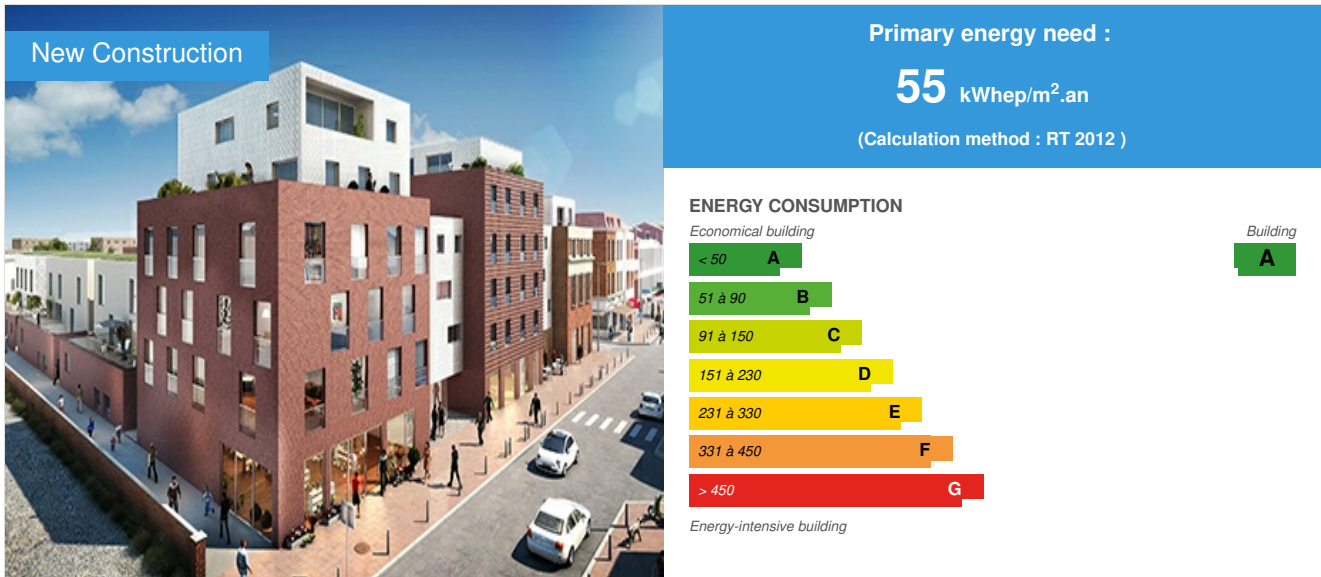


## Covent Garden

by Rodolphe Deborre / 2017-05-11 11:14:23 / France / 9245 / FR



**Building Type** : Collective housing < 50m  
**Construction Year** : 2016  
**Delivery year** : 2017  
**Address 1 - street** : 396 rue Gambetta 59000 LILLE, France  
**Climate zone** : [Cfb] Marine Mild Winter, warm summer, no dry season.

**Net Floor Area** : 5 m<sup>2</sup>  
**Construction/refurbishment cost** : 8 000 000 €  
**Number of Dwelling** : 77 Dwelling  
**Cost/m<sup>2</sup>** : 1600000 €/m<sup>2</sup>

Proposed by :



**Robot Dutilleul Construction**

### General information

Covent Garden consists of several small residences in the historic center of Lille. These residences develop generous and spacious apartments, duplexes, and also houses on the roof.

### Sustainable development approach of the project owner

Nacarat has systematized eco-design on all its achievements since 2012. The idea is to maximize the performance of sustainable development, to service on territory, as much as possible. For Covent Garden, the idea was, once again not customary, more about the intrinsic quality of the site rather than the technical performance "engineering". Sustainable development innovations, in addition to mandatory RT2012, focused on biodiversity shelter, in partnership with the LPO Nord, with the creation of specific nest boxes and also accessibility with vivalib housing for the social donor.

