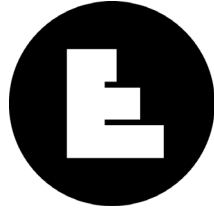


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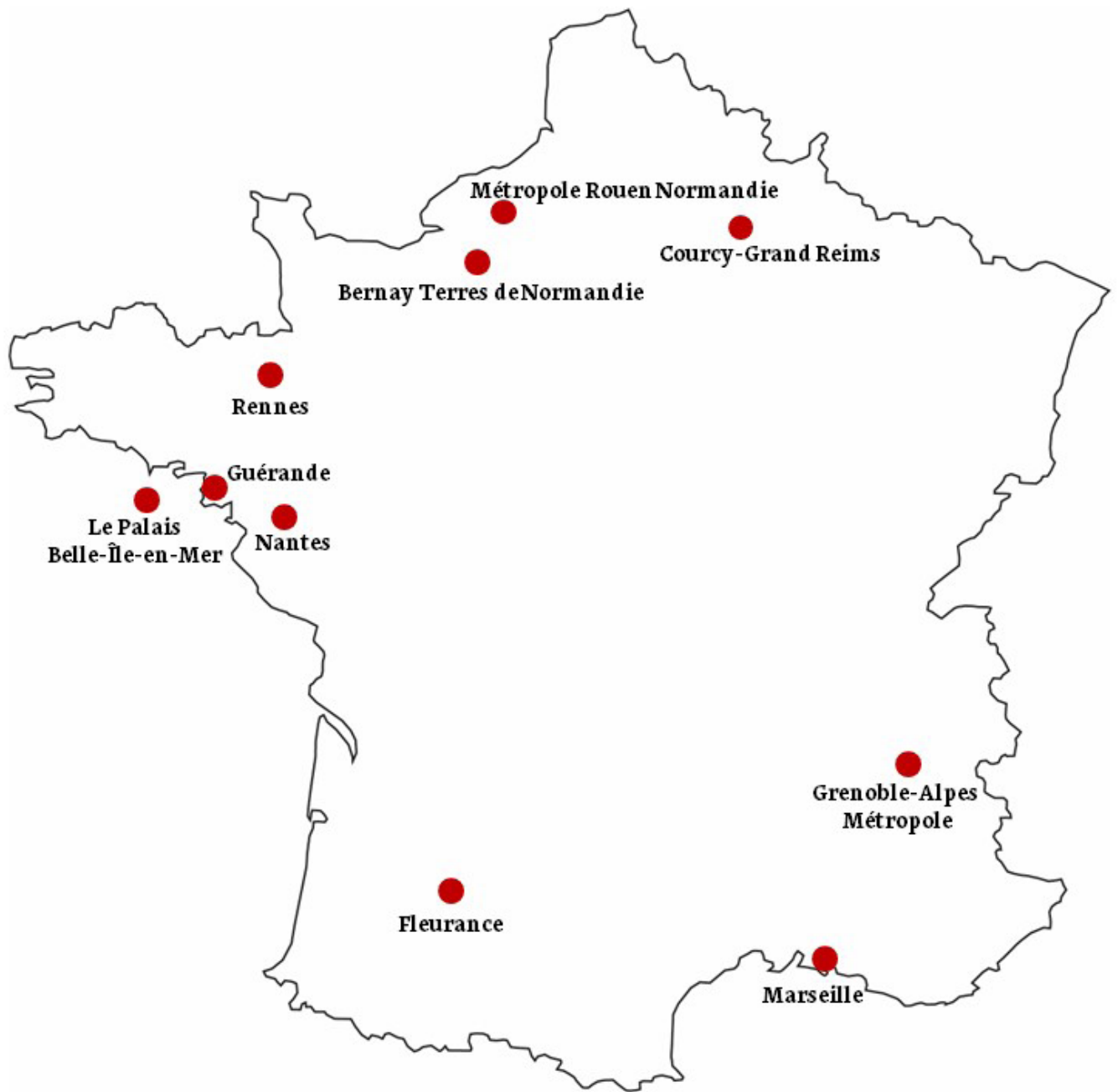


E17 - Living Cities 2

NANTES METROPOLIS

REGENERATING HÔTEL-DIEU TO CREATE AN OPEN AND LIVING ENVIRONMENT

Site folder



Métropole Rouen Normandie

Courcy-Grand Reims

Bernay Terres de Normandie

Rennes

Guérande

**Le Palais
Belle-Île-en-Mer**

Nantes

Fleurance

**Grenoble-Alpes
Métropole**

Marseille

FOREWORD

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.

