

Grand Parilly district

by Candice Raelison / 2021-03-23 00:00:00 / France / 6558 / FR



Address 1 - street : Rue Simone Veil 69200 VÉNISSIEUX, France

Population : 2 000 hab

Number of jobs : 2 300 emplois

Starting year of the project : 2009

Delivery year of the project : 2025



20 ha



450 000 000 €

Certifications :

BREEAM®

ID CARD

Grand Parilly was born on 20 hectares of agricultural land: enclosed between a ring road, an area dedicated to industry and areas of various activities, but located at the meeting point of Lyon and Vénissieux. The challenge of this renewal and this extension is great: to link the two municipalities by imagining the future and the metamorphosis of the entire sector on either side of Boulevard Laurent Bonnevey for the next 20 years. The issue is to realize a new piece of city by demonstrating the possibility of bringing to life an urban district which mixes the habitat with the tertiary one. This while integrating two major brands such as Ikea and Leroy Merlin, and the various criteria of a sustainable territory with the primary objective of designing a "comfortable" neighborhood, in connection with the city and the landscape.

This is a private initiative development project of general interest led by Lionheart (a subsidiary of Immobilière Leroy Merlin), supported by the Métropole of Lyon and the City of Vénissieux. The global approach is new and also has the particularity of being included in the challenges of the Territorial Coherence Scheme (SCOT). Founding a united multipolarity on the development of identity and cultural values is an integral part of the reflection. The latter also proposes to rethink urban practices.

Grand Parilly is first and foremost the desire to show a responsible and proactive commitment. Between economic, social and environmental values, the district is part of a dynamic of sustainable urban development. The way of living on the site having become a major concern, each space is designed to promote the well-being of its users. Work on a pedestrian scale also counterbalances that of buildings with places that we share, and shows a permeability between public and private spheres, both visual and functional.

The uses are multiple: we work there, we live there, we walk there. Friendliness is essential for a lively neighborhood life, just as much as the tranquility of residential spaces to feel good at home. The spirit of the site is then based on a subtle and peaceful balance between the uses of the city and the softness of the plant, a meeting point between urbanity and quality of life. A wooded furrow as a backbone, shared services to meet each other, spaces usually little invested in innovating ways of living together, development and access to soft modes of transport to link up with different neighborhoods ...

A combination of elements designed for a welcoming, connected and comfortable Grand Parilly!

Programme

- Housing
- Offices
- Businesses and services
- Public facilities and infrastructure
- Public spaces
- Green spaces
- Others

Project progress

- Delivery phase

Procedure type

- Urban développement permit
-
-

Key points

- Quality of life
- Economic development
- Mobility

Certifications

- BREEAM for communities

Data reliability

Self-declared

Photo credit

Outlook: © Philippe Martyniak

Photos and plans: © Atelier Thierry Roche & Associés

TERRITORY

Type of territory

Originally called Le Puisoz, Grand Parilly is basically a vast 20 hectare field located in the town of Vénissieux, bordering the eighth arrondissement of Lyon. In more than 100 years, this site has seen many project proposals that have failed.

Its image then deteriorated over time: unloved, poorly known because located on the outskirts of the city center and separated from it by a large boulevard (Laurent Bonnevey ring road), Le Puisoz nevertheless has a strategic character. It remains today the largest virgin land in the metropolis served by the metro and the tramway to go directly to the heart of Lyon.

In direct proximity and always, it is as if other worlds were developing in parallel without dialoguing with each other. On the one hand, there is an urban fabric made up of townhouses with equipment necessary for the management of family life such as schools and equipment like gymnasiums, then a few disparate businesses. On the other hand, a business park focused on industry is evolving: USIN Lyon Parilly. Elsewhere, a shopping center has been set up whose attendance is drained by a Carrefour supermarket. Finally and 1 kilometer away, the immense Parc de Parilly represents the largest green lung in Venice.

In this heterogeneous context, Le Puisoz is approached as a fully-fledged piece of town structuring for Vénissieux, capable of playing the role of urban staple so

that through it sites are recomposed together while respecting its identity.

In the past, Vénissieux was successively an agricultural land to feed the inhabitants of the city center. With the industrial revolution, it then became an economic nourishing land: many large groups are still active in the town (Bosch, Renault Trucks, Aldes, etc.).

