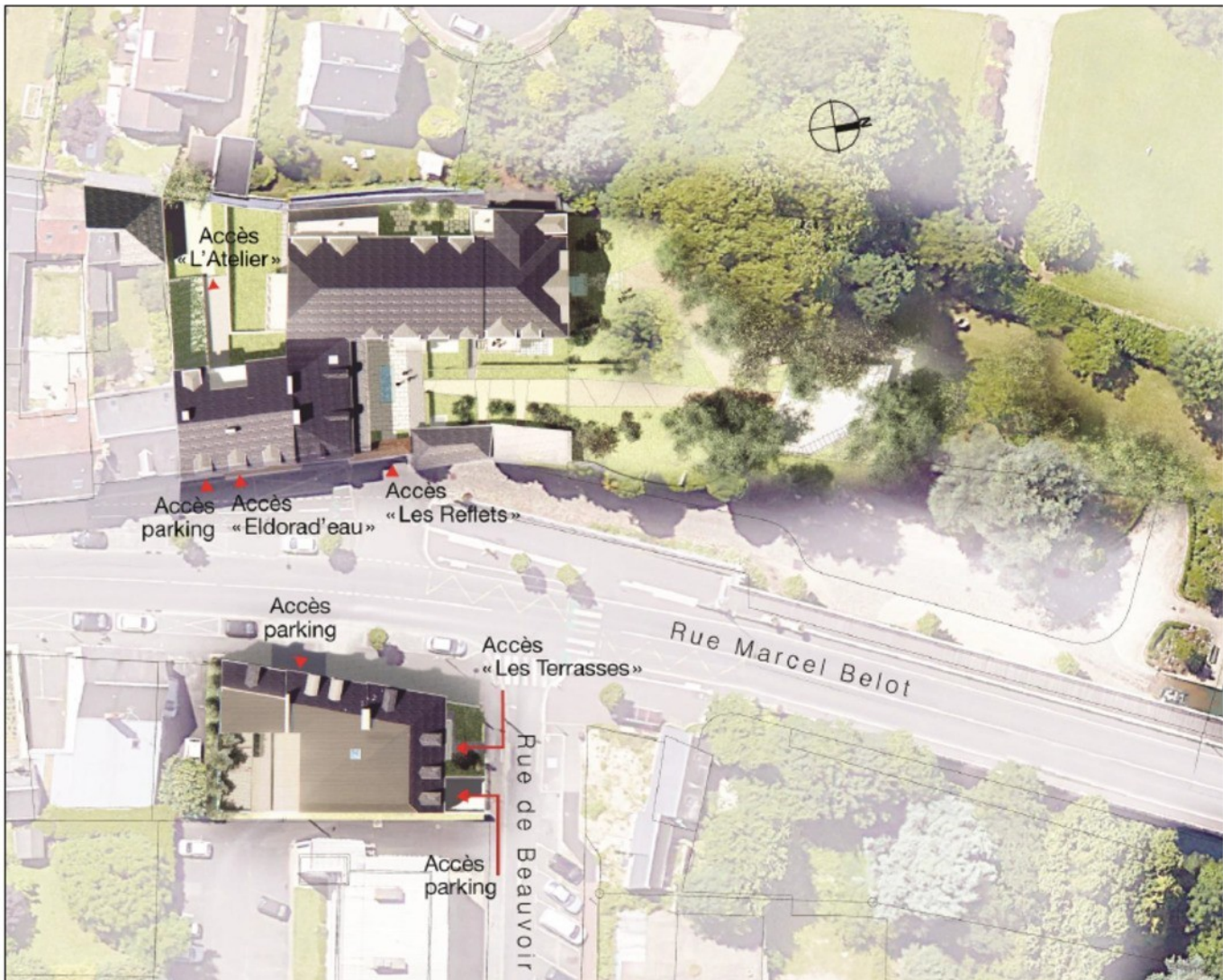
Net Floor Area : 1 437 m²
Construction/refurbishment cost : 4 174 695 €
Cost/m2 : 2905.15 €/m²

Proposed by :



General information

This mixed park is made up of 4 buildings on the banks of the Loiret. On one side, there is a rehabilitated building "L'Eldorad'eau" with 3 apartments and an activity room on the ground floor, a collective building with 9 apartments "Les Reflets" and a detached house "L'Atelier" (delivery in 2023). On the other side of the road, "Les Terrasses" also includes 9 accommodations (delivery in 2022).



Aerial plan of the site

The project is located on the former site of a guinguette, in a natural and peaceful setting, **in an area of protection of urban and landscape architectural heritage**. It is a pleasant residence, inserted into the surrounding nature thanks to its park planted with century-old plane trees and twisted with paths for walks and meeting spaces. It functions as a **comfortable and responsible micro-district**.