### Architectural description

Based on the analyzes of the program and the context, while adapting itself to the discourses of the current problems of living together, the presented project breaks down into bands, directly induced morphology of the site's history and the street. Indeed, according to the Napoleonic cadastre of 1881, a parcellary in strip was already drawn perpendicularly to the street Leon Gambetta. This typical morphology of the site is revealed by the five bands composing the site: three built bands are implanted and sequenced by two new breakthroughs created from the rue Léon Gambetta. The first is a pedestrian alley, which promotes penetration into the site, leading further into the island, to the gym at the back of the stage. The second, located between the building at the corner of Gambetta / Antin streets and the central strip, is visual: from Gambetta street, you can see the white birch garden in the heart of the site. 77 dwellings make up these bands, including 12 intermediate dwellings, 54 collective dwellings and 11 collective dwellings in the rehabilitated building at the corner of Gambetta / Antin streets. Business premises are located on the ground floor of rue Léon Gambetta, along the street. The site then becomes a link in the commercial chain. Transverse porosities are proposed in rue d'Antin and rue de la Tranquillité towards the interior of the islet. This porous character favors the appropriation of the site by the local residents. The project was also designed to reveal these bands from the rue Léon Gambetta. The proposal builds on and reinforces the character of the street and resumes the alternation of materials and colors of the latter. The use of three different brick assemblages reveal the built-up bands: elongated bricks, tight joints; 3D bricks; Brick of the building at the corner of the Rue d'Antin. To reveal these volumes, another materiality is introduced. White perforated metal panels connect the buildings. As a nod to the emblematic building of the district, the perforations take again the brick patterns that can be seen on the market halls of Wazemmes.

## If you had to do it again?

This is done with the neighbor brother program: Camden Garden <http://corporate.nacarat.com/fr/corporate/presentation/actualites/detailactu/75/a-lille-dans-le-quartier-de-wazemmes-nacarat-lance-camden-garden.html>

## See more details about this project

<https://youtu.be/OZMjIAmLqE>

## Stakeholders

### Stakeholders

Function : Developer

Nacarat

Thomas Gasowsky

<http://www.nacarat.com/>  
sponsor

Function : Designer

De Alzua +

Vanessa Barrois

<http://www.dealzua.com>

Function : Company

Rabot Dutilleul Construction

Rodrigue Lecaillet

<http://www.rabotdutilleulconstruction.com/>  
<https://youtu.be/7fUEuzhMVBA>

Function : Others

LPO Nord

Yves Barnabé

<http://lponord.overblog.com/>  
Biodiversity Expertise

Function : Others

Briquetterie du Nord

Contact commercial

<http://www.bdn.fr/>  
Manufacture of bricks with specific insect nest boxes

Function : Others

Piks Design

Sylvain Taillard

<http://www.piksdesign.com/>  
Design of the brick "bugs shelters"

Function : Other consultancy agency

Vivalib

Muriel Dunoyer

<http://vivalib.com/>

Development of senior living accommodation for social partner LMH

Function : Environmental consultancy

Lille Métropole Habitat

Contact commercial

<http://www.lmh.fr/accueil-general/>

Social landlord

## Contracting method

Off-plan

## Energy

### Energy consumption

Primary energy need : 55,00 kWhep/m<sup>2</sup>.an

Primary energy need for standard building : 72,00 kWhep/m<sup>2</sup>.an

Calculation method : RT 2012

Breakdown for energy consumption : Heating: 19,3 DHW: 25.9 Auxiliaries: 5.6 Lighting: 4.6

### Envelope performance

Envelope U-Value : 0,33 W.m<sup>-2</sup>.K<sup>-1</sup>

Indicator : I4

Air Tightness Value : 1,00

### More information

Calculated on the BatB, the largest buildings of the operation and characteristic of the residence.