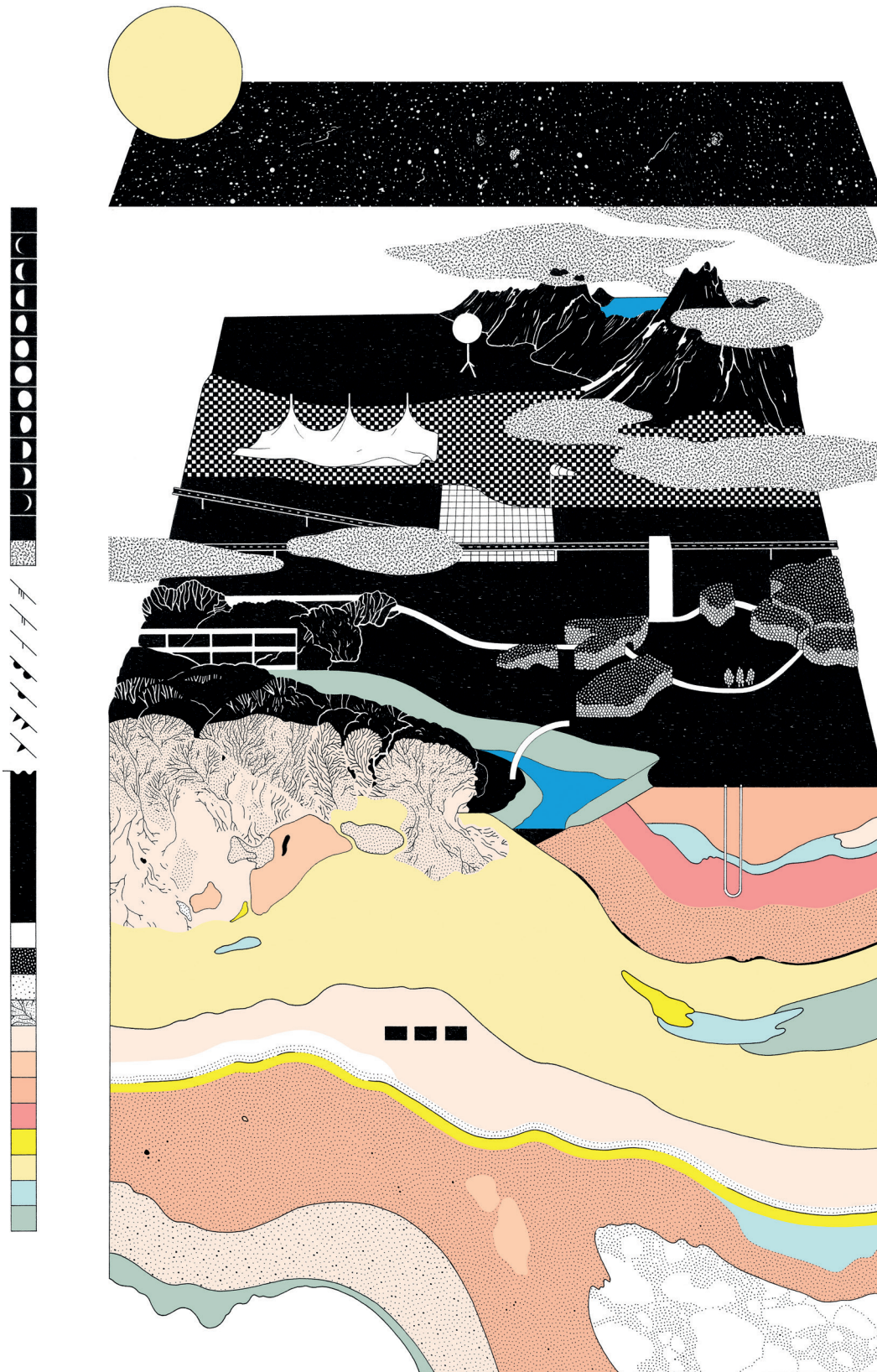
But in order for proposals to “hit the bull’s eye”, itineraries and processes for making projects are essential. What will your proposal be?

