


Domain of Cicé-Blossac

by Estelle KERIGNARD / 2022-06-20 00:00:00 / France / 1457 / FR



New Construction

Primary energy need :

55 kWhep/m².an

(Calculation method : RT 2005)

ENERGY CONSUMPTION

Economical building *Building*

< 50	A	
51 à 90	B	B
91 à 150	C	
151 à 230	D	
231 à 330	E	
331 à 450	F	
> 450	G	

Energy-intensive building

Building Type : Hotel, boarding house
Construction Year : 2008
Delivery year : 2010
Address 1 - street : Avenue de la Chaise 35170 BRUZ, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 6 500 m² SHON
Construction/refurbishment cost : 15 100 000 €
Number of Bedroom : 62 Bedroom
Cost/m² : 2323.08 €/m²

Certifications :



General information

The Residence « Domain of Cicé-Blossac Resort & Spa » is a hotel residence of 62 apartments located in the immediate vicinity of the Golf of Cicé-Blossac and a river. The charm of the landscape, of the preserved and magnified environment, reveals an ideal place to blossom in contact with nature.

Quietness of nature, charm of a reserved environment, the Domaine de Cicé-Blossac is a prestigious place, ideal for the organization of events, seminars or meetings.

The building is built on stilts both to **cope with floods** that may affect the land but also to keep a visual transparency of the landscape at ground level. This device sums up the spirit of the architect's intervention: to make environmental constraints an architectural asset.

The crucial point of the use of this site for residential purposes remains its **floodable character with four major criteria**:

- free flow of water ;
- guaranteeing the safety of goods and people ;

- preservation of the fauna and flora ;
- architecture blended into the landscape.

The floods, which occur on average every seven years, are between December and March. During this period, the practice of golf is slowed down but the hotel unit continues to welcome business customers. The residences must therefore remain accessible at all times, which implies the creation of outdoor walkways set on stilts.

The constraints become the source of creativity of the project and inscribe them durably in our landscape by valuing and integrating from its conception the environmental data.

The environmental qualities of the project are to be sought in a discreet integration into a sensitive natural environment: controlled visual impact and successful landscape integration.

- The Domaine de Cicé Blossac won the International Special Environmental Prize at the Archizinc Trophy in 2010 ;
- Selected for the Architecture Bretagne Prize in 2010.

Sustainable development approach

The project is part of an **approach that respects the environment and the particular water landscape**.

If the Cicé park seems to have always been a natural site, this appearance is actually deceptive. Before being occupied by a golf course and a hotel residence, it was a gravel pit that supplied the city of Rennes with building materials. The ponds of the park fill the old holes left in the ground by the excavations. In this place halfway between industry and nature, the architect sought to submit his architecture to the environment. This has resulted in an attention to eco-design perceptible in all aspects of the project.

- Rainwater recovery is managed on the plot and the water is directed to absorbent landscaped valleys before being discharged into the water body.
- The fauna that pre-existed on the site before the construction operation returned at the end of the work to nestle in their burrows on the ground. The open plan first floor allows animals to move freely on the ground without constraint or hasty cuts. Rabbits, coypu and squirrels amuse the hotel's guests with their newfound nature.
- The birds have come to make their nests in the holes of the beams under the floor inhabited by man.

Architectural description

- Construction in wood frame.
- Sober and elegant architecture where wood predominates. The apartments, gathered in cottages on stilts, benefit from unobstructed views of the water and the golf course, which makes the whole site exceptional.
- The natural color of the wood ensures integration into the landscape.