## Renewables & systems

### Systems

Heating system :

- Urban network

Hot water system :

- Urban network

Cooling system :

- No cooling system

Ventilation system :

- Humidity sensitive Air Handling Unit (Hygro B)

Renewable systems :

- No renewable energy systems

## Environment

## Urban environment

Land plot area : 4 500,00 m<sup>2</sup>

Built-up area : 70,00 %

Green space : 1 000,00

City center of Lille

## Products

### Product

Brick Nichoir

Briqueteries du Nord

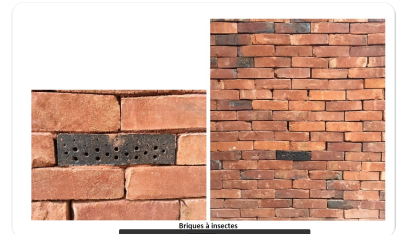
Resp commercial

<http://www.bdn.fr/>

**Product category :** Table 'c21\_china.innov\_category' doesn't exist SELECT one.innov\_category AS current,two.innov\_category AS parentFROM innov\_category AS oneINNER JOIN innov\_category AS two ON one.parent\_id = two.idWHERE one.state=1AND one.id = '6'

Specific insect nest box invented by the design agency Piks Design, developed for Covent Garden with De Alzua + for architectural insertion, and the Bird Protection League for biodiversity performance.

Inevitably favorable since done in consultation with ecologist(LPO), architect and promoter



## Costs

### Construction and exploitation costs

Cost of studies : 900 000 €

Total cost of the building : 9 150 000 €

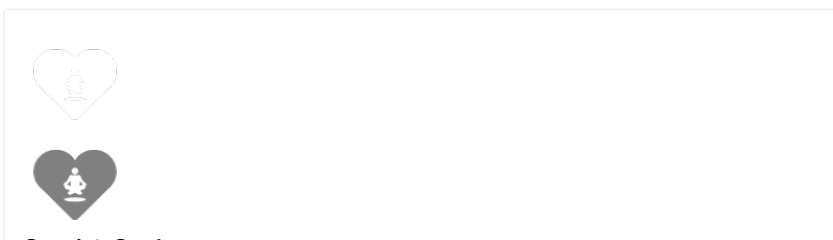
## Health and comfort

### Comfort

**Health & comfort :** Health = triple well-being: health, psychological and social. We believe that the project is more efficient than the average on the psy and social plans given respectively the awareness Nature in town invented for the project with the LPO and with the location such convivial.

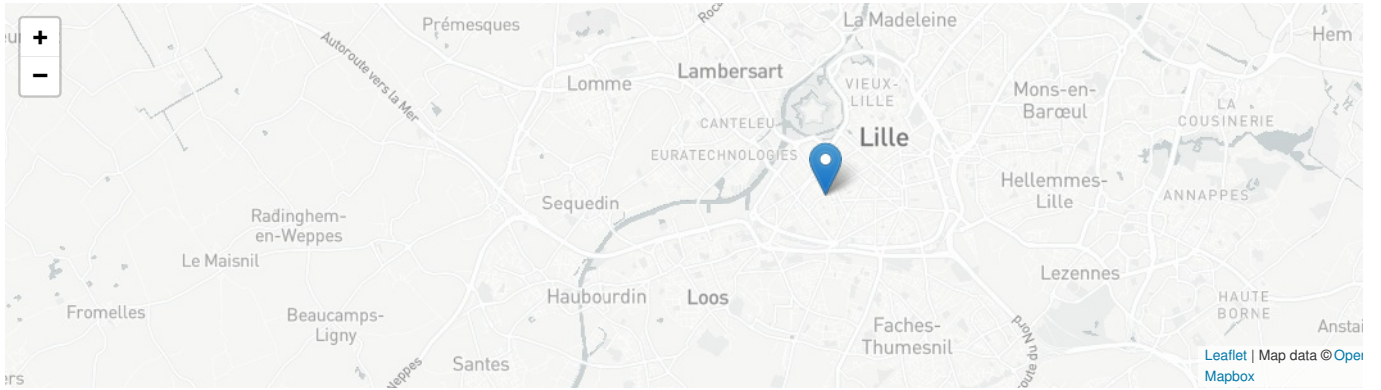
## Contest

### Building candidate in the category





Coup de Cœur des Internautes



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