

E U R O P
P A N

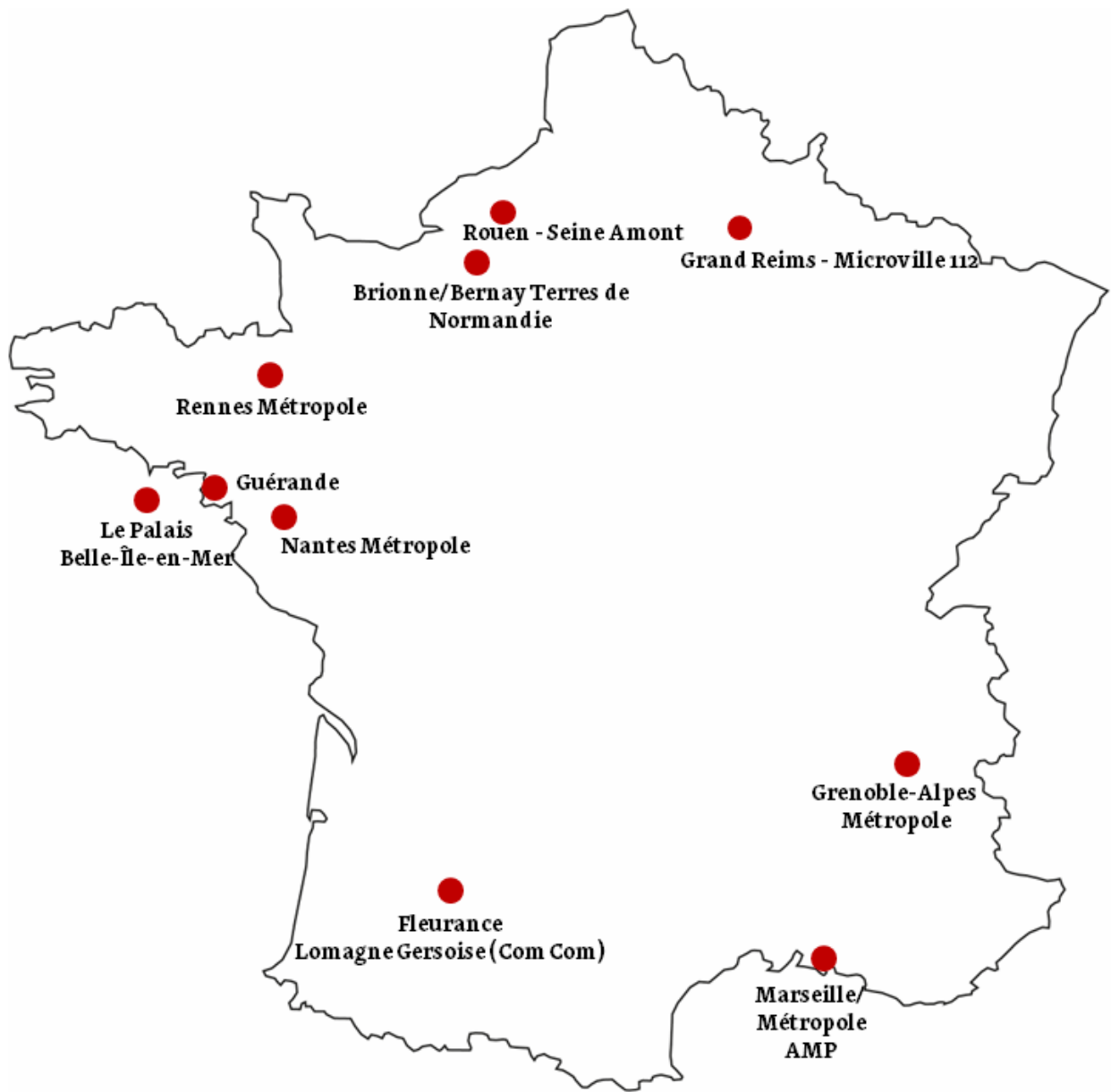


E17 - Living Cities 2

LE PALAIS

LABORATORY OF A PLANETARY CHALLENGE

Site brief



SITES, IDEAS, AND MORE!

The European sites in France may seem immense, out of proportion, out of bounds, whether they are listed among the “Petites villes de demain” or located in metropolitan areas.

They are. And this is why these sites are interesting for the candidates, because they require a reflection that is truly in line with contemporary issues, a reflection on the redefinition of our inhabited environments, whether dense or not. Indeed, these sites question the transformation of cities and architecture in the light of the civilizational transition. We find permanent stakes, the relation to water, to the living, to the productive human activities, societal, notions often destroyed during the last 2 centuries carried away by the industrial revolution.

How to think and conceive the architecture of the city, of inhabited places, of buildings, without a critical and prospective spirit, without considering repair, transformation, re-implantation, change? without re-imagining?

Designing a building, a public space, requires this critical spirit to take place in the manifestos and philosophical commitments that our time urgently calls for. All renaissance eras have done this, but today this is a matter of changing era.

Among the sites defined by broad perimeters of reflection, candidates will have to make their way and conceptualize along the way.

It can be a stretched, elongated thought, one or more layers of conceptual parameters, or it can be a small mechanism that will gear up.

The scales of the sites are often contrasting: the spatial and architectural dimension of the response is of little importance, because at European, it has never been a question of planning or redesigning an entire city or neighborhood.

It is still and always a matter of triggering projects and imagination, regardless of the scale.

But in order for proposals to «hit the bull’s eye», itineraries and processes for making projects are essential. What will your proposal be?

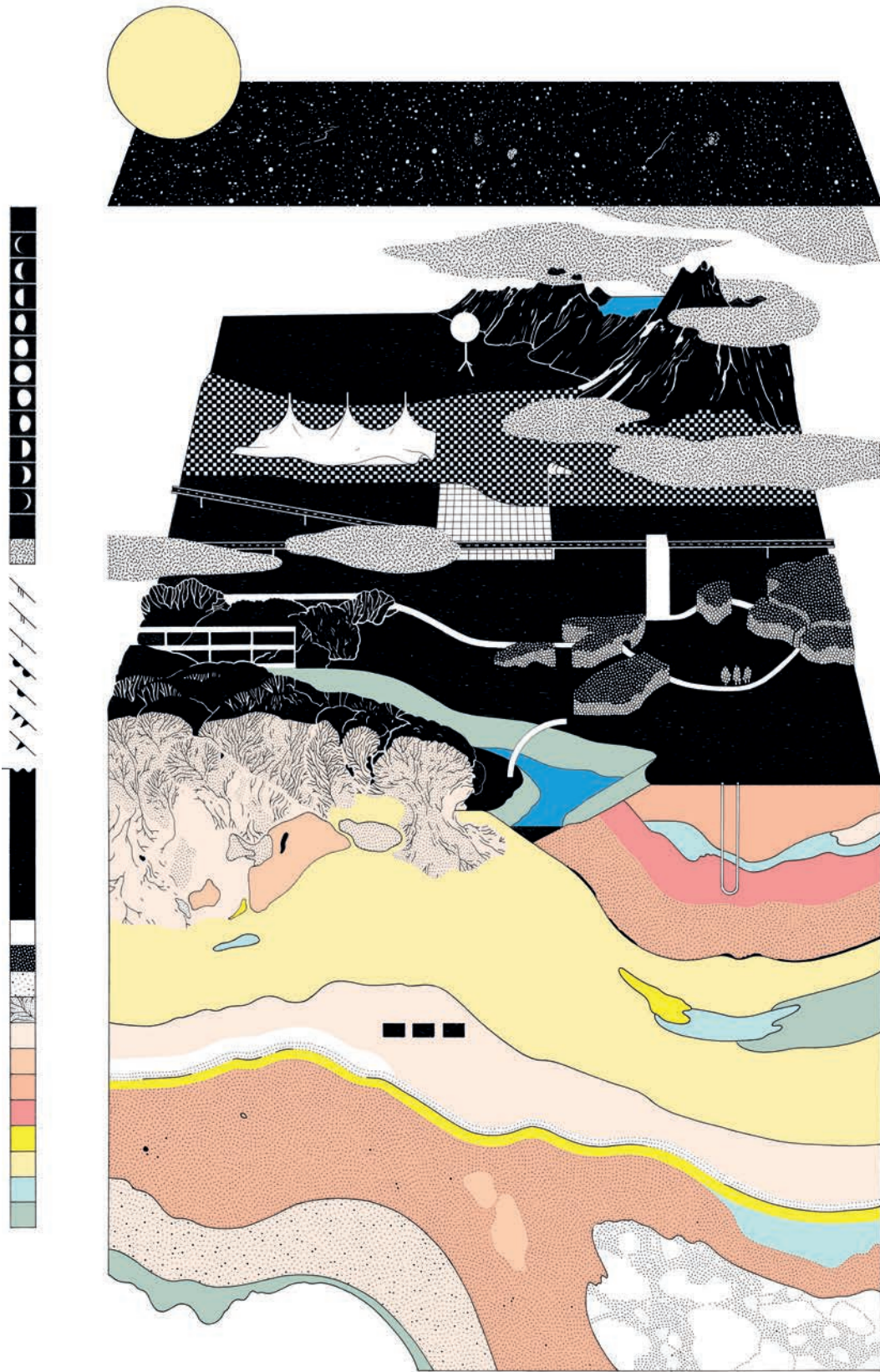
This prerequisite is valid for all sites in session 17. European, together with the local authorities, is always keen to broaden and open up the question, to reformulate beyond the concrete expectations that we know exist anyway, and which are often formulated.

What is it that makes several municipalities and/or principals meet around a park? a river? the desire for a thought to be built jointly, beyond the limits, and

this through the project, from natural spaces to public spaces, from the hut to the building.

In all the sites, there is a question of buildings, whether they are standing, anchored, floating, in ruins, in activity, inhabited, used, in the process of..., real and/or symbolic. It doesn't matter if they are dilapidated, ugly for some, if they are qualified as warts or jewels of the 20th century heritage, they are part of our culture, of our present, they are unknown treasures, they are made of matter and memory. In a time that we call for sobriety, they exist and therefore, they remain. To these strong questions, we, European and the communities of the 17th session, expect thoughtful, bold, lively and prospective answers.