From there was born a culture of solidarity which is found in the urban composition: forms of habitat (Cité Berliet for example), importance of plants, places of social and economic life. It is therefore in this spirit that Grand Parilly is initiated to design the development of Vénissieux. Project of general interest of private initiative, the development undertaken is an approach of territorial rebalancing and solidarity multipolarity carrying historical identity and cultural values.

It is first of all a question of reducing the divide imposed by the ring road, anticipating its possible transformation into a peaceful urban boulevard and connecting the district to Lyon: Vénissieux thus requalifying its entrance to the city. The desire is also to create a real place of life, imbued with vitality and diversity, the driving forces of attractiveness are two major brands of the habitat that are Ikea and Leroy Merlin. In this atypical urban change, the offer of territory, built around a green furrow, the backbone of the whole, is diversified directly on the site to meet the needs of urban uses thanks to the integration of housing (home , rental, social, private, etc.), offices, services, restaurants, hotels, intergenerational residences, generous green public spaces ... Here, perpetual diversity translates a Grand Parilly which does not stop living after the closing of stores. It is not a question either of shifting flows towards the periphery by installing shops there: on the contrary, it is the commercial offer which is closer to the heart of the city. create a lively, fertile district, anchored in its soil, and not just another peripheral zone.

Climate zone

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

More info

<https://www.grandparilly.fr/le-projet/lambition/>

<https://www.grandlyon.com/actions/venissieux-grand-parilly.html>

<https://www.ville-venissieux.fr/Developpement-de-la-ville/Projets/Grands-projets/Grand-Parilly>

KEY FIGURES

Built surface on natural or agricultural spaces

Built surface on natural or agricultural spaces : 20,00 ha

Green areas, roofs included

Green areas, roofs included : 57 687 m²

Public spaces area

Public spaces area : 60 000 m²

Office floor area

Office floor area : 23 000 m²

Commercial floor area

Commercial floor area : 64 000 m²

Public facilities floor area

Public facilities floor area : 25 000 m²

Housing floor area

Housing floor area : 43 000 m²

Number of residential units

Number of residential units : 1 000

Number of social housing units

Number of social housing units : 250

Amount of the investment taken in charge by the local authorities

Amount of the investment taken in charge by the local authorities : 15 000 000 € HT

Project holder

Name : Lionheart (subsidiary of L'Immobilière Leroy Merlin): Developer

Type : Private company

General description :

Lionheart SAS, developer of Grand Parilly represented in the person of Thierry Darmangeat, is a subsidiary of Immobilière Leroy Merlin responsible for acquiring land on behalf of the retail chain dedicated to housing.

Project management

Description :

The project is based on the concepts inherent in the recurring concepts of sustainable development and eco-district: environmental preservation, social prosperity and economic development. Anchored in the Lyon metropolitan area, the project aims to be at the forefront of the sustainable development that takes place there.

The principle of governance, regularly added to the three previous pillars, is reflected here through the upstream integration of local public authorities in the pre-project approaches.

From an environmental standpoint, it is through iterative work between designers and project owners, between architects, landscapers, BET and environmentalists, that the major challenges facing development have been studied, and this resulted in the orientations adopted.

From a more technical point of view, the management of Grand Parilly includes a development concession with the actors of the city of Vénissieux and the metropolis of Lyon, in addition to a development permit within the framework of a Urban Partnership Project (PUP). For a more concrete approach to the work carried out by the team, here are the precise steps included in the definition and implementation of the project:

- Development of a master plan
- Sketch phase
- Realization of the Detailed Preliminary Project (APS)
- Modification of the Local Urban Planning Plan (PLU), then by extension of the Local Urban Planning and Housing Plan (PLU-H)
- Submission of the Planning Permit as part of an Urban Partnership Project (PUP)
- Contractualization of the Development Concession
- Formalization of a Book of Architectural, Urban, Landscape and Environmental Prescriptions (CPAUPE)
- Organization and launch of a consultation of architects for all the lots, including for Ikea and Leroy Merlin