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.

EUROPAN 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 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 INFORMATION

SITE REPRESENTATIVE :

Nantes Métropole

ACTORS INVOLVED :

Nantes Métropole, City of Nantes, SAMOA

TEAM REPRESENTATIVE : Architect ou urban planner

SKILLS NEEDED TO TACKLE THE CHALLENGES AND FEATURES OF THE SITE:

Architect, urban planner, landscape architect, programmer

COMMUNICATION :

Communication of the projects at the end of the competition

JURY – 1ST EVALUATION :

With the participation of site representatives

JURY – SELECTION OF WINNERS :

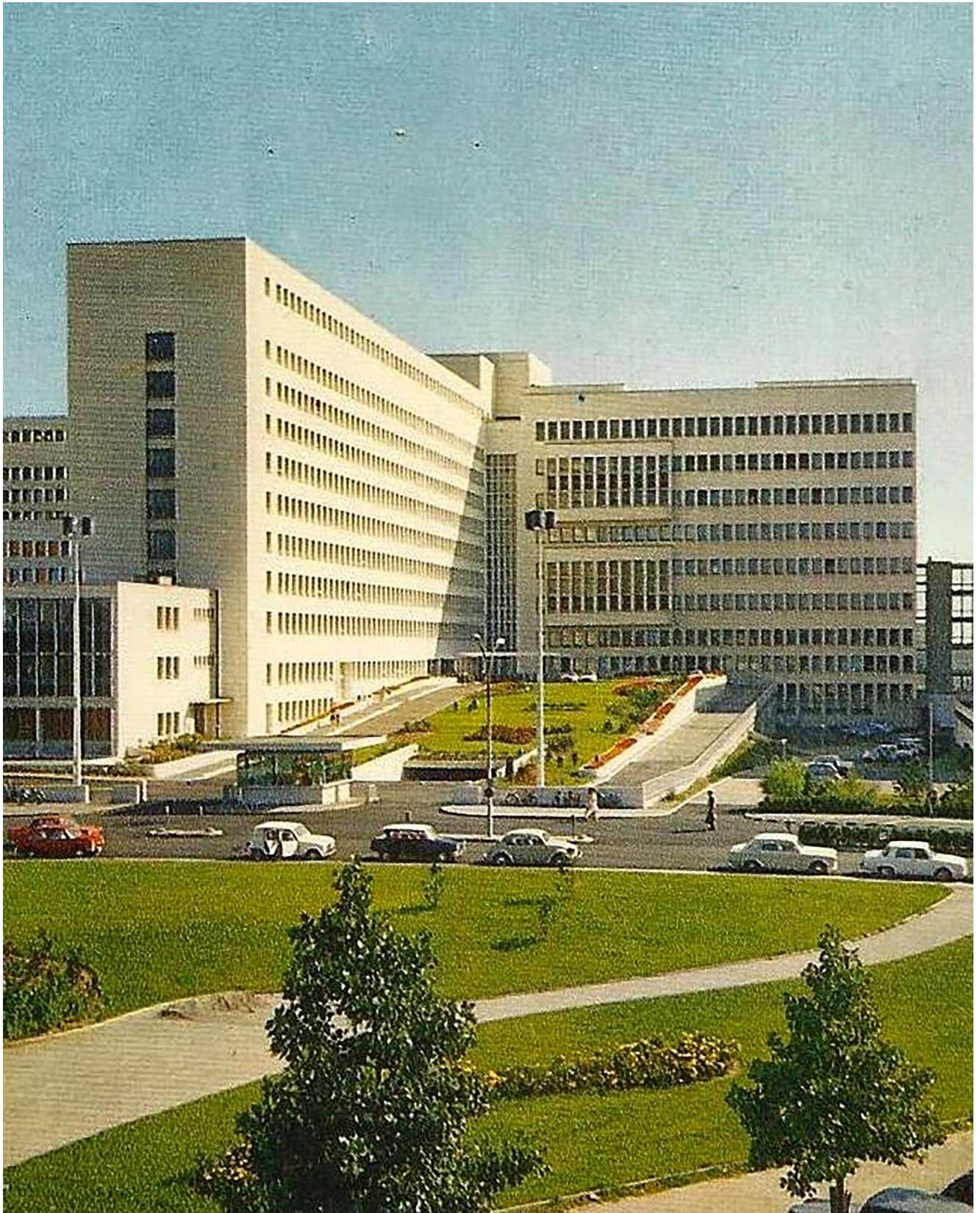
Three categories - winner (€12,000) /runner-up (€6,000) / special mention (no prize)