European France



THEME E17 : LIVING CITIES 2

REIMAGINING ARCHITECTURES BY CARING FOR INHABITED MILIEUS

The results of European 16, with its theme of “Living Cities: Metabolism and Inclusiveness”, largely confirm a profound change in the manner of envisioning projects in a context of ecological transition. This transition entails a transformation in the ways of thinking about and imagining the city and architecture.

That is why the 17th session of European has set itself the goal of pursuing the same theme while taking these changes in the content and methods of design further. The title is:

The aim is to explore the regenerative capacities of living milieus amidst new architectural, urban and landscape ecologies that attempt to overcome the opposition between nature and culture and anthropocentrism during times marked by natural disasters and a climate emergency.

How can we care for inhabited milieus?

The increasingly alarming nature of the different IPCC reports, most recently that of March 2022, and the COVID-19 pandemic with its planet-wide impact, have made the vulnerabilities of the living world and the metamorphoses of habitability even more starkly apparent. The very possibility of living is now in doubt for all, given the excessive consumption of natural resources by certain human groups to the detriment of the needs of the global population, exceeding what planet earth can replace.

Climate emergency, overexploitation, pollution, inequality and iniquity – all these ills, upheavals and disorientations demand actions of “care” that address the coexistence and interrelationship of all the elements of the living world, and thus mandate a radical shift in paradigm. Sensitivity, responsibility, creativity are aspects of care and of interest in other beings.

This demands an awareness of the affiliations and interactions at work in the situations put forward for the competition. For European 17, the contexts demand a radical change towards a more immersive approach to the conception and production of space, an approach founded in care for living milieus. A new paradigm is at work, prompting us to wonder how to reconcile things and beings at a time when the habitability of Planet Earth is in question. Local and translocal strategies are associated both with issues of metabolism (new ways of managing flows of natural elements, materials and human beings with the aim of developing circular

economy) and issues of fairness and solidarity (inclusivity of actors in processes) which were already partially operative in certain contexts in E16.

Reimagining architectures that are embodied in “visions” and “narratives” of the evolution of sites between present and future

In response to these territorial challenges, it is more than necessary to create complex, global and dynamic spatial reconfigurations in damaged inhabited milieus in order to revitalise biological and human communities.

The care-based approach will lead to a necessary interplay of innovative, dynamic and varied project processes:

- producing an active understanding of what is already in place (biological + socio-anthropological scales), a situational intelligence;
- on the basis of this immersion, repairing mistreated territories/spaces by subtraction and recreation;
- engage in sober urban projects (reduced land consumption) and in architectural projects that are economical in terms of materials, technicality, energy, attentive to resources in their impact on the Earth
- reinforcing, regenerating or creating qualities of hybridisation between nature and culture;
- linking the scale of strategic and dynamic reflection on territories (the large-scale structuring ecological challenges) with the scale of local spaces and their re-conception (everyday spaces and shared spaces);
- imagining/creating architectures with a view to the connection between present and future and therefore their production and adaptability over time (sustainable development);
- tackling projects with a readiness for design and production processes that involve all actors with their diversity and their differing roles.

In order to achieve this complexity, the situations that will be chosen for the European 17 competition must be such that the projects submitted can activate in different contexts and at different scales:

- symbiotic links between the living world and the cultural world, vital relations between human and nonhuman beings;
- spatial synergies (actions conducted in concert between different elements, entities or stakeholders): these are types of natural and cultural reconnections at different scales between elements that have become fragmented as a result of the modernist development of milieus;
- taking into account natural and human temporalities (cycles and rhythms of the living world and the social world) in process-projects.

EUROPAN EUROPE

GENERAL INFORMATIONS

SITE REPRESENTATIVE(S) : Thibault Grollemund, maire de Le palais, Stéphane Tinchant chef de projet «Petites Villes de Demain», Bernandette Flament, Service communication.

PARTICIPATING ACTOR(S): Le Palais, DDTM 56/SUHC, UDAP Morbihan, Agence Nationale de la Cohésion des Territoires, Région Bretagne, Conseil Départemental du Morbihan

TEAM REPRESENTATIVE: architect, urban planner, landscape architect

DESIRED SKILLS WITH REGARD TO SITE CHARACTERISTICS AND ISSUES: architecture, urban planning, landscape design, ecology, economy, heritage, tourism, commercial activity, operational set-up.

COMMUNICATION : promotion of projects after the competition

JURY – PRELIMINARY ASSESSMENT: participation of site representatives

JURY – SELECTING WINNERS : Selection of three projects per site.
Participation of site representatives

PRIZES: prizes are awarded by the jury without regard to the site:
laureate (12.000€) / second place (6.000€) / special mention (no monetary award)

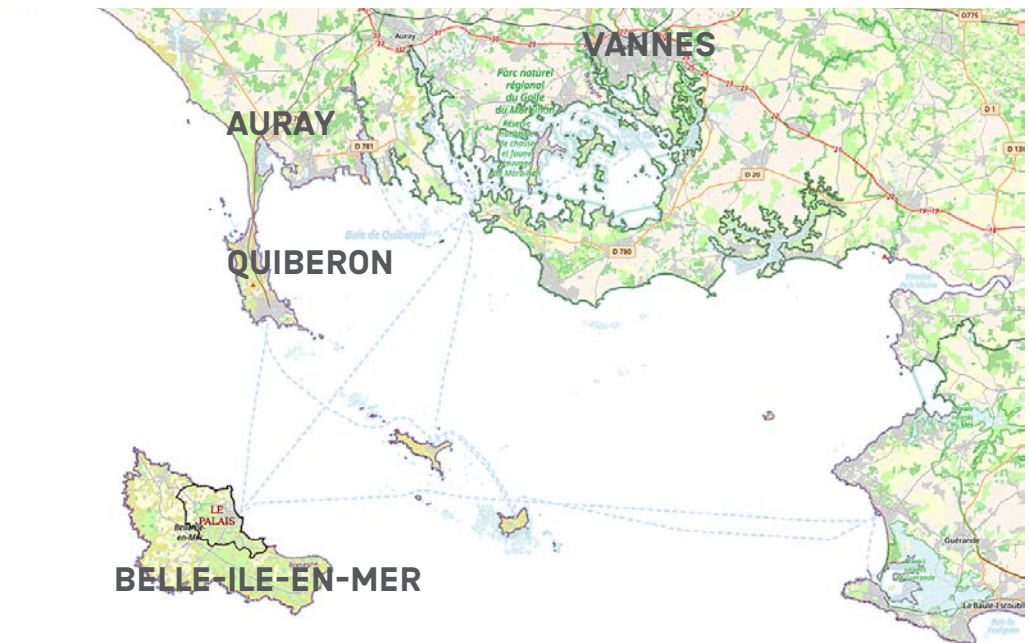
POST COMPETITION INTERMEDIATE PROCEDURE: • Paris meeting of cities and teams organised by the European France office at the beginning of 2024 • On-site meeting of cities and teams organised by local authorities and their partners starting in January 2024 • European France gives assistance and advice to local authorities and their partners to organise the competition follow-up

COMMISSION GIVEN TO WINNING TEAM(S) FOR DEVELOPMENT OF THE PROJECT : Study and project missions for the deepening of strategic proposals, feasibility studies on the project site, architectural, urban or landscape project management mission(s). Promote operational and/or architectural project management with associated project owners.



LIVING ISLAND

The island as a laboratory for contemporary issues on a planetary scale
(credits Googleheart)



SITUATION IN THE BRITTANY REGION

(credits Le Palais)

RELATIONSHIP TO THE THEME

SITE ISSUES WITH REGARD TO THE THEME

The island of Belle-Île, where the Le Palais site is the main port, is at its own scale a «small world» which during its long history has experienced massive upheavals of different kinds: the island is marked by changes in the climate which, over long periods of time, have seen it alternately attached to and isolated from the mainland. Both protected and vulnerable, all the hazards to which it is exposed have immediately perceptible effects here.

The Erika oil spill (December 24, 1999) is still fresh in people's minds, and is part of the collective history of the island's inhabitants, who still remember where they were when the first oil slicks slid ashore.

The Le Palais site resonates with the ethic of "Care". «Maintaining, perpetuating and repairing», according to Joan Tronto's definition, is a principle that has always been rooted in this territory of unspoiled nature, whose history is founded on this continuing recognition of the need to take care of the place where we live. The island's ecosystem imposes a certain way of life: it is a territory defined by the need for a tense and constant balancing of strategies, a place where one cannot take more than what is there and where the impossible discretion of the exceptional landscape is a constant reminder of this imperative.

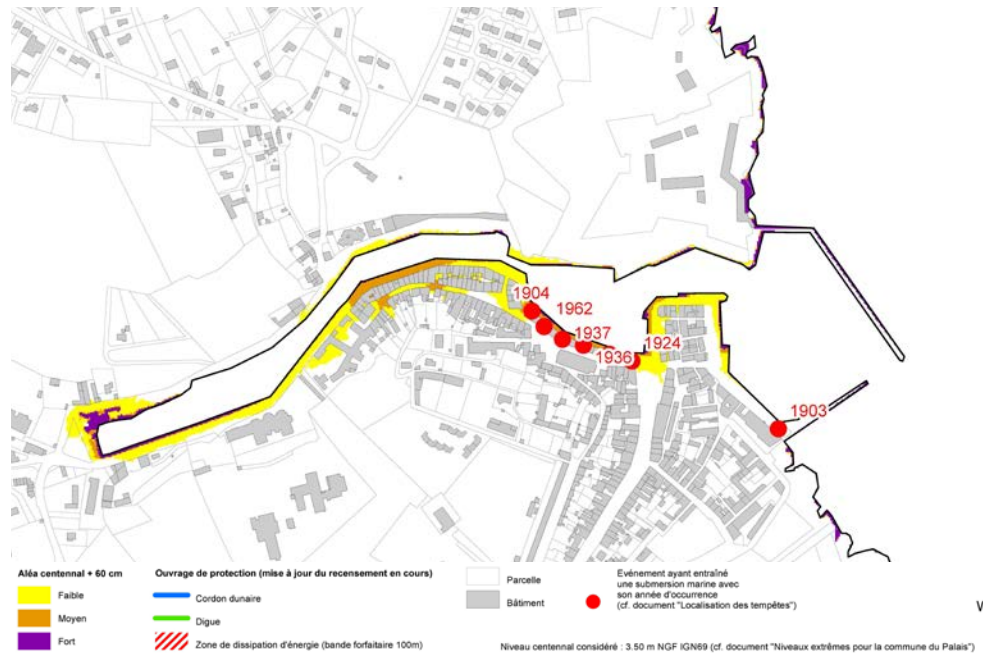
The island condition of the site

Thinking about development here raises the specific problem of any island location defined by restricted, tightly delimited and finite space. The island instantiates all the large-scale issues encountered by a region, a country, a continent.