See more details about this project

<https://www.domainedecice.com/fr/hotel-golf-restaurant-rennes-bretagne>

<http://www.architecte-loyer.com/DCB.html>

Photo credit

Philippe Ruault

Video: Diadao

Stakeholders

Contractor

Name : CICE BLOSSAC DEVELOPMENTS

Construction Manager

Name : ATELIER LOYER Architectes

Contact : Philippe Loyer

<http://www.architecte-loyer.com/>

Stakeholders

Function : Structures calculist

ETSB

02 23 45 06 80

Concrete design office

Function : Company

CARDINAL

02 99 34 90 86

Function : Environmental consultancy

Société Hamel

02 99 62 52 10

Surveyor

Function : Environmental consultancy

Menuiserie Cardinal

02 99 34 59 40

Carpenter

Function : Environmental consultancy

SOCOTEC

02 99 83 55 88

Safety and Health Protection Coordinator

Function : Environmental consultancy

ECO2L

02 99 83 86 99

Construction Economist

Function : Thermal consultancy agency

Thalem Ingenierie

02 99 05 30 10

Function : Environmental consultancy

SOL Conseil

02 99 31 77 07

Geotechnical study office

Energy

Energy consumption

Primary energy need : 55,00 kWhep/m².an

Primary energy need for standard building : 130,00 kWhep/m².an

Calculation method : RT 2005

Renewables & systems

Systems

Heating system :

- Electric heater

Hot water system :

- Individual electric boiler

Cooling system :

- No cooling system

Ventilation system :

- Single flow

Renewable systems :

- No renewable energy systems

Environment

Risks

Hazards to which the building is exposed :

- Flooding/Slow flood

Risks measures put in place :

Flood :

Bruz, like all of Rennes Métropole, is included in the Areas at Significant Flood Risk (TRI). The rivers of the "Vilaine", and more particularly the "Seiche", due to the nature of its soil (schist), are concerned by these risks of flooding.

Four floods caused by the overflow of watercourses occurred in the Vilaine basin during the winter of 2013-2014.

To deal with the risk of flooding and make the Domaine's accommodation permanently accessible, we have created **outdoor footbridges placed on stilts**.

Treated in wood with metal railings, they harmonize with the cottages. Fine, they slip into the landscape without disturbing it.

The cottages themselves were built on stilts. **All this facilitates the flow of water, ensures the safety of goods and people and respects the fauna and flora.**

The concrete pilings place the lower floor of each cottage 1.85m above the level of the 100-year flood, or almost 2.50m from the current flood.

This construction in a flood-prone area ensures the safety of goods and people, by installing pathways on stilts allowing access for the emergency services even in times of flooding.

Urban environment

The Domaine de Cicé-Blossac is located in Bruz, a few minutes from downtown Rennes.

Close to the town's shops, it is nestled in lush greenery on the edge of the Golf de Cicé-Blossac.

Easily accessible by public transport (2 bus lines serve it).

- 5 minutes from Saint-Jacques airport;
- 90 minutes from Paris by TGV;
- 5 minutes from the exhibition center.

Products

Product

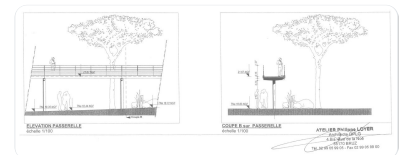
Wooden walkways & stilts

Product category : Gros œuvre / Charpente, couverture, étanchéité

Footbridge established above the coast of the highest waters to ensure accessibility even during periods of flooding.

Footbridge built on stilts, allowing the free flow of water.

Walkway 1.80m wide and strong enough to support the passage of fire hose reels and people (firefighters and users).



Costs

Construction and exploitation costs

Total cost of the building : 15 100 000 €

Health and comfort

Water management

Consumption of harvested rainwater : 240,00 m³

Indoor Air quality

Natural ventilation + simple flow ventilation.

Through apartments allowing the natural ventilation of the accommodation.

Comfort

Health & comfort :

Regular maintenance of facilities.

Acoustic comfort :

Acoustic insulation between dwellings.

Daylight factor : Grandes baies vitrées sur la nature.

Contest

Reasons for participating in the competition(s)

Very many French municipalities are crossed by a watercourse or include a body of water on their territory, and it is quite naturally that these municipalities tend to seek an **enhancement of these spaces**. However, any development projects seem incompatible with the regulations in force in these sectors. In particular, Natural Flood Risk Prevention Plans (PPRI) generally introduce **restrictions on the construction of new buildings in flood-prone areas**. However, land development projects are an essential source of development and have a real **capacity for innovation**.

Through this application, we wish to show that **construction is possible in wet and flood-prone areas**, provided that the protection of property and people is respected, through designs adapted to the location.

The constraints become the source of creativity of the project and inscribe them durably in our landscape by valuing and integrating environmental data from its design.

Building candidate in the category



Prix Tertiaire & Industriel

Édition 2022



Trophées
Bâtiments résilients

