


Rennes inhabited wall

by Cyril QUINTI / 2022-07-04 00:00:00 / France / 704 / FR



Primary energy need :
kWhep/m².an
(Calculation method :)

ENERGY CONSUMPTION

Consumption Range (kWhep/m ² .an)	Energy Class
< 50	A
51 à 90	B
91 à 150	C
151 à 230	D
231 à 330	E
331 à 450	F
> 450	G

Economical building (Classes A-D) | *Building* (Classes E-G) | *Energy-intensive building* (Class G)

Building Type : Other building
Construction Year : 2018
Delivery year : 2019
Address 1 - street : 3 Rue Gisèle Freund, ZAC Claude BERNARD/Alexandre DUVAL 35000 RENNES, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 180 m² Autre type de surface nette
Construction/refurbishment cost : 1 200 000 €
Cost/m2 : 6666.67 €/m²

General information

Case study proposed and written by Cyril Quinti as part of his Bachelor's degree in Real Estate Management at the Ecole Supérieure des Professions Immobilières (ESPI) in Marseille .

The Inhabited Wall is a **sustainable project** for several reasons. Let us already mention the choice of building materials: wood in very large part. We find a **modular wooden structure** , forming the acoustic wall that runs along the SNCF track. On the street side, we find a multitude of dynamic surfaces intended for workshops and premises for young designers. The entire structure also includes other materials (glass panels or cement on the railway side) but also a lot of **open spaces on the greenery** .

Also, this work is traversed by a network of footbridges and balconies which ensure connections between the district and the banks of the Vilaine. It constitutes "the background" of the Ateliers du Vent, a cultural collective invigorating and popularizing the new culture of this former industrial district abandoned by factories and replaced by centers of cultural activity.

This project is a good example of sustainable construction because **its primary purpose was to protect a neighborhood from noise**, but the creators went further by giving meaning and identity to the work. Thus, new **challenges and urban and civic functions** emerge, giving a significant attractiveness to the new district.

Building users opinion

Of the 8 craftsmen occupying the premises, all are really delighted to be present in the wall. It should also be noted that these craftsmen benefit, in addition to the

180 m² of surface area dedicated to their business premises, from 790 m² of VRD (Roads and utilities), representing the various pedestrian paths at the bottom of the structure but also on its roof.

Add to that, the 700 m² of acoustic screen present on the Wall and you get a place conducive to walks and the discovery of the various craft activities present.

If you had to do it again?

A new project inspired by the Inhabited Wall will soon see the light of day a few steps from rue Gisèle Freund. Indeed, a construction project concerning the construction of housing but also a new inhabited wall is planned by 2025. This project is based on the principles of the Positive Energy and Carbon Reduction label reference system.

See more details about this project

<https://lebunetel-architectes.com/?q=en/node/146>

Photo credit

Lebunetel Architects

Stakeholders

Contractor

Name : Territoire Rennes

Contact : 02 99 35 15 15

<https://www.territoires-rennes.fr/>

Construction Manager

Name : Nicolas Lebunetel (architecte-urbaniste)

Contact : 04 67 13 81 20

<https://lebunetel-architectes.com/>

Stakeholders

Function : Designer

LE PRIOL Architecte associé

02 23 20 02 98

<https://www.atelierlepriolarchitectes.com>

Function : Company

UNIVERS Paysagistes

02 99 63 64 66

<https://agenceunivers.fr>

Exterior landscaping

Function : Company

ECL Studio Concepteur Lumière

06 51 01 94 97

<http://www.ecl-studio.com/>

Function : Structures calculist

Acoustibel

09 62 12 33 92

<https://acoustibel.site-solocal.com/>

Function : Structures calculist

Alteabois

04 67 59 57 69

<https://www.alteabois.com/contact/>

Contracting method

Public Private Partnership

Energy

More information

The inhabited wall being initially a work intended to reduce the noise caused by the railway, the premises located on the ground floor are therefore not subject to a DPE. It is for this reason that we cannot provide energy consumption for this building.

Renewables & systems

Systems

Heating system :

- Electric radiator

Hot water system :

- Individual electric boiler

Cooling system :

- No cooling system

Ventilation system :

- Double flow

Renewable systems :

- No renewable energy systems

Other information on HVAC :

This project having been an initiative of public institutions in Rennes, the budget had to be subject to various restrictions. Thus, the choice of HVAC equipment was limited to this type of installation due to a lack of funding.

Environment

Urban environment

This building, inspired by inhabited Italian bridges, was designed to become the catalyst for an entire district, where users can come for a walk and meet new people, but also discoveries such as the observation point located on the roof or even the various creative craftsmen working in the Wall.

This innovative work, until now the only wall of this type in France, has been able to convince and create emulators since a second wall of the same type is under construction further in the same district. Thus, the ZAC Bernard - Duval is in the process of becoming a place of architectural but also social innovation. Served by transport lines A and B, it could well attract a population in search of renewal, concerned about climate issues and seeking to take advantage of the many green spaces then absent from this area.

This is how the city of Rennes was awarded, on November 16, 2021, the Urban Challenge prize, public spaces category, awarded on the occasion of the Urban Projects Forum.





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