Coming to the island is particular in itself: its accessibility depends on the vagaries of the weather and the condition of the sea, with the result that urban habits and representations are lacking in day-to-day living, both in terms of the pace of life and the availability of resources.

Building space is limited and precious; each new program needs to become embedded by finding its proper place. A housing stock that is difficult and costly to renovate contrasts with a supply of property for sale or rental at very high prices, gradually making it almost impossible for islanders to obtain access to housing and generating problems and tensions.

The transport of goods brings additional costs in day-to-day necessities and fuel prices. The high population density, particularly during the summer season, makes daily life difficult for both islanders and visitors: it has a big impact on



RISK OF MARINE FLOODING
(credits Le Palais - ORT)

the availability of drinking water, on sanitation and waste treatment systems, on mobility – with increased traffic in high season – and on the island’s independence of supply: 96% of food is imported, and the same goes for equipment and materials. The effects of climate change are visible in the rising sea levels, the effects of which impact its port with increasing frequency.

Self-sufficiency in drinking water and in food is fragile here, with the recent periods of drought, and in the harbour the water occasionally breaks over the sea defences and floods the ground floors of nearby buildings.

Here and elsewhere

The island is entirely integrated into a larger administrative territory, though is not solely dependent on it. Because of its attractiveness, it is part of a global economy that encompasses the territory of Morbihan and the Brittany region.

Le Palais should be seen not as an isolated system, but as an important component of this territorial economy, even though the site is separated from it by the sea.

This dual aspect of its island state has etymological roots:

the word «island» comes from the Latin *insula*, which has the same root as «isolation», while the Greek *nesos*, found in names like Peloponnese and Polynesia, refers to the idea of «coming and going».

Planetary Laboratory

At a time of growing worldwide awareness of environmental risk, observing or intervening in an island space is a reminder of the finiteness of resources on a planetary scale. This observation gives full meaning to the choice of the municipality of Le Palais as the European site for this session 17.

A laboratory of current planetary conditions – tensions around resources, social inequalities, climate risks – the site is both a place that prompts reflection about the singularities specific to islands and a narrative around the cultural attention paid by islanders to their environment and their interactions with its metabolism.

SPECIFIC EXPECTATIONS OF THE CITY AND ITS PARTNERS

Le Palais is fully cognisant of the need for coexistence between nature and culture. This resilience is genetically embedded in the territory. Faced with major societal challenges and the permanent crisis of climate change, multiple factors today prompt even greater care in tackling the development of Le Palais.

While Le Palais is the only municipality of the 4 on the island to register with European, what is proposed here will have effects on the whole territory of Belle-Île. In the “Care” approach, the solidarities already at work and future new solidarities need to be properly measured and taken into account. The municipality has several cross-cutting expectations for this session.



TENSIONS OVER ACCESS TO HOUSING (credits Le Palais)

777 600 € Simulez votre prêt immobilier 179m² | 4 chambres | 2 salles de b



ACHAT - MAISON
Le Palais - 56360 745 200 €

BELLE EN MER - Maison spacieuse et lumineuse située au calme, et à environ 5 km du port de LE PALAIS comprenant au rez de chaussée : salon d'été avec 50 m² avec cuisine équipée, douche... voir notice

STAGE	STAGE	PIEDS	CH
159m ²	1 353m ²	5	4

Financer ce bien Assurance habitation
 Devis détaillé Améliorer son habitat

ACHAT - MAISON
Le Palais - 56360 569 250 €

BELLE EN MER - Maison située à environ 1,5 km du bourg de LE PALAIS, comprenant au rez de chaussée : séjour avec cheminée ouverte, cuisine équipée, chambre, salle de bain avec WC... voir notice

STAGE	STAGE	PIEDS	CH
130m ²	1 420m ²	7	5

Financer ce bien Assurance habitation
 Devis détaillé Améliorer son habitat

ACHAT - IMMEUBLE
Le Palais - 56360 776 250 €

BELLE EN MER - Immeuble ancien entièrement rénové situé dans le bourg de LE PALAIS, avec vue sur le port et la Chapelle comprenant un sous-sol accessible depuis l'extérieur et... voir notice

STAGE	CH
100m ²	1

Financer ce bien Assurance habitation
 Devis détaillé Améliorer son habitat

746 200 €
 À partir de 3392 €/mois

Villa 1 étage
 5 pièces • 4 chambres • 196 m² • Terrain 1 500 m²
 Jardin • Garage
 Le Palais (56360)
 A voir sur Belles Demeures →

549 000 €
 À partir de 2491 €/mois

Villa 1 étage
 5 pièces • 4 chambres • 135 m² • Terrain 1 000 m²
 Box
 Le Palais (56360)

Thinking about resources

In this territory, however greatly its consumption habits differ from those of the mainland, the finiteness of resources is today an even more essential constant of any project, in terms of food, construction, supply and management of energy and waste.

Better land sharing

New equities need to be established between the inhabitants of the island, new islanders, secondary residents and visitors: symbiosis means that these different categories of people, which differ completely in the timeframes of their presence on the island, are nevertheless totally interdependent.

So how can these different cultures co-exist? How can we create a fairer city? How can we make these differences a positive...?

A living and resilient island

Finally, thinking about resilience: global heating and the hazards it predicts are becoming tangible in the transformations at work in the island's ecosystem: coastal flooding and recurrent droughts are indicators that can now be measured.

PROGRAMME GUIDELINES

The municipality of Palais is offering several sites for this session within the perimeter of its city center.

Firstly, there is a need to rethink public spaces in terms of uses and mobility, from the port to the heart of the town, both of which are nowadays highly congested in summertime, and in the low season only offer permanent residents a urban fabric that is very road-like.

As the central location in the town, a new global vision is needed for Place de la République, combining different themes. While new amenities are needed, ideas will also required on how to adapt the harbour area to the vagaries of coastal flooding, which is a foretaste of rising water levels. There is also a need to think about how this land can be extended to new amenities, a market hall or harbour-related activities, and how connections can be made here between infrastructure and architecture.

Secondly, two sites, that of the FAM (Foyer d'Aide Médicalisée - nursing home) and that of the former penal colony, raise the question of how to mix activities and housing programs intended for islanders and tourists and how to provide a new supply of alternative housing that does a better job in accommodating a population that is ageing or has difficulties in accessing accommodation.

These two built-up sites call for an adaptable architecture that is able to accommodate new metabolisms, a mix of uses and users.

Finally, from these different zones but on a different scale, the municipality expects that ideas for these sites should include attention to water resources, energy production, food production and processing and the maintenance of biodiversity.

This larger scale must take into account changes in mobilities and reimagine how Le Palais can be connected to the whole island and to the other towns within a redesigned network of cycling and pedestrian trails, particularly on and towards the East-West axis of the RD25, the road that crosses the island from side to side. The municipality of Le Palais is looking forward to proposals from the teams that offer distinctive ideas specifically shaped to the existing fabric, the architecture and the landscape. These ideas do not need to be restricted to conventional frameworks but may draw on innovative ways of doing things. The notion of «living well» must, according to the wishes of the community, be accompanied by administrative, technical, legal or even tax measures that are specifically geared to this unique context.

The stakeholders of Le Palais hope that this session will produce responses that will lead to new and more balanced realignments with the living world:

What can be done, for example, to find solutions that provide incentives to take action on protecting biodiversity? What can be done to find innovative funding methods and partnership arrangements with the capacity to meet the specific needs here? What experiments have been carried out elsewhere that could be adapted to this context...?



HISTORICAL PLAN

Extract from the plan of the Place de Belle-Isle-en-Mer et de ses environs jusqu'à la distance de 1500 mètres. An 1815 - Auteur : Nadaud (credits BNF)

CONTEXT

TERRITORY, GEOGRAPHY AND LANDSCAPE

History

Climate variations are part of the history of Belle-Île. Significant fluctuations in sea levels have resulted in the island being repeatedly isolated from and attached to the mainland.

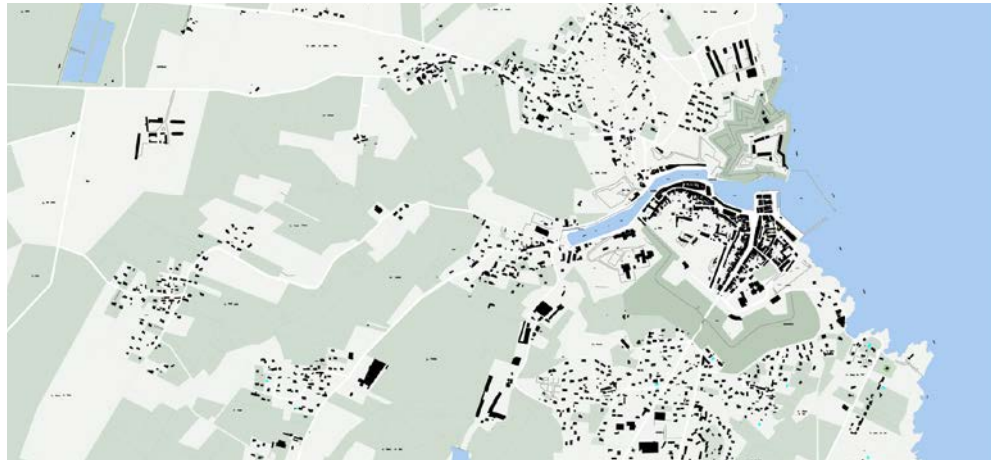
During the Neanderthal period, Belle-Île was not an island. As the climate warmed and the glaciers melted, the rising waters once again separated Belle-Île from the mainland and the people living there at that time became the first islanders. Gradually, the sea infiltrated between Belle-Île and the mainland. In Celtic times, Belle-Île was the largest of the islands in the Morbihan archipelago, inhabited by the Veneti, a seagoing population. In the 9th century, the island was ravaged by the Vikings, who plundered and drove out a large proportion of the inhabitants. It was then repopulated by Benedictine monks who came to settle there, dividing the island into 4 parishes. The island was regularly invaded over the centuries because of its strategic geographical location relative to the mainland as a source of drinking water for pirate ships in the Middle Ages as well as those of the warlike Dutch in the 17th century and the British in the 18th. This is why Vauban had the Palais citadel built in the 17th century as well as a “watering hole” for storing drinking water. The fortifications were regularly modernized up to 1870, in particular with the construction of the city wall and its numerous equipment posts and barracks. During this period, Belle-Île had something like 10 sardine factories in 1855, and its population grew to 10,000 at the end of the 19th century before declining as the sardine factories successively closed as a result of the scarcity of resources. Tourism then took precedence over agriculture and fishing to become a major activity on the island today.