Project stakeholders

D2P: AMO Developer

Function : Assistance to the contracting authority

Operation of the operation: general management of the project, general assistance to the Client of an administrative, financial, legal and technical nature

Bruno RIBARDIERE : contact@d2pconseil.com - 04 78 63 60 40

<https://d2pconseil.com/Realisations-6/-Assistance-maitrise-d-ouvrage-amenagement-24/Le-Puisoz-27.html>

Atelier Thierry Roche & Associés: Chief architect

Function : Urbanism agency

Chief architect

Sébastien LEPOIRE : atelier@atelierthierryroche.fr - 04 78 34 02 56

Construction21 company page :



Atelier Thierry Roche & Associés
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http://www.atelierthierryroche.fr/fr/projets/urbanisme-grand-parilly-venissieux-69-france_f150.html

in situ: Paysagiste

Function : Other

Landscaper

Anne ROMETINNO : a.romettino@in-situ.fr - 04 72 07 06 24

Construction21 company page :

<https://www.in-situ.fr/#/fr/projets/renouvellement-urbain/le-puisoz>

City of Vénissieux

Function : Other

Strategic partner in the development of the development project alongside Lionheart, appointed as Project Manager

Sylvain GALDEANO : contact[a]ville-venissieux.fr - 04 72 21 44 44

Construction21 company page :

<https://www.ville-venissieux.fr/Developpement-de-la-ville/Projets/Grands-projets/Grand-Parilly>

Greater Lyon The Metropolis

Function : Other

Strategic partner in the development of the development project alongside Lionheart, appointed as Project Manager

Cécile SACCO : contact[a]grandlyon.com - 04 78 63 40 40

<https://www.grandlyon.com/actions/venissieux-grand-parilly.html>

Soberco Environnement: Environmental design office

Function : Environmental consultancy agency

Environmental study office in charge of studying the environmental impact of the planning and accessibility of Grand Parilly

Fabrice VULLION - etude[a]soberco-environnement.fr - 04 78 51 93 88

Construction21 company page :

SOTREC: VRD design office

Function : Technical consultancy agency

BE VRD

Pierre Aimé FAISAN : sotrec69[a]sotrec.fr - 04 37 23 06 85

Construction21 company page :

QUALITY OF LIFE

Quality of life / density

Developed to give priority to pedestrians and soft modes of transportation as well as to the landscape, Grand Parilly includes 6 hectares, or 1/3 of the site, dedicated to public spaces. They are organized into three poles that punctuate the whole, offering places of enjoyment for all.

A central green groove

A backbone that structures the neighborhood along its entire length, a promenade stretches from east to west. Reinforcing the green identity of the program, this landscape framework is planted with trees on each side so that a generous canopy can be created. This large wooded groove also questions the relationship to the dense city by providing a real feeling of breathing and perception of the horizon. It is also reinforced by a large planted valley dissociating pedestrian routes from those reserved for sustainable travel alternatives (bicycles, scooters, rollerblades, skates, etc.), other than the car or motorized two-wheelers. You can walk, play, and move around in the course of your journey...

The square

At the heart of Grand Parilly, a large square, designed as a vast urban clearing and a "Place des Pas Perdus" that can be crossed in all directions, marks the composition. Partly planted on a shimmering concrete floor that highlights nature, it lives to the rhythm of the users who rest there or cross it to reach the stores, offices or even the cafés/breweries installed in the background, to the north. A visual, active, commercial and urban breathing space in the heart of the district, the forecourt has also been imagined as the scene of various events (exhibitions, thematic markets, etc.) which would reinforce the values of conviviality and the pleasure of living. Here, the transparent facades of Ikea and Leroy Merlin respond to each other in such a way that they interact with the central square. The animation of the forecourt is thus played out both on the outside of the building and on the inside.

Amenity space

All along the promenade, other places of relaxation marked by biodiversity blend together and punctuate the stroll to promote visual pleasure and the well-being of residents, employees, customers or people passing through. At the western entrance in particular, a tiered garden balances the vehicle access to Grand Parilly by affirming the pedestrian identity of the site and its openness to the city. It forms an urban link with the Grand Clément square and the surrounding residential area. To the east, a vast sunken meadow conducive to multiple uses, offers the open space of a green carpet in contact with the housing, shaded by some beautiful trees and punctuated by some flowering meadow seedlings. On the side of the space reserved for housing, covering the southern line of the green furrow, transverse residential streets draw a more intimate urban landscape, and allow seams with the bordering urban fabric. The heart of the block, planted with fruit trees, creates a domestic atmosphere, which enriches the plant palette of the neighborhood. Elsewhere, seats and playgrounds complete this benevolent living environment to meet all the needs of a neighborhood as diverse as Grand Parilly.