INTERMEDIATE POST-COMPETITION PROCEDURE:

Meeting of municipalities and teams organised by the European France secretariat in Paris / In-situ meeting of municipalities and teams organised by local authorities and their partners / Assistance and advice from European France to local authorities and their partners on setting up the post-competition phases.

ASSIGNMENT GIVEN TO THE TEAM(S) SELECTED FOR IMPLEMENTATION:

Study and project development assignments to explore the strategic proposals in greater depth, feasibility studies on the project site including preliminary proposals for uses and/or reuse of buildings, urban project management and/or architectural commissions.



Introduction by Thomas Quéro

Nantes Metropolitan Councillor responsible for urban projects and Deputy Mayor of Nantes

The municipality is reflecting on the future of the Hôtel Dieu site, a strategic sector covering an area of approximately 18 hectares and containing 250,000m² of floor space, which offers a unique opportunity to develop an ambitious project on the banks of the Loire in the heart of the city.

This operation is part of a long process of reflection and consultation on the role of the River Loire in the city centre. In 2015, the grand “the Loire and Us” debate culminated in the decision to reintegrate the Loire into the urban landscape and to develop the uses associated with it by emphasising the presence of nature in the city. In 2018, following a tendering process, Agence TER was commissioned to provide urban project management for the Petite Hollande project on the banks of the Loire, known as “Loire au Coeur”. More broadly, since the 1990s, large-scale urban projects have been undertaken to renovate the old filled-in river inlets, previously monopolised by cars, and to design new, high-quality and peaceful public spaces that incorporate public transport, active travel modes, parks and green spaces, walks, playgrounds, and relaxation and leisure areas.

The first stage of the TER agency’s assignment was to produce a development plan for a 130 ha study area running from the harbour station to the SNCF station and incorporating city centre urban spaces linking to the Loire and the adjacent districts, including Hôtel-Dieu. In 2022, the consortium headed by TER carried out an initial technical study on the conversion potential of Hôtel-Dieu.

Today, the municipality’s aspiration is to develop a future vision for the Hôtel-Dieu site. Rewilding, in particular the creation of a feeder park opening onto the Loire and the neighbouring districts, as well as the pursuit of a mix of functions through the reuse of certain buildings, will be major instruments of this new vision. An innovative programme, which takes advantage of the potential of the existing fabric in a way that complements the qualities of the city centre and the island of Nantes, should make it possible to connect the local scale to the city as a whole.

The intention is also that the renovation of this emblematic and monumental complex should be ecologically exemplary in responding to the major environmental challenges we face: climate change, health and water risks, scarcity of resources, diminishing biodiversity, etc. In resonance with the theme of the competition, “Living cities: re-imagining architecture while caring for inhabited environments”, this site must remain a common good, a symbol of a living, breathing city. The choices about whether to reuse or convert existing buildings must leave significant room for nature and



THE SITE OF THE HÔTEL-DIEU SHORTLY AFTER ITS INAUGURATION (1970S)
FR-NANTES-SS-AP1
(source : blog "Nantes la ville d'après-guerre" / RIKO ST.NAZ)



THE SITE OF THE HÔTEL-DIEU TODAY (2023)
FR-NANTES-SS-AP3
(source : google earth)

biodiversity, to create a healthy and attractive urban environment. The strategy of intervention will need to be phased and take the form of a project-process, which will start when the premises are taken over by 2027 and will continue over the longer timeline of the urban project.

Nantes Métropole will be supported in the European process by its partners, SAMOA (Nantes Métropole SPL) and Agence TER, and by the current occupants of the site, the university hospital and the University of Nantes.

