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ÎLE DE NANTES LOIRE-ATLANTIQUE 2001–2010

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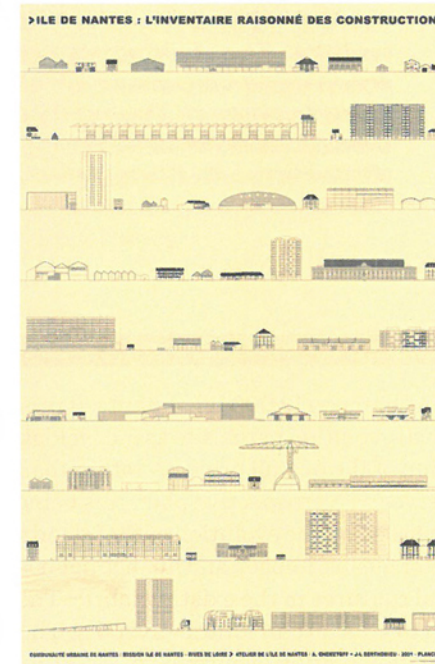
Île de Nantes is located opposite the historic city of Nantes, surrounded by the Loire River and home to 13,000 inhabitants. It provides a unique opportunity to establish a new centrality for the city. To keep track of the actual evolution of the site as it develops, the intervention method focuses on the project in situ—public space as a concrete expression of the overall project—rather than to initiate an all-encompassing, abstract process. The Plan and Guide Map is a tool that serves as a prospective plan. It is being constantly updated in accordance with the actual progress of the project. A course of action based on the evolution of the island's identity helps identify turning points. The implementation of a principle of economy in terms of means, impact, and finance defines a development that subtly fits into the geography and the history of the site, without radical ruptures in the existing fabric. The construction coherence rules follow a principle of volume swaps on each block which lead to great architectural diversity. The project remains relative and open, and gives orientations for the whole site while respecting its evolution over time.



Plan & Guide Map (part one). "Learning from the site": The schedule of condition is not a sheet of constraints, but of resources. A sum of accumulated knowledge, available for undertaking projects. Everything is there.



Plan & Guide Map (part two). The project overlaps the site. The public spaces layout slides into existing structures; new projects are thus made possible. Each project is dated, those being carried out are tinted dark brown, the lighter ones are hypothetical work.



Selected Structure Inventory. We have drawn up a record of existing structures. Current urban planning regulations do not allow reconstitution of this architectural diversity. We changed the regulations to allow this variety of construction to be possible again. The site is a place of resources.

Inhabiting the Waterfront (start with public spaces). Along the refurbished Quai François Mitterrand, new structures, homes and shops, open onto the Loire's landscape in the city center.

Inhabiting the Waterfront (map and territory). We started with the public spaces, composing it with what was already there: railroad tracks and cobblestones, trees and embankments ... The refurbishments are thus a reflection of the Plan-guide that links the existing and new in a single project.

The Plan and Guide Map (in progress)

Client: Communauté Urbaine de Nantes
(Nantes Urban Area Authority)

Project management: Atelier de l'île de Nantes

Co-contractors: Bureau Alexandre Chemetoff et Berthomieu, architects

Project managers: Patrick Henry, Catherine Pierdet, Laurent Mouret, Olivier Chasseriau, Nicolas Lucchini

Type: Definition study

Project: Design and management of a Plan and Guide Map.

Construction rationale: elaboration and finalization of architectural specifications, analysis of construction coherence, and follow-up on implementation. Management of the fore-projects for all public spaces, whether created or restored (160 ha). Project management for the realisation of vital public spaces.

Island area: 330 ha

Proposed new buildings area: 800,000 m²

Developed area: 668,400 m²

Cost of public space development: €99,137,000 (incl. tax)





The Naves of the Loire (schedule of condition). These buildings must be demolished! They are ugly and have no architectural interest! Thus begins the story of the transformation of the naves, of their discovery and of their alteration.



The Naves of the Loire (project). The alteration is a careful transformation, an architectural "sloughing." It is with what we found that the transformation proceeds.



A Walkway. A covered walkway opens up to the promenade and to new uses. Under the big nave umbrella, programs that nobody had dreamed of take place. The grounds' transformation inspires future projects. Urban planning is an art of our time in which project, program, and site are reassembled.

A Slipway (overview). On the former shipyards site, a slipway and the enormous yellow crane; everything we see is the translation, the materialization of the Plan-guide. Everything happens as if this image were a living and material representation of the plan. The Plan-guide is a reality.



A Slipway (detail). From the locks to the manner of restoring and building, each detail is part of a whole.



The City, Differently. Along the Quai des Antilles, disused buildings come back to life by opening up to the Loire. Daniel Buren's rings accompany the steps of passersby and reminds us that the city's transformation is not an end in itself but the medium, the receptacle of imaginations and new practices.