Focus on the northern edge

In addition to these 3 poles, it is essential to note that a border surrounds Grand Parilly to the north. This tree-lined border is designed as the first element of what could constitute a larger whole, a wooded continuity (dense plantations of conifers) in the extension of the Parc de Parilly: by taking over the multiple abandoned areas of the Laurent Bonnevey ring road, it constitutes a true ecological continuity and creates a quality landscape along this expressway, pending its transformation into a future urban boulevard.

Plants from the ground to the roof

The roofs of the signs constitute a particular challenge in this project. They cover considerable areas (more than 40,000m²) and offer great views from the neighboring buildings. They are therefore an integral part of the overall project: designed both as a "5th façade" and as a means of reinforcing the landscaped and sustainable character of the district.

They will therefore be entirely planted (except for possible pathways, accessible terraces and small technical elements), but will not be a simple surface uniformly covered with plantations: they are envisaged as a real landscape project, structured and integrated into the coherence of the overall plan.

Culture and heritage

The expression of Venissian culture can be read directly through the development and programming of Grand Parilly.

Formerly nourishing agricultural land of the city center then economic nourishing land via a strong presence of industry, Vénissieux has long communicated with the urban heart by developing by extension, an identity based on the solidarity of the territories. Note also that the town has since a strong associative dynamic.

The urban composition bears witness to this history which is reflected in the forms of habitat, the importance of plants, the places of social and economic life ... These are all elements that were taken into account in the creation of Grand Parilly in order to fit it into the identity and urban innovation logic of the town.

The integration of public spaces rich in nature responds directly to the green lung that is the Parilly park located 1 kilometer away. The building offer, which is based on offices, a business park and shops, reinforces Vénissieux's image as an economic engine. The accommodation, which will welcome residents in an intergenerational atmosphere (students, seniors, families), feeds this desire to create diversity and solidarity at the heart of this new district.

Despite the divide between the center of the agglomeration and Puisoz, which widened with the appearance of the ring road, everything is thought to anticipate a reconciliation in urban development. Imagined as a staple, Grand Parilly makes connections with the surrounding areas of life. The backbone of the project, the wooded furrow creates the link between Place Grand Clément to the west (metro station), further on Parilly Park, and Boulevard Irène Joliot Curie (crossroads hypermarket, tram station, park of USIN Lyon Parilly activities). A place for gentle travel (bicycles, pedestrians, etc.), it accompanies the journey between the metro station, the tram station and the main square, along the various blocks of the project (housing, major brands, tertiary and services, etc.).

The project is then organized in a comb around this main axis, thus allowing the continuity and legibility of the public space while allowing seams to the north by anticipating the crossing of the Laurent Bonnevey ring road, and towards the districts located to the south. from Boulevard Marcel Sembat, in particular the district which is organized around Place Jeanne d'Arc.

Social diversity

Social diversity is generated by the innovative programming of Grand Parilly.

Housing for all profiles of residents

- classical accession
- access to controlled prices
- social rental
- intermediate rental
- private student residence
- social student residence
- private senior residence
- social senior residence

Economic hub with varied employee profiles

- offices for higher tertiary activities
- craft activity park
- services to the population (CPAM, CARSAT, crèche, etc.)
- shops (large brands, convenience stores, cafes / brasseries, etc.)

This social mix operated between the direct users of the site is reinforced by the flow of occasional users: customers of shops, neighborhoods, passers-by, walkers ...

Social inclusion and safety

In Grand Parilly, comfort consists in creating a neighborhood, a society, a network of neighbors, whatever the individual reasons for each person's presence. In the end, this means including each element of the place in the dialogue: between the urban and the landscape, between stores and residents, between professionals and individuals, between the elderly and the younger population.