Administration

Le Palais was established on the ria which runs inland, which facilitated the building of its port. The town, which has the biggest population on the island with more than 2,600 inhabitants, plays a central role as home to the majority of services and employment. It is administratively attached to the district of Lorient, to the canton of Quiberon and is one of the four municipalities in the of Belle-Île-en-Mer Community of Municipalities (CCBI), which has its headquarters in Le Palais. Several times a day, in all seasons, Ro-Ro ferries, bulk carriers and even an oil tanker transport passengers, goods, cars and fuel over a distance of 15km in 50 minutes on the regular “Quiberon-Le Palais” route.

There are several seasonal routes linking Le Palais to Vannes, Arzon, La Turballe

URBAN STRUCTURE
(credits Europan France)



VIEW FROM THE CITADELLE ON THE PORT
(credits Le Palais)



THE URBAN ENCLOSURE
(credits Europan France)



OVERLAYS OF REGULATORY DOCUMENTS
(credits Le Palais - ORT)

- PLU & SCOT
- Loi Littoral
- Natura 2000
- Zones de submersion marine (à l'échelle 50cm)
- Dépot pétrolier (infrastructure à risque)
- ★ Monuments Historiques classés et inscrits
- ⋯ Périmètre de servitude autour d'un monument historique

and Le Croisic. Under the territorial provisions of the 2015-2020 Government-Region planning contract, central government and the Brittany Region wanted to pool their resources to meet the specific planning and development challenges of the Ponant islands. Nineteen companies on the island are members of the Ponant Islands know-how group.

Since 2020, Le Palais has been part of the «Small Towns of Tomorrow» program, which seeks to improve quality of life in small towns and surrounding rural areas by focusing on dynamism and the commitment to ecological transition. This program was set up during the current term of office of the municipalities to enable them to carry out their development projects. The municipality of Le Palais established a diagnosis and decided on 62 measures to be carried out by the end of its term of office in 2026. It is hoping that this European 17 session will provide the basis for the emergence of projects that include some of these measures.

URBAN AND ARCHITECTURAL HERITAGE

Urbanisation of the island

Le Palais town center is surrounded by a large perimeter wall, enclosing it within a restricted space. Its footprint, now wooded, is clearly visible. Until the 20th century, the urban zone was concentrated almost exclusively within the limits of the walled city and the citadel. In the first half of the 20th century, urbanization extended considerably beyond the ramparts, to the bottom of the cove and to the glacis. In the 1960s and 1970s, significant urban sprawl extended the town onto the hillsides and farming areas; the built-up area has more than doubled, mainly to the north of the glacis and to the south of the town in the form of housing estates or individual detached houses within their plots. This form of town planning has been responsible for increased consumption of extramural land. Since the 1990s, urbanization has continued along the same lines, but in a more limited way, with infill development.

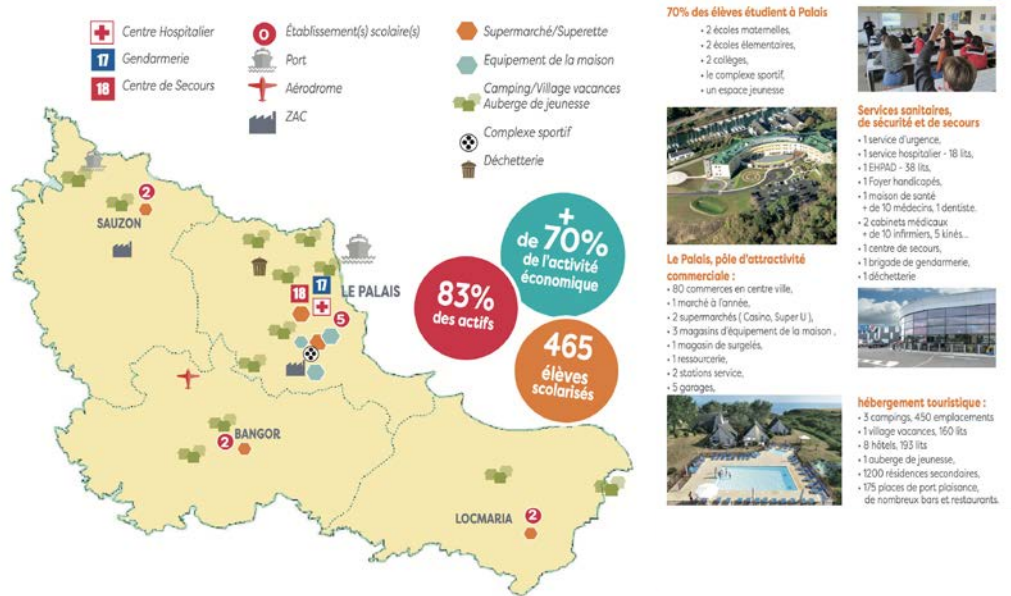
Architectural and urban heritage

The historical and natural heritage, an essential factor in the attractiveness of the territory of Belle-Île, has to be treated with particular care. The balance needed to maintain this existing fabric remains fragile in a context of urban densification which is very profitable for the operators and very attractive to tourists. The town planning and heritage protection rules have succeeded in maintaining sufficient restrictions. The preservation and enhancement plan (PSMV) needs to be updated to allow the municipality to adopt a line of action for the preservation and enhancement of Remarkable Heritage Sites (SPR).

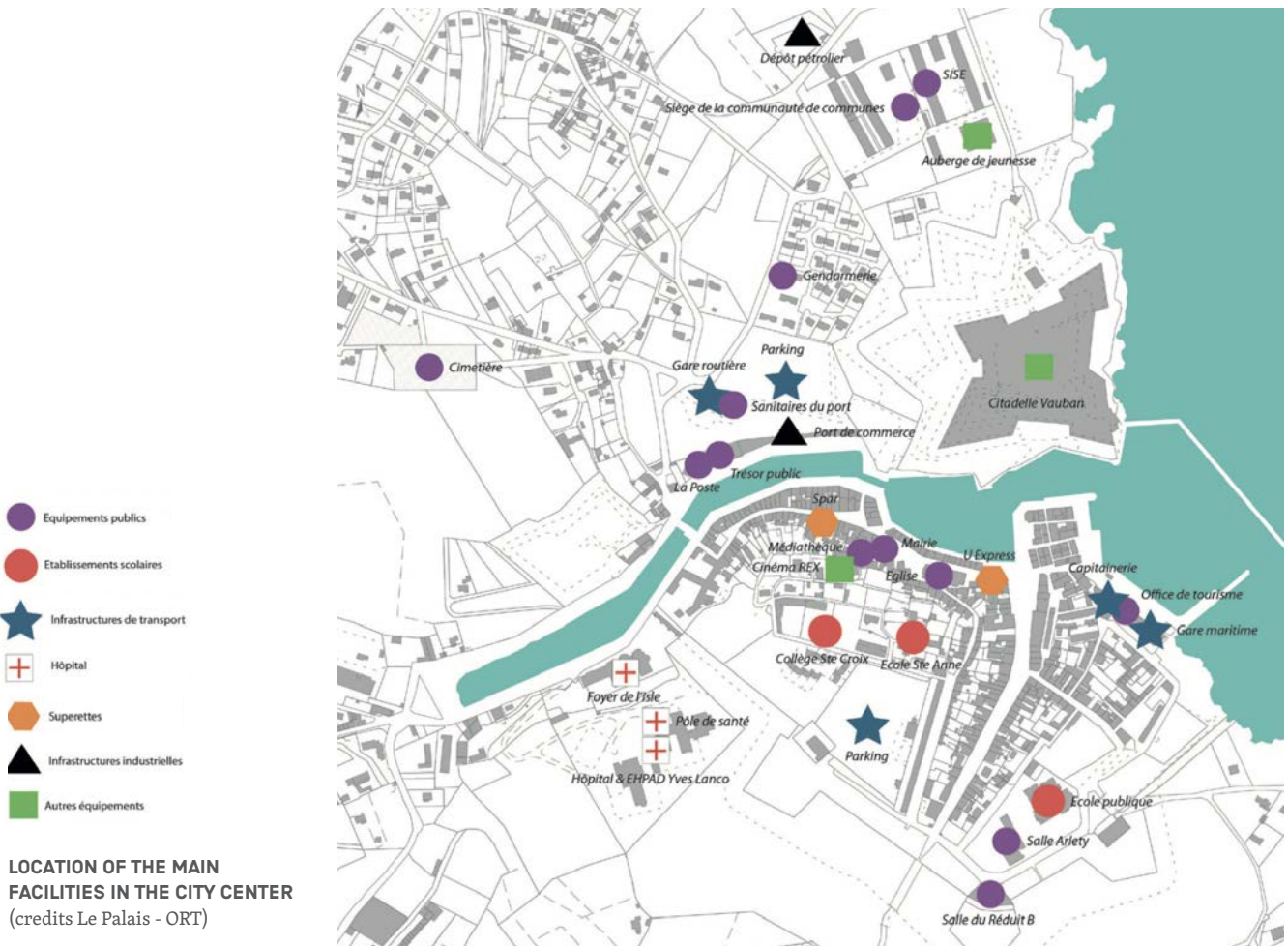
The town of Le Palais has a rich and diverse heritage, which reflects the different periods of its history:

- Military: the citadel that dominates the port and the fortification wall that surrounds the city center.
- Civil: several remarkable mansions.

DISTRIBUTION OF EQUIPMENT ACROSS THE ISLAND (credits Le Palais - ORT)



LOCATION OF THE MAIN FACILITIES IN THE CITY CENTER (credits Le Palais - ORT)



- Public: major buildings such as the town hall.
- Religious: Saint Géran church, Saint Sébastien chapel which is to be converted into a cultural and social space, and Saint Louis hospital, which is currently being renovated for housing, second homes, 175 marina slots, many bars and restaurants.
- Natural: the richness of several protected natural sites, its agricultural character and its coast. The island coastline is largely dominated by cliffs (volcano-sedimentary rocks) which explains why there has been very little construction there (only 5%, essentially corresponding to the different harbours).