He won the General Public prize at the Pyramides d'Argent - a competition organized by the Federation of Centre-Val-de-Loire property developers, in partnership with GRDF.

Respecting local architectural heritage codes

Regional architectural traditions are reflected in these buildings, particularly in the choice of materials:

- Foundations in local stone (limestone from the Loire),
- Light colored coating,
- Stone moldings and terracotta bricks,
- Aluminum joinery (patinated zinc),
- Natural slate roofs.

Collective housing is low, arranged in "town houses", in a "village" style. The skylights and olive pediments are also typical.

In addition, in order to **perpetuate the historical imprint of the place**, the project management collaborated with the Architect of the Buildings of France. The facade of the old guinguette "LEldorado" could thus be preserved and rehabilitated.

Reducing the energy consumption of housing

The project is marked by a desire to design comfortable but energy-efficient housing.

The buildings **comply with RT2012** (french energy regulation), with an average of primary energy consumption of -10%. This gain is even 20.43% for Les Reflets and 21.30% for L'Atelier. However, the light contributions have been maximized, with bay windows that open onto the park.

The thermal insulation also makes it possible to limit losses. Beyond the insulation of the walls, the windows are equipped with double glazing with reinforced insulation and insulating wooden doors have been added. Motorized rolling shutters protect the most exposed openings.

Finally, the individual accommodation is equipped with **two modules of photovoltaic panels** . Each dwelling has an inverter with self-consumption and with injection of the surplus into the ERDF public distribution network.

Promoting soft mobility

The natural setting of the residence calls for **the promotion of soft modes of travel** .

Bike storage is available, along with charging points for electric bikes. The parking spaces for cars are concealed in the basement.

The complex offers **a countryside atmosphere in the city** , with the necessary services and numerous leisure activities being located just a few minutes' walk away.

Photo credit

Building Les Terrasses: Marine RODRIGUES DA SILVA

View of the Loiret: Thierry CALBA

Stakeholders

Contractor

Name : S.C.C.V OLIVET BERGES DU LOIRET - In Situ Promotion

Contact : Pauline VERCASSON (responsable de programmes) - pvercasson[a]insitu-promotion.fr / Eric Emmanuel RETTGEN (président) - eeretngen[a]insitu-promotion.fr / 01.81.72.17.87

Construction Manager

Name : Cabinet L'HEUDE & Associés

Contact : Daniel L'HEUDE / secretariat[a]lheude.com / 02.38.66.66.95

Stakeholders

Function : Other consultancy agency

ETE 45

BET Fluids / thermal study

Function : Others

Atelier Atlante

Vincent Brot

Landscaper

Function : Others

Jacques Loiseau Création

Jacques Loiseau

Decorator

Function : Others

Le Cèdre Immobilier

Commercialisation

Energy

Energy consumption

Primary energy need : 50,00 kWh/m².an

Calculation method : RT 2012

Breakdown for energy consumption :

Values expressed in kWh/m²(SRT)year.

Les Reflets: 58:

- Heating: 32
- DHW: 16
- Lighting: 4
- Auxiliaries: 6

L'Eldorad'eau: 83.1:

- Heating: 46.7
- Cooling: 0.9
- DHW: 13.9
- Lighting: 8.2
- Auxiliaries: 13.4

L'Atelier: 54.3:

- Heating: 43.3
- DHW: 12.8
- Lighting: 3.6
- Auxiliaries: 2.3
- Photovoltaic: -7.7

Les Terrasses: 34.2:

- Heating: 32.4
- Lighting: 1.8

Renewables & systems

Systems

Heating system :

- Individual gas boiler

Hot water system :

- Individual gas boiler

Cooling system :

- No cooling system

Ventilation system :

- Humidity sensitive Air Handling Unit (Hygro B)

Renewable systems :

- Solar photovoltaic

Other information on HVAC :

Only the activity room has a cooling system, provided by a fan coil.

The detached house has 2 modules of photovoltaic panels, for a production of 7.7 kWh/m²(SRT)year.

Environment

Urban environment

Land plot area : 3 234,00 m²

Built-up area : 60,00 %

Green space : 1 655,73

The Parc des Belles Rives is located on the banks of the Loiret, at the start of the town. The site is well connected to the city center. Olivet is the 3rd most important town in the department and is part of the Orléans Métropole project. It is therefore dynamic, while keeping a village character and a human scale.

Shops, leisure and schools are within walking distance of homes. Several parks and cultural and heritage sites are also nearby.

Products

Date Export : 20230403153944