It is therefore not a question of considering the inhabitant only from the point of view of his individual installation, but of thinking about the individual AND the collective. In other words, the challenge is to conceive the project from a collaborative perspective, on the scale of the block for example: the collective dimension of domestic consumption, shared purchases, craft and loan workshops between residents, collective treatment of individual waste, co-managed green spaces, globalized deliveries, public services and neighborhood concierge services... All these "new ways" of doing things with others go through the housing for the occupants first: DIY, mutualizable spaces, work at home, new collective workplaces, new collective tools that can be places of "uberization of society" for the benefit of all. In short, everyone is free to make their goods and know-how exist in exchange systems, whether they are market and/or non-market.

Thus posed on the scale of the society, the place of the individual, his valorization, his security, his intimacy and his well-being find their expression in the relation to the neighborhoods. "Neighborhoods" is understood here in the broad sense: that is to say, in the proximity and in the extension to journeys, to mobility, to the openings of the various spaces, including the commercial surfaces. Considered in its relations, the individual becomes a lever of urban imagination. It is not a question of connecting him to everything permanently or of giving him only a limited access that puts him "out". The objective is rather to give the possibility, the choice, the freedom to be connected to what and who he wants. The relational conditions of the Individual to the collective are created smoothly: it is one of the principles of the comfortable district.

The dynamics of comfort finally include Grand Parilly and its links with the surrounding area, as a real staple of interaction and circulation between newcomers, inhabitants and users already present, including those of the existing neighborhoods: old inhabitants, high school students, associations and shops...

It is essential to avoid simple juxtaposition and indifference between micro-neighborhoods and sectors that ignore each other. Proposing places of exchange, common areas, gardens, halls, libraries or shared spaces, is an alternative as long as they are evolving, capable, and conducive to "living together and living separately". Opening up the option of co-creativity to the inhabitant in all situations means ensuring at least the animation of proximity and the parameters favorable to the natural action of the individual so that the pleasure of living transcends the constraints. This can be achieved through processes of professional support for projects (integration of socio-cultural activities, street artists, start-ups, makers, etc. into the housing business model), whether they are "visible" housing projects in the neighborhood narrative or more playful projects. It is a question of giving the inhabitant the hand at the very heart of his neighborhood, by setting up a "learning" environment allowing him to understand in order to get involved.

This is true right down to the level of the housing "cell". In the end, creativity is needed to ensure that everyone has access to comfort at an affordable cost. Let's take the example of "ready-to-finish": we buy cheaper and we finish ourselves, which offers the possibility of emancipating ourselves from any stereotype through personalization. This "comfort" where the inhabitant in his or her uses pre-exists the "built" material must take into account the different "models" of life from one neighbor to another: receiving an elderly parent, welcoming a child for the weekend, sharing a flat for a professional... Without forgetting all the issues of use and evolution concerning health, light, comfort, activities, digital uses, work within the home, intergenerational diversifications, etc.

Ambient air quality and health

The location chosen for Grand Parilly is the subject of many relationships with its external environment: presence of the ring road, proximity to public transport ... The work carried out on the master plan has made it possible, through the study of variants, to define a development approach that takes advantage of the potential of the site's environment, while reducing the associated constraints at source, in particular with regard to nuisance linked to traffic. The approach adopted makes it possible to free up quality public spaces, preserved from acoustic and visual disturbances.

ECONOMIC DEVELOPMENT

Local development

Grand Parilly, beyond being a district where the pleasure of living is expressed, is also a response to the desire to offer solutions to the great diversity of current retail needs, while creating a new balance of flows sales throughout the territory. The particularly careful urban integration of this "atypical and innovative shopping center", whose vitality is drained by the Ikea and Leroy Merlin stores, is accompanied by a tertiary center which enriches and harmonizes the territorial network, suitable for premium activities . A little further on the site, a business park promotes craftsmanship. Grand Parilly therefore presents itself as the opportunity to develop the city of Vénissieux around highly attractive equipment which has the advantage of being beneficial for the residential part.

By 2025, 2,300 jobs will be created.