SOCIAL, CULTURAL AND ECONOMIC FACTS

Inputs and outputs: water

Drinking water resources in Belle-Île-en-Mer depend entirely on rainfall. Runoff water is the main water source on the island. There is no ground water, nor any connection to the mainland. This limited resource comes solely from rainwater which is stored on the island in 3 reservoirs, and water pumped from the valleys during autumn and winter.

The climate of Belle-Île-en-Mer is similar to the «supra-Mediterranean» type and it is one of the places with the lowest rainfall in Brittany, receiving around 700 mm of rain a year. The infrastructures needed for the water supply consists of 6 collection stations located in the main valleys, a drinking water treatment plant in Antoureau, 6 treatment plants for wastewater from the sewage system. Other secondary sources are present: wells, fountains, rainwater recovered by individuals and communities, and finally the boreholes used by some farmers.

While water is a scarce resource, overpopulation during the high season also put heavy pressure on the sewage system, raising problems of waste management.

Services

Le Palais is home to 80% of the facilities, 80% of the shops, 95% of the services, and much of the tourist accommodation on the island. The challenge associated with seasonal arrivals is how to ensure peaceful coexistence between islanders and tourists. 70% of school-age children study in Le Palais (2 nursery schools, 2 elementary schools, 2 colleges, the sports complex, a youth area). It is a commercial center with 80 downtown shops, a year-round market, 2 supermarkets (Casino, Super U), 3 domestic supply stores, 1 frozen food store, 1 recycling centre, 2 service stations and 5 garages. Health services are also concentrated in the town (emergency service, hospital service – 18 beds, EHPAD nursing home – 38 beds, home for the disabled, 1 retirement home, 1 first aid clinic).

Tourism

An obvious resource, tourism structures and impacts the island, where the population rises from 6,000 to 45,000 in the summer season. 49% of jobs at Le Palais are in the trade, transport and tourist economy sectors (450 campsites, 1 holiday

INPUTS AND OUTPUTS

The daily exchanges between the island and the continent
(credits Le Palais et European France)



THE AGRICULTURAL EXCEPTION
(credits Le Palais)



village with 160 beds, 8 hotels with 193 beds, a youth hostel.

As on most islands, tourism remains one of the main economic solutions for its future because, in a way, the influx from outside partly compensates for the finite nature of the island's economic space. This impacts the island all the more as the mass influx of tourists in the high season is not evenly distributed across the territory and is concentrated in specific places, which at these times reach densities close to that of large French cities. Many islands (the Balearic Islands, Martinique, other Breton Islands, the Azores for example), through environmental movements, initiated by local people, city councilors and even tourism professionals, have long noted the decline in brand image caused by the overpopulation attributable to tourism. The congestion of the port at times of major influx is in contradiction with the image of calm that the island conveys. Alternatives to this kind of mass tourism are already being developed and should be taken into account in the approach to the Le Palais site.

High cost of living

Transporting goods by sea in itself increases prices by 10 to 20% compared with those on the mainland. The geographical fracture caused by distance from the mainland generates financial consequences that affect the population. Part of the additional costs are the result of energy and waste management problems. An additional cost is also linked with seasonality, which requires certain reception infrastructures to be made large enough for seasonal populations and in some cases makes them difficult to share across communities compared with the mainland. Finally, the presence of customers with high purchasing power makes life difficult for lower earning islanders.

Expenses specific to island conditions also affect public spending:

- through the inherent cost of sea transport,
- through the costs associated with particularly irreducible fixed costs, since the island cannot benefit from the economies of scale that mainland municipalities can achieve by optimizing staff numbers or pooling services over a larger territory,
- through the costs associated with providing services specific to island life (average of 38% higher estimates for infrastructure operations carried out in island municipalities - 1 m² of concrete on the mainland costs €90, on the island the cost is €250).

See Summary of the study of additional island costs, Ponant islands association, 2015.

The agricultural exception

In the 12th century, the land was developed by the Benedictine monks who came from the mainland. Belle-Ile-en-Mer is an agricultural island. This specificity, linked to the island's size, has been maintained and remains deeply rooted in local identity. It is the source of exceptional ecological richness recognized at European level (e.g. meadows), and of a significant part of the territory's landscape qualities. Although farming remains vulnerable and its development is very restricted (agronomic soil quality, land pressure, regulatory framework), the diversity of production is exceptional for an island territory.

Enjeux naturels terrestres

Priorité



Landes littorales - UE 4040*, 4030

La lande littorale à bruyère vagabonde est un habitat rare à l'échelle européenne. Elle est caractérisée par des associations végétales endémiques dont 80% de la représentation française se situent à Belle-Ile. Plus rare encore, les landes à bruyère vagabonde mésophiles sont particulièrement menacées par l'embroussaillage. Les landes sèches, parfois en mosaïque avec les landes à bruyère vagabonde, est un habitat bien représenté à Belle-Ile.

1



Falaises avec végétation des côtes atlantiques - UE 1230

Le linéaire important de falaises, cumulé à une pression anthropique insulaire faible, garantit une représentation importante de cet habitat et son bon état de conservation sur le site. Au-delà de l'intérêt intrinsèque du milieu, les conditions bioclimatiques spécifiques de Belle-Ile y permettent l'expression d'une diversité floristique en espèces remarquables reconnues.

1



Dunes côtières fixées à végétation herbacée et dunes mobiles - UE 2130*, 2120

Malgré des surfaces faibles, la diversité floristique et faunistique, associée à ces milieux, justifie l'intérêt écologique des dunes bellilloises.

1



Prairies à forte valeur patrimoniale - UE 6510

Le contexte insulaire associant pratiques agricoles extensives et conditions climatiques particulières a favorisé l'expression de communautés végétales originales à forte valeur patrimoniale, à l'image notamment des prairies maigres de fauche.

1



Boisements d'intérêt communautaire - 9190*, 9120

Le vallon de Port Maria abrite une ormaie de ravin d'intérêt communautaire prioritaire. La surface connue de cet habitat est cependant très réduite et des prospections supplémentaires semblent nécessaires.

3



Espèces à forte valeur patrimoniale

Les facteurs caractéristiques (isolement, climat, faible pression humaine), la nature géologique de l'île (terre argileuse avec alternance saisonnière forte de l'humidité des sols) et l'élevage peu intensif, permettent l'expression d'une flore remarquable classant Belle-Ile parmi les 5 territoires à très fort enjeu floristique du Grand-Ouest.

2

Enjeux naturels marins

Priorité



Banc de maërl - UE 1110-3

Le banc de maërl de Belle-Ile est reconnu d'enjeu prioritaire à l'échelle de la façade Atlantique par sa taille et son état de conservation. Zone de nurserie et de nourricerie, la biodiversité associée à cet habitat est très riche.

1



Herbiers de zostères - UE 1110-1

Bien que faiblement représentés, les herbiers de zostères sont des habitats d'une grande richesse écologique. A Belle-Ile, ils se développent localement sur du maërl, un faciès particulièrement rare. Ces milieux sont une zone de nurserie et de nourricerie, la biodiversité associée à cet habitat est très riche.

2



Estrans rocheux - UE 8330, 1170

Espace sauvage par excellence, le linéaire côtier de Belle-Ile abrite des milieux originaux aux potentiels écologiques forts et peu perturbés (*ex : plus grande surface française de tombants rocheux à pouces-pieds, très forte densité de grottes marines, champs de blocs en pied de falaise à très haute biodiversité*)

1



Estrans sableux - laisses de mer et habitats de haut de plage - UE 1140

Par leur état de conservation, lié à une pression anthropique faible et à une gestion écologique ancienne, les estrans sableux bellillois, en tant qu'habitat d'espèces, peuvent permettre de définir un état de référence dont le fonctionnement écologique est très peu perturbé.

1



Roches infra-littorales - champs de laminaires - UE1170-5

Les forêts de laminaires, telles les forêts terrestres jouent un rôle important en terme de fonctionnalité des écosystèmes. Cependant, à l'échelle régionale les surfaces du site sont limitées, notamment par les panaches de turbidité induit par l'influence des fleuves côtiers. (*les champs de laminaire plongent jusqu'à 17m contre 35m à Molène.*)

2



Espèces remarquables (UE 1349, 1351, 1364, 1365)

L'aire marine de Belle-Ile est régulièrement fréquentée par des espèces de mammifères marins protégés : Les Grands dauphins, Marsouins communs, Phoques gris et Phoques veaux-marins... On constate également la présence de plusieurs espèces remarquables : moule géante (*Atrina fragilis*), pouces-pieds (*Pollicipes pollicipes*)

3

The island has a total of 36 farms and around sixty farmers. 35% of the total surface of the island (2886 ha) is used in farming, mainly in the form of meadows or fodder crops for grazing animals. A small part is used for the production of cereals for animal feed. (2800 lambs, 3000 poultry, 270 calves, 130 pigs, more than 2 million liters of milk). A collective point of sale - «producer's corner» - is located at Le Palais in Mézerelle, reflecting a commitment to local food supply chains. Several projects are in progress, including the installation of a cooperative dairy and new market gardens intended to promote local food production (school meals, short supply chains, processing and distribution of local products, inclusion of people with disabilities) as part of the objectives of the PAT (territorial food project).

MILIEUS: HUMAN AND NON-HUMAN

Island biotope

The community is keen for the European competition teams to come up with proposals that get away from an anthropocentric perspective on the handling of environments. The coastline and the beaches, the wide meadow landscapes and the geography of the ria in which Le Palais is located, unfailingly connect nature and culture together here. The town center is marked by a wooded area protected by the presence of the ramparts, which are home to barn swallows and at least 3 species of bats. The ecosystem and the island species have, at their own scale, evolved in a state of isolation and in a restricted area, making them vulnerable to various human pressures. Belle-Île was designated a Natura 2000 site in 2006 with a view to protecting the dry moorland with its creeping heather, the dune environment, the rocky cliffs. Its marine element is characterized by beds of seagrass and maerl, boulder fields, as well as the island's emblematic barnacle. This environment is home to sea birds (gulls, cormorants, petrels, fulmars) and land birds (red-billed choughs, ravens, rock pigeons, peregrine falcons), as well as insects and reptiles. The teams' proposals will need to take into account the diversity and specificities of this biotope in recognition of the special island environment.