Functional diversity

Grand Parilly is essentially intended to be a mixed neighborhood in the practice of its uses: all the functions necessary for a comfortable, benevolent and peaceful neighborhood life are there. The imagined programming, in complementarity with the activity of the surrounding city pieces, is the guarantor of this functional mix: housing, senior residences, student residences, offices, shops, major brands, services, urban facilities, hotel, parks of 'leisure activities and public spaces.

Grand Parilly is a district where people live, work, do their shopping, relax, walk, meet up with friends, receive family, take a short break ...

TRANSPORT

Mobility strategy

In order to affirm the pedestrian aspect of Grand Parilly, the landscape framework linking the site from west to east is a fundamental element. More than just a place to stroll along the entire length of the district, it organizes the various spaces intended for soft modes of transportation around a large planted valley and tree lines, for safe travel between walkers and cyclists. At the western entrance to the site, the wooded path opens out into a tiered garden that balances the vehicle entrances.

This vast layout establishes a strong link between the main entrances to the shops, the metro stations (to the west) and the tramway stops (to the east). This direct connection to public transportation creates a real connection between the centrality of Vénissieux and the heart of Lyon. The Part-Dieu train station is only a quarter of an hour away, and it is possible to reach the Vénissieux train station in 10 minutes. Lyon-Saint-Exupéry airport is 20 minutes away. With a view to using the most carbon-free means of travel possible, Grand Parilly is also connected to the development of bicycle paths: a specific lane has been created to connect Lyon's eighth arrondissement under the Laurent Bonnevey ring road.

Finally, the whole project is part of the "quarter-hour city" approach, ensuring that everything is accessible within a maximum of 15 minutes by using soft modes:

work, sleep, training, health care, living, shopping, etc. In terms of mobility, this is the major asset of this new district, which invites the development of a profound urbanity while being in solidarity with other polarities.

If we focus more specifically on the life of Grand Parilly itself, the question of mobility contributes to the calming and comfort of use (physical, sound, visual). These issues are based on another challenge: the management of road flows generated by the two major brands represented by Ikea and Leroy Merlin: commercial flows (customers) and logistics flows.

In order to preserve the heart of the district from motorized vehicles by limiting their traffic, an in-depth study of the traffic flow was carried out and validated by simulations at several stages of the site's design: a differentiation in time and space between the types of flows resulted.

As a result, the entirety of the storefronts form the boundary with the public spaces. The 2.200 spaces parking lot, shared between the two brands and dedicated to customers (as well as employees and visitors to the area), is located on the basement level, integrated directly into the building and therefore concealed. This is also the case for the logistics hubs, which are also completely invisible from the outside. Regardless of the direction from which the trucks arrive, the paths taken, consisting of ramps or other structures fundamental to this respectful approach, are clad with facades forming the structure of the buildings. Thanks to several overtaking roads, heavy goods vehicles are never able to drive into the heart of the district: they follow a route intended for goods that run alongside the stores on both sides, only on the side of the main roads (ring road, boulevard Joliot-Curie).

For the customers, the movements are channeled and structured so as to route the vehicles to the parking areas as quickly as possible; two accesses are placed at the level of the green furrow. Traffic is possible along the planted walkway, but extremely limited; this is envisaged as a catch-up loop in case one of the parking entrances is missed. As for the access "withdrawal of goods" of Leroy Merlin, a specific lane has been created along the store, on the model of the circuit reserved for trucks, discreetly walking out of sight.

In addition to this, there are the flows of residents. In keeping with the development of a site that favors soft modes of transportation, no parking has been planned along the green and central Simone Veil promenade. Residents will have access to their parking spaces, on residential roads or underground, to the south of their buildings via Boulevard Marcel Sembat. On the side of the buildings in the eastern part located along the furrow, users will have a dedicated lane at the rear, also to the south.

RESOURCES

Water management

The green and wooded furrow that the Simone Veil promenade forms as a major public space, has other interests than that of being a support for pleasure or passage for users of Grand Parilly. Organized around a large planted valley, the latter's role is to collect rainwater from public spaces and flourishes at its ends in gardens and floodplains, which help to regulate storm rains. Overall, there is no discharge beyond the limit of the Grand Parilly site as a whole. On the housing block side, rainwater collection is managed on the plot.