**THE PORT AT THE ENTRANCE TO
THE RIA**
(credits Le Palais)

A word from the Mayor

“THE FUTURE IS NOT WHAT WILL HAPPEN BUT WHAT WE DO.”

Henry Bergson

The deteriorating state of the natural environment is increasingly apparent to all of us, and the general public and political decision-makers alike have become aware of the need to protect it. A successful approach to the environment takes into account the comfort of human beings, sustainability in the use of natural resources and the need to control waste.

The skills that EUROPAN offers in multiple spheres, relating to the environment, social issues, the economy, transport and construction, are the benefits the municipality expects to gain from this collaboration. The municipality is anticipating that its participation in the competition will bring about a territorial metamorphosis that is operational in nature.

The town is keen to be at the forefront of the fight against climate change. The redesign of its town center, faced with the looming prospect of rising sea levels – a challenge that pervades all the other challenges mentioned above – will enable Le Palais to evolve the characteristics of the «City of Tomorrow» and hence to survive among the mainland territories that surround it.

Allowing islanders to stay and live on the island, accommodating new permanent residents, professionals whom we are struggling to attract for lack of accommodation to offer them...

And housing them with dignity... These ambitions are neither luxuries nor gestures; achieving them is essential to tackling the challenges that we face. EUROPAN is for Le Palais an opportunity to draw on indispensable new ideas.

What could be more thrilling than starting the heartbeat of an entire territory, a land on the open sea, a miniature continent that concentrates problems which emanate from the ends of the earth, where we cultivate the «human cultures» that have shaped this community, its destiny and its history.

Europan is a wonderful opportunity for Belle-Île en Mer. The opportunity to give this «laboratory-territory», vulnerable as it is to continuing risks, an experimental direction that is in harmony with the currents of time, to seize this moment of immediate and lasting change.

Tibault Grollemund
Mayor of Le Palais

**SCALE OF LINKS BETWEEN
THE MUNICIPALITY AND ITS
TERRITORE**
(credits Europan France)



**SCALE OF THE CITY CENTER
AND THE PERIMETER OF THE
ORT (TERRITORY REVALUATION
OPERATION)**
(credits Europan France)



STUDY SITE

SITE DESCRIPTION

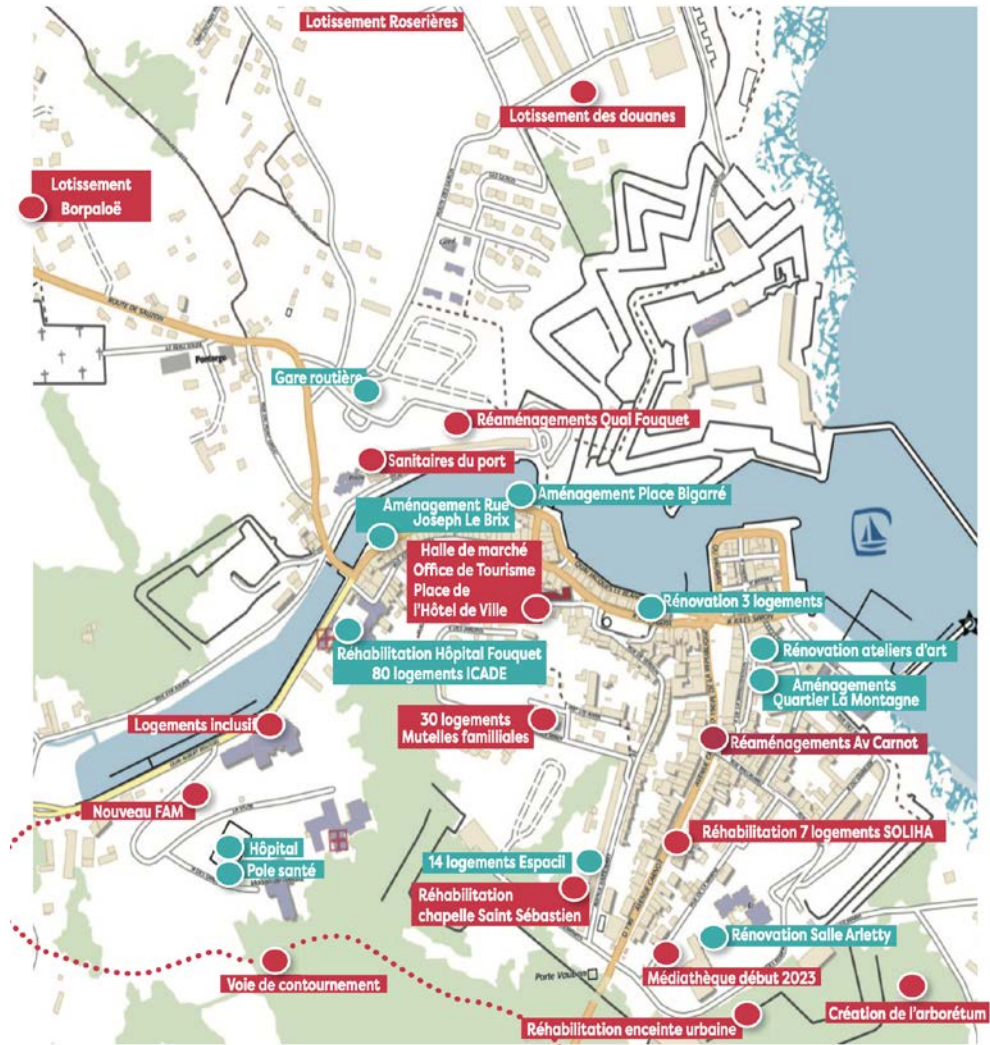
The study site can be read on two levels. On the first level, the approach takes into account the links that the municipality maintains with its territory. At this scale, the link with the D25 departmental road (which crosses the island from East to West from Port Maria to the Poulains lighthouse, linking Locmaria to Sauzon) on the edge of the town is a factor to consider, particularly in terms of active travel modes (cycle lane) to better connect the island's 4 municipalities. At this level, the interactions between the town center and the urbanized and farmland edges of the municipality also need to be taken into account. These margins also include water treatment infrastructure, more recent housing estates as well as business and retail zones that have been set up outside the town center.

A second level that refocuses on the operational scope of the ORT (territorial revitalization operation) directs attention to Le Palais town centre and encompasses various project sites identified by the municipality within the framework of this session of European. The perimeters of the scales of approach extend beyond the coastline, incorporating the marine space with respect both to the resources it produces and to the risk it represents (coastal flooding).

Downtown public spaces

Le Palais is the primary gateway to the island. The configuration of the port with its proximity to the first adjacent building facades gives it a «domestic» dimension that undoubtedly contributes to its welcoming character. The stone breakwater which is also a harbour infrastructure (one of the largest in Europe) forms a vast esplanade linking to the public spaces of the outer harbour area. In low season, its dimensions are, by contrast, perfectly suited to calmer, less frenetic uses, raising the question of how the space can be rearranged to take account of this dual timeframe. From the port to the inner port, during periods of heavy traffic, there is a conflict between the different mobility modes - pedestrians, two-wheelers, cars and trucks - which all follow the same routes from the Bonnelle and Acadie quays to Place de la République. This disorder is further exacerbated by the undefined nature of the public spaces, which maintain a roadside character. The size of the roads, restricted by the existing buildings but also by their trajectories, has the effect of creating a saturated public space and a totally anarchic mix of uses (a striking fast-motion film has been made of these effects of saturation and conflict of use).

RELATED PROJECTS IN PROGRESS OR UNDER CONSIDERATION
(credits Le Palais -ORT)



OPAH ANRU PERIMETER

- Rehabilitate degraded buildings
 - Reclaim vacant housing.
 - Bring degraded housing up to standard.
 - Fight against fuel poverty and unfit housing.
 - Adapt housing to loss of autonomy.
 - Promote the establishment of island homes in the city center.
 - Act on the price of land to be built and create reserves.
 - Develop a “Color chart” for the facades.
 - Develop a charter for commercial storefronts.
 - Improve the living environment.
 - Respect the urban character of the city
- (crédits Le Palais -ORT)



Housing

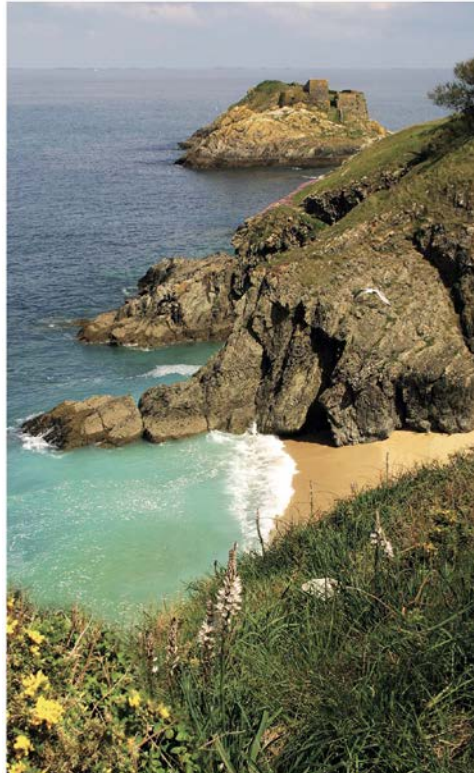
The objective today is to provide affordable housing in an area that is both small and tight, to prepare to house an ageing population and to identify possibilities for accommodation for seasonal workers between May and September.

Twenty-five plots are being developed for islanders with a mechanism to prevent speculation. Twenty others will be on the 2023/24 program and the acquisition of larger plots of land will make it possible to launch an OFS (community housing trust) for around forty dwellings within a very short time. This effort has been undertaken in consultation with social landlords and all project initiators who conduct real estate operations in the city. The municipality pays particular attention to environmental issues in all these programs.