The contribution of plant and tree density aims to fertilize the soil, develop biodiversity and limit the urban heat island effect.

ENERGY/CLIMATE

Energy sobriety

Each construction project making up the entire Grand Parilly is subject to a consultation according to specifications and a Specifications Architectural, Urban, Landscape and Environmental (CPAUPE). These two elements anticipate a bioclimatic design, an approach aimed at enhancing comfort and guaranteeing the pleasure of living.

Bioclimatic logic

The fine work carried out on the establishment of the built lots, the stripping and the size of the open spaces favors the conditions of a bioclimatic habitat resulting, for example, in a minimum solar gain of 2 hours throughout the year on the site. 'set of facades outside orientation to the north. This approach is continued within the buildings to allow natural lighting of the common areas, in particular the reception halls and bicycle parking spaces. To effectively manage the solar gain in each season, no housing is fitted out offering a mono-orientation towards the north. At least 80% of the habitats, and from T3, are bi-oriented with a large part given to the through design.

Durable envelope

The technical approach carried out within the framework of the design and development of Grand Parilly resulted in the search for solutions aimed at limiting the environmental impact of the construction and life of the future district. If the second point relates in part to the management of mobility (see "Mobility" tab), the first concerns the effects linked to the life of the building with particular attention to its envelope. A reflection is therefore carried out on the materials according to their embodied energy content, as well as the construction processes: the objective being to obtain energy efficiency in terms of thermal and hygrothermal quality, while ensuring comfort. exemplary summer and winter. Logically, it is better to focus on reducing energy needs before considering the use of supply systems. What is not consumed does not need to be produced, including in the form of renewable energy. A focus on passive solutions should be considered for all consumption items: it is only after that a technological orientation can possibly take over.

Energy mix

Leroy Merlin will cover an 8,000 m2 green roof with photovoltaic panels that will provide 30% of the store's energy consumption. Ikea will have a green roof of 5,000 m2 receiving 1,800 photovoltaic panels over 6,500 m2.

Buildings

It went without saying that a project like Grand Parilly had to integrate an eco-design approach taking into account all its components: energy, travel, ecological footprint, carbon balances, health issues (quality air, sound, electromagnetism, etc.).

However, there is no question of decreeing the creation of an eco-district. This theme, like that of any labeling, was considered to be reductive with regard to the depth of the overall stake targeted. It is rather a question of developing a site to be lived by taking into account the needs, aspirations, and temporality of the future inhabitants and users of the site. This site exists today in part: this means that it has a culture and a history that should be pursued. It is a question of reconciling man and the city: "to make the city desirable!"

At the base of the eco-design spirit driven by the project, the clear proposal that constitutes the district is that of a real "piece of town" integrated in the heart of the agglomeration. Thus, Grand Parilly focuses on the notions inherent in the recurring concepts of sustainable development: the preservation of the environment, social prosperity and economic development. Anchored in the Greater Lyon area, the project aims to be at the forefront of the sustainable development that takes place there.

The development of an environmental profile at the end of the operation, on the urban form and the exterior spaces, finds a relay on the architectural level. The buildings are required to continue, and beyond, to improve, through their forms and facades as well as through their interior design, the efforts already undertaken through the planning process. This is reflected, for example, by the integration of a bioclimatic approach favoring the generous supply of natural light, the release of views, the preservation of privacy. It is also conceivable to express comfort, pleasure and quality of use, particularly in housing, through the creation of shared terraces, entrance halls as meeting places and appropriation by / for the inhabitants. , spaces in the heart of blocks left free for their functions to be defined by users ...

Despite this desire to go beyond the site-wide labeling criteria, the entire building will comply with the Housing and Sustainable Office Referential of the Metropolis of Lyon and certain blocks will individually obtain certain environmental certifications.

- Ikea store: BREEAM Very Good
- Leroy Merlin store: BREEAM Excellent
- Tertiary Odyssey building with shops and restaurant: BREEAM Very Good
- Initial Tertiary Building with cafes / brasseries: BREEAM Excellent
- Le Quartz building with housing, hotel and shops: NF Habitat HQE for the housing part
- Îlot I building with housing: NF Habitat HQE and Carbon Energy label at E3C1 level

Particularly on the Ikea and Leroy Merlin brands, the interior design of buildings, both in sales and storage spaces and in associated offices, including the subject of treatment aimed at reducing energy and water consumption . In addition to the installation of water-saving equipment (aerators, double-flow flushing, etc.), and energy (low-consumption lamps, power dimmers depending on the brightness, portable computing with high-efficiency power supplies, etc.) , recourse as much as possible to passive methods to meet the intrinsic needs of buildings (ventilation, lighting) is preferred.

Contest

Reasons for participating in the competition(s)

Grand Parilly's ambition is also based on the sharing of knowledge from the Leroy Merlin Source research network, created by Leroy Merlin in 2005, on the major themes of demographic, energy and digital transitions through reflections on the changes in lifestyles, the "familiarization" of friendly relationships, the massive aging of the population, the institutional movement of home support, intergenerational cohabitation, energy excellence, new collective ways of doing things ...

Two major parameters determine the search for results and strategic choices at all levels:

- The economic parameter: for residents, including families wishing to become owners, it is a question of finding solutions, despite the constraint of market prices, and therefore of investing in individual and collective spaces differently to find more than the average surface area. possible for a family;
- The parameter of uses: we leave room for the understanding and control of uses by the inhabitants as many Leroy Merlin Source research projects teach us.

In other words, the "hard" of architecture must integrate the "soft" of the inhabitant's experience: the discontinuity of the stages of life, the changes and their reversibility in order to end up with a district which at all scales makes it possible to live "together but separately "(Monique Eleb - Housing sociologist).

Until then, the previous epochs of the "Grand Ensembles" have built the idea of "modern comfort" around a standard level of comfort on the scale of the accommodation, and therefore above all individualized, private and personal. However, today, post-modern comfort, for Grand Parilly, is to live both in comfortable accommodation, in a comfortable habitat, neighborhood, city, to be well with oneself, with one's loved ones. AND with others. To create a comfort which represents and activates above all the desire to live together is therefore the aspiration of Grand Parilly. For example, it will be a question of introducing innovation on the sole condition that it connects individuals; otherwise it would be liable to create exclusion. The east of Lyon naturally lends itself well to the experimentation of this renewal of comfort at the scale of a district as in the east of Paris or the east of New York which were all at the origin of the industrial and working-class districts. with practices of solidarity and mutual aid.

It is the choice of a real countryside in the city, a city larger than its inhabitants that is surrounded by a feeling of village in the city. In Grand Parilly, this

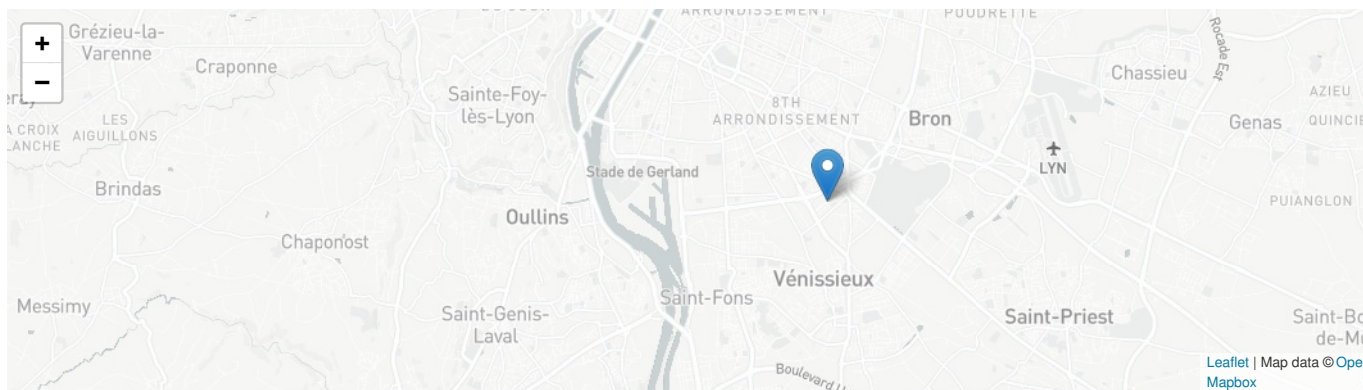




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