ON-GOING RELATED PROJECTS

- An OPAH-RU, a private housing refurbishment program (2022 to 2027) will provide financial aid and support for people making improvements to their homes.
- In Haute Boulogne, a 4500 m² plot near the city center, adjoining the former penal colony, will become the site of a real estate operation to install 10 intermediate island houses and 2 social housing blocks (2022-2027).
- Creation of 32 housing units at La Poudrière – Mutuelles Familiales, on a former football pitch that has become a grass car park which today plays an essential role in parking arrangements. 180 parking spaces will be integrated into the greenery and 32 housing units, 20% of them social housing, will be built in the immediate vicinity of the ramparts and fortifications erected by Vauban.
- Creation of 38 “Reality” housing units on one of the largest land reserves in the area within the old city wall (1.3 ha) on the former barracks of the Cité de la Paix (timeline 2025) adjoining the Mutuelles Familiales project
- Renovation of 7 dwellings on Avenue Carnot (timeline 2026) from the town hall’s old housing stock in partnership with Soliha, a community housing organisation, available with a 25-year emphyteutic lease (for young and seasonal workers).
- Creation of 100 dwellings in Rue des Lumières – Quartier des remparts (timeline 2030-40): on a partly vacant, partly constructed 1.1 ha plot (100 dwellings ranging from intermediate to small collective housing). A project is also underway (delivery at the end of 2024) to create 12 housing units on rue des Remparts (Ilo Promotion)
- Creation of 75 dwellings on the glacis (timeline 2030-40): the sloping glacis site offers an open and panoramic view of the harbour, with a semi-underground car park in a unique landscaped setting linked to a landscaped car park that preserves part of the existing public parking lot by changing its layout.
- Creation of the France services center (timeline 2024) next to the post office on Quai Fouquet, including an access walkway to the first floor of the building from the bus station platform and the Glacis car park.
- Creation of a freight logistics center to free up Quai Bonnelle and relieve congestion in the town center.

**THE ISLAND'S RELATIONSHIPS
WITH NATURE**
(credits Le Palais - ORT)



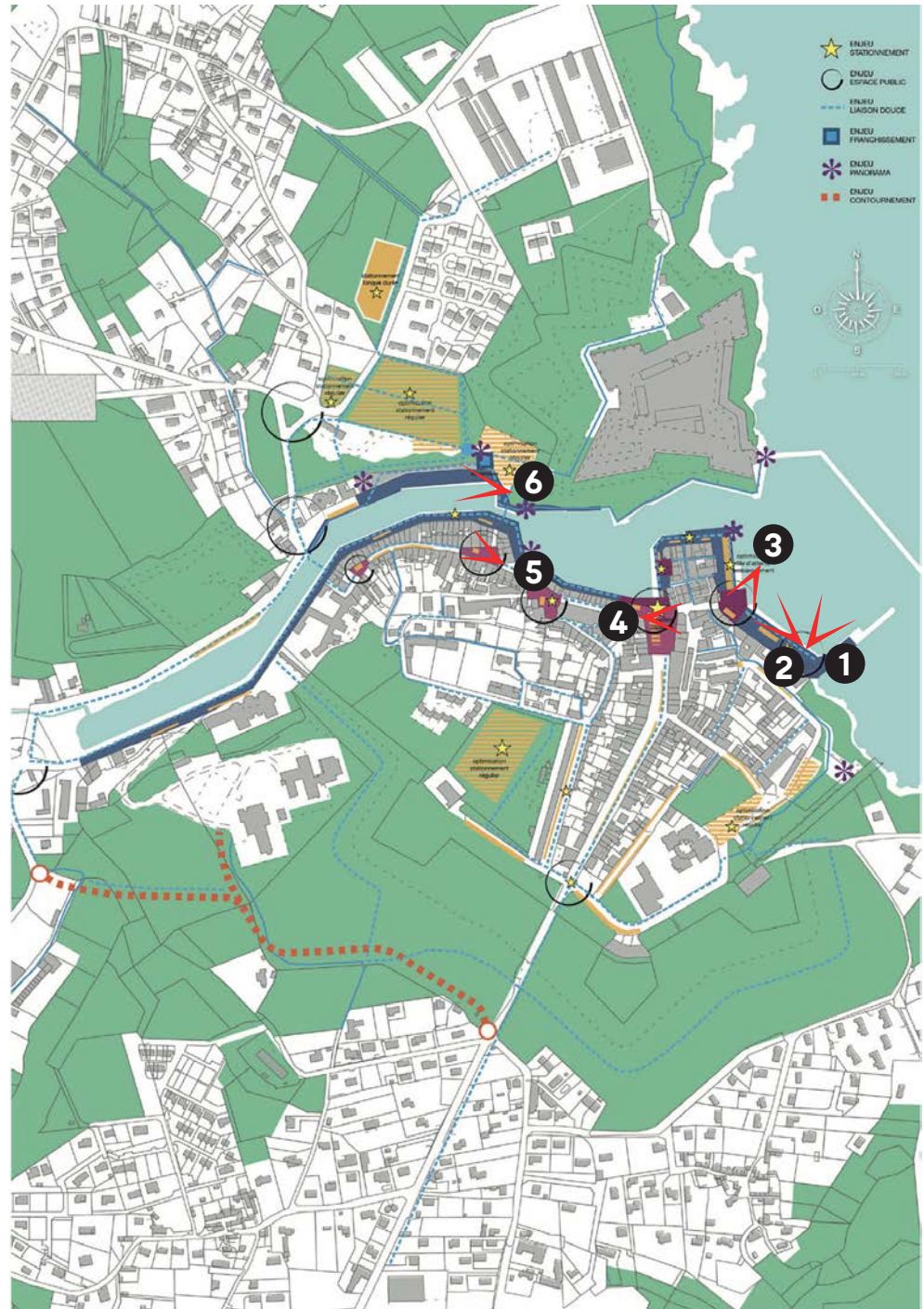
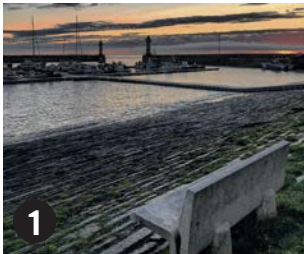
**THE CITY CENTER SURROUNDED
BY VAST WOODED AREAS**
(credits Le palais ORT et European
France)



SPECIFIC RELATIONSHIP TO THE TERRITORY

Reinforcing the presence of nature in the town and in the harbour area will mean preserving and developing green spaces, and creating conditions that foster biodiversity as well as factors of well-being for local people. The issue of how to protect the qualities of the island will need to be explored. How to manage the interrelations between human activities, particularly tourism, and the biodiversity contained within its restricted perimeter? In addition, what can be done to preserve this landscape, a real legacy that embodies knowledge of the island's history, with which the islanders live all year round but is consumed and affected by tourists during peak periods.

Actions to renovate public spaces and the hoped-for new balance between the space dedicated to the car and the space dedicated to active travel modes will, on each occasion, be an opportunity to reinforce the presence of nature in the town, to promote the quality of the landscape sites and to arrive at a better distribution of the different uses.



ISSUES ON PUBLIC SPACES IN THE CITY CENTER
(credits Le Palais -ORT)

PROJECT SITE

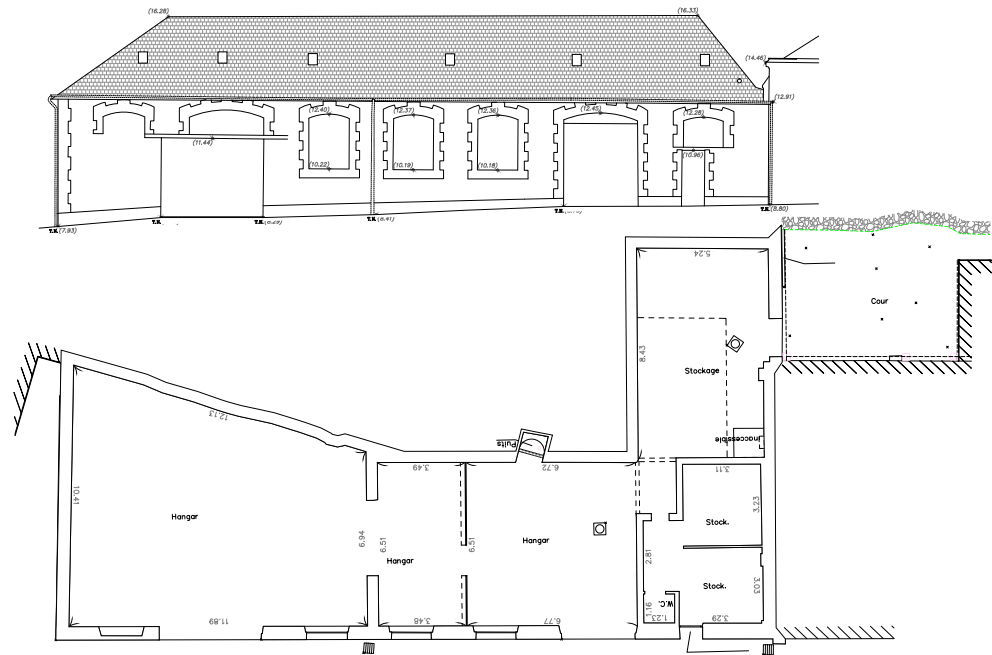
DESCRIPTION OF SITE

The harbor ground surface

The restricted space of the port has changed little in recent years. Renovating it through various measures to restructure its operation is an opportunity to bring in new amenities. The question then arises of how to harmonize all of these measures, which are completely transform the technical infrastructure of the port. The technical infrastructure is a lively place that is at present primarily a major public space which marks the entrance to the island, a threshold, and needs to develop a natural extension towards the public spaces of the town center. This stretch of land encompasses several kinds of life that constitute the culture of the place: the life of the sea and the economy, everyday life with local shops, the life of events or tourism, the life of the different periods in the history of the island. Continuities will need to be found: continuities of movement, but also continuities of ground surfaces and their uses. Although infrastructural in nature, the ground surface of the port can be integrated and interwoven into the architecture, producing a better mix of culture and nature on the island. On top of this issue of uses, there is the question of the predicted and now experienced impacts associated with climate change. Among the islands of Brittany, the town of Le Palais clearly stands out for the number of episodes recorded, which have led to repeated damage to port structures and recurrent submersion of the docks. The coastal flooding that occurs is exacerbated by the overflow from the water reservoir in the Ria in the event of heavy rain. The development of the ground surface of the port will also need to take into account the scale of this risk in order to create more resilient spaces.

Le Palais is currently conducting discussions on the transformation of its port infrastructure:

- To improve the handling of traffic flows by managing car access and embarkation queues on Quai Bonnelle.
- On superstructure by creating a shelter to make waiting a more pleasant experience for passengers (1 million passengers a year) near the breakwater and by offering other services in vacant premises (in the former premises of the tourist office, now in the town hall). This shelter could also incorporate the harbor master's office, thereby freeing up the equivalent space on Quai Bonnelle
- To create toilet facilities and a commercial space for port users on Quai Fouquet in the former emergency services building.
- To restructure the commercial port on Quai Fouquet, opposite Quai Le Blanc, at the bottom of the slope of the glacis (bars, restaurants, chandlery, marina clothing in the superstructure of the storage areas and the careening area). This



SURVEY OF THE FORMER HALL
(credits Le Palais)



PASSAGE OF THE TOWN HALL
Former hall and REX cinema
(credits European France)

new program might include an elevator connecting to the glacis car park.

- In infrastructure:
 - To restore the breakwater, which is a striking feature of the arrival in the port.
 - For certain hard points such as the fuel tank and pipework.
 - To build a new slipway which would increase safety for passenger arrivals while reinforcing the of bend and pierhead on Quai Yser.
 - To set up a slipway on Quai Gambetta specifically for trucks so that they can disembark directly from the boats, avoiding traffic bottlenecks at the the port and in the town center.

EXPECTATIONS, PROGRAMME GUIDELINES OR EXPECTED USE PROPOSALS FOR THE HARBOURD GROUND SURFACE

The goal is to develop a new narrative around the experience of arriving and being welcomed on the island, by connecting all the public spaces and the housing projects from the péré (breakwater) to the inner harbour, with a balanced distribution of spaces. Beyond the technical handling of these flows, the aim is that the proposed developments should endow this narrative with a distinctive character that takes account of different timeframes of use and climatic variations over the seasons. So what can be done to construct a shared ground surface that handles all these constraints?

TOWN HALL PASSAGE:

The tourist office will be moved close to the town hall to create new flows towards the town center. On the side of the town hall, where the forecourt is currently under construction, the old halls are due to be upgraded.

Attached to this market hall, the Rex cinema (former ballroom) has been bought from the private operator who ran it. The municipality, which took over, plans to develop this arthouse cinema into a cultural amenity, a place for discussion and screenings with programs designed to attract different audiences. Finally, in the gardens of Chapelle sans Sébastien, an “after-beach” market is being created, offering local and island products from the “Savoir-faire des îles du Ponant” brand.

PROGRAMMATIC EXPECTATIONS FOR THE TOWN HALL PASSAGE

This site needs to regain its original function and provide space for permanent



HAUTE BOULOGNE SITE
(credits Le Palais)



HAUTE BOULOGNE SITE
Former penal colony
(credits Le Palais)



HAUTE BOULOGNE SITE
Former penal colony Photo of the
rope factory and sketch of the
Propice project
(credits Le Palais)



food product outlets. In addition to this hall, the market will be extended from its existing limited space on Place de la République, largely to this square but also along Quai Le Blanc.

THE HAUTE BOULOGNE SITE, A FORMER PENAL COLONY

Located on the other side of the harbour, on the heights of the city center behind the Citadel, the Haute Boulogne site and more generally the district as a whole, is already undergoing restructuring. Located north of the Citadel on the cornice overlooking the ocean, the former penal colony, consisting of two large farmhouses, is a Belle-Île landmark. It provided accommodation for children from 1880 to 1977, with two agricultural and maritime sections. Today the site is already changing and the aim is that it should undergo a total facelift to provide premises for civil society organisations working in areas such as culture, youth and heritage protection.

PROGRAMMATIC EXPECTATIONS ON THE PENAL COLONY SITE

The municipality is supporting the installation of the Tiers Lieux Propice* on an 800 m² area on the ground floor (timeline 2024), and plans to install the Permanent Environmental Initiative Center, premises for the processing of market garden produce from the community farm, premises for charities or environmental organisations, a memorial space, a music school, a theater company, artists' studios, etc.

The attic, which was home to the old rope factory, ultimately has space for around forty seasonal accommodation units. This program would require the establishment of partnerships with the municipality, retailers and companies, to accommodate seasonal workers, because the question of their accommodation remains complex and expensive in the island's tight real estate conditions. While possible projects have already been initiated on the Haut Boulogne site, this European session is an opportunity to take them further and increase the potential of these spaces. Thought also needs to be given to the relations that this site can maintain with the lower town.

* Operational partners of Propice: Municipality of Le Palais, Fabienne Costes and Edwin Herkens architectes, Sinny & Ooko/Financial partners: Municipality of Le Palais, Orange Foundation, Europe FEADER LEADER, Brittany Region, FDJ, La Fondation du Patrimoine, Mission Bern, Departmental Council of Morbihan Ministry of Culture.

**FOYER D'ACCUEIL MÉDICALISÉ
(FAM) NURSING HOME**
Elevation
(credits Le Palais)



**ENTRANCE OF THE FOYER
D'ACCUEIL MÉDICALISÉ (FAM)
NURSING HOME**
(credits Le Palais)



INTERIORS
View of the Salines and the Orgo
bridge (credits European France)

THE FAM

The current FAM (Foyer Accueil Médicalisé - nursing home) was built in 1992 at a time when it housed 80 people with disabilities. Many of its residents at that time came from the mainland. Since then, the population of this medical and social institution has aged (average age: approx. + 55 years) and has fallen to 36 residents today. The current building is therefore oversized and unsuitable. The project for a new establishment, relocated in the immediate vicinity of the recently rebuilt Belle Ile hospital, would free up the current site, along the inner harbour, close to the town centre, below the hospital center (which hosts an EPHAD retirement facility), which makes it a strategic location for a project.

The existing building, as it was designed, offers little potential for conversion.

PROGRAMMATIC EXPECTATIONS ON THE FAM SITE

New proposals for this site will have to include the creation of approximately 40 mixed housing units, among them some independent living apartments for older people, either single or couples, who will enjoy communal services (catering, cleaning, laundry, entertainment, etc.), and other types of accommodation, for example for hospital or service personnel. This new building would offer an opportunity to explore a link between the lower town and the hospital.

Finally, this new building, a 3-minute walk from the town center, also offers an opportunity to create a car park infrastructure (about 200 spaces) for residents and for paid public parking, which would reduce the number of cars entering the town center. The provision of housing for seniors is also an opportunity to put housing back on the market for rent or sale. The operational process would be undertaken by Le Palais Municipality, Belle-Île hospital and one or more private sponsors.

The stakes on the FAM site are therefore very high, and more broadly raise the question of how the site can find a second life within the landscape. The question is how to reuse the site, recycle the existing structure and rebuild it in a way that is better suited to its environment, in such a way that the program and its location could stimulate fruitful connections with the potential to generate new urban qualities.

LIST OF DOCUMENTS FOR DOWNLOAD

CONNURBATION - TERRITORIAL SCALE

-FR-FR-LE_PALAIS-C-AP1	C	
-FR-LE_PALAIS-C-M1	jpg	aerial view
-FR-LE_PALAIS-BELLE_ILE_COURBES-C-M2	jpg	IGN map
-FR-LE_PALAIS-BELLE_ILE_COURBES-C-M2	dwg	topography
	pdf	topography

STUDY SITE - URBAN SCALE

-FR-FR-LE_PALAIS-SS-AP1		
-FR-LE_PALAIS-SS-AP2		
-FR-LE_PALAIS-SS-P1 to P23	jpg	aerial view
-FR-LE_PALAIS-SS-M1	jpg	aerial picture
-FR-LE_PALAIS-SS-M1	dwg	plan
	jpg	plan

PROJECT SITE - ARCHITECTURAL SCALE

-FR_LE_PALAIS-PS-AP1	jpg	aerial picture
-FR-LE_PALAIS-CENTRE-PS-AP1	jpg	aerial picture
-FR-LE_PALAIS-CENTER-PS-P1 to 10	jpg	terrest
-FR-LE_PALAIS-HALL-PS-P1 to 12	jpg	terrest
-FR-LE_PALAIS-FAM-PS-P1 to 3	jpg	terrest
-FR-LE_PALAIS-COLONIE-PS-P 1 to 10	jpg	terrest
-FR_LE_PALAIS-PS-M1	pdf	aeral perimeter
-FR-LE_PALAIS-ESPACES_PUBLICS1-15-PS_M3	dwg	plan
-FR-LE_PALAIS_Topo Glacis_PS_M3	dwg	plan
-FR-LE_PALAIS_RosboscerauRdPtKerdenet-PS_M3	dwg	plan
-FR-LE_PALAIS_Rond Point Saline-PS_M3	dwg	plan
-FR-LE_PALAIS_PLACE_REPUBLIQUE-PS-M3	dwg	plan
-FR_LE_PALAIS_OUVRAGES PORTS-PS-M3	dwg	plan and elevation
-FR_LE_PALAIS_FAM-PS-M4	pdf	plan
-FR-LE_PALAIS-FAM_PLAN_MASSE 1 and 2-PS_M4	dwg	plan
-FR-LE_PALAIS-FAM_COUPE5-PS_M4	dwg	section
-FR-LE_PALAIS-FAM_COUPEAA-PS_M4	dwg	section
-FR-LE_PALAIS-FAM_COUPEBB-PS_M4	dwg	section
-FR-LE_PALAIS-FAM_COUPEDD-PS_M4	dwg	section
-FR-LE_PALAIS-FAM_COUPEFF-PS_M4	dwg	section
-FR-LE_PALAIS-FAM_COUPEII-PS_M4	dwg	section
-FR-LE_PALAIS-FAM_ELEVATION_EST-PS_M4	dwg	elevation
-FR-LE_PALAIS-FAM_ELEVATION_OUEST-PS_M4	dwg	elevation
-FR-LE_PALAIS-FAM_ELEVATION_NORD-PS_M4	dwg	elevation
-FR-LE_PALAIS-FAM_ELEVATION_SUD-PS_M4	dwg	elevation
-FR-LE_PALAIS-ELEVATION_NORD_HALLE-PS_M4	dwg	elevation
-FR-LE_PALAIS-ELEVATION_NORD_HALLE-PS_M4	dwg	elevation
-FR-LE_PALAIS-COMPLEMENT_PS_M4	dwg	plan
-FR-LE_PALAIS-BORDILLA-PS_M4	dwg	plan
-FR_LE_PALAIS_OPAH-PS-M4	pdf	plan
-FR_LE_PALAIS_FAM-PS-M4	pdf	plan

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