We hope that this complex site will stimulate rich and relevant proposals that, at the end of the competition, will form the basis of fruitful collaborations, in particular in the preparation of the first stages of the renovation. Thank you for taking part.

A handwritten signature in black ink, consisting of a stylized, cursive script. The signature is positioned in the lower right quadrant of the page, below the main text block.



CONNECTION WITH THE THEME

CHALLENGES OF THE SITE IN RELATION TO THE THEME

A LOCUS OF CARE FOR THE CITY AND ALL ITS INHABITANTS

The Centre Hospitalier Universitaire de Nantes (Nantes university hospital) site is about to begin a new life, after more than three hundred years as a hospital site, including 60 in its present form. In 2027, the CHU and all its ancillary functions will quit the premises to join the island of Nantes, thus freeing up more than 250,000 m² of hospital-university infrastructure in the city centre. Today frequented only by patients and their families, doctors, hospital staff and students, these care-centred spaces will become open to all the city's inhabitants and living creatures, making the site an ideal place to broaden and expand the issue of Care beyond the field of health and medicine. What can be done to regenerate the Hôtel-Dieu site as a living and open environment? How can its public purpose be expanded to uses beyond the medical and health spheres in order to benefit as many people as possible? What hospitality should it offer and to whom? What kind of living environment should it provide?

REACTIVATING AND REANIMATING THE LAND

Ninety-five percent of the Hôtel-Dieu site is currently built-up and hard surfaced, leaving little room for animal and plant life. Its location on the edge of the Loire, near the confluence of the Nantes valleys, nevertheless makes it a particularly appropriate place for rethinking the role of nature and biodiversity in the city and more particularly within the Nantes metropolitan area. The historic city centre of Nantes is very dense despite the presence of the river and several tributaries. Bringing nature back to the Hôtel-Dieu site could also be an opportunity to make these urban spaces resilient to the risks of flooding, global warming, riverbank erosion and biodiversity loss, or could even contribute to reducing them. Re-establishing contact with the ecological corridor that is the Loire and rediscovering a soil that is fertile, living and nourishing but also active, reviving public or common spaces, places of interchange and encounter, would constitute first steps in making the Hôtel-Dieu site an inhabited and living environment.



**A MONUMENTAL
ARCHITECTURE**
FR-NANTES-SS-P6



**A SITE ON THE BANKS
OF THE LOIRE**
FR-NANTES-SS-P4

CARING FOR THE ALREADY-THERE

On the other hand, the Hôtel-Dieu site also offers a unique land reserve to meet a multiplicity of needs and to introduce new uses into the heart of the metropolis and thus limit urban sprawl by contributing to the objective of net zero artificialisation of land. The extraordinary scale of the site and the existing buildings should therefore be seen as starting points for a large-scale project that provides an ambitious response to changes in lifestyles, work and consumption patterns, and to objectives for the low-carbon city, all in a way that is economical in land, resources and materials. Take care of this 20th-century heritage, but also see this heterogeneous fabric for what it is, identify its specificities, reveal its potential, preserve what can be preserved, recycle or reuse the rest, extend, sew together, remodel, hollow out: a whole disparate vocabulary of care and maintenance to be employed in order to act in the most appropriate and frugal way possible upon – and with – what is already there and thus minimise the environmental impact of urban renewal.

THE SPECIFIC EXPECTATIONS OF THE CITY AND ITS PARTNERS

A FORWARD-LOOKING VISION FOR A RESILIENT CITY THAT CARES ABOUT THE LIVING WORLD AND ITS RHYTHMS

1. Since the end of 2020, a regional IPCC – Interdisciplinary Group of Experts on Climate Change – has met regularly to work on the impacts of climate change in the Pays de la Loire region. Published in June 2022, the first IPCC Loire report highlights the Pays de la Loire region's particular vulnerability to climate change. This report is available online on the Comité 21 Grand Ouest website.

2. Raphaël Besson, "Bioregions, bio-inspirations: the city to the rhythms of life" in *Les Cahiers d'Europas 16, Living Cities*, Ed. European, Paris, 2022.

Reconciling the objectives of rewilding and land frugality described above, although apparently contradictory, can lead to a new form of urban quality in which a partial de-anthropisation of the site, notably by the creation of a natural and cultivated feeder park, combines with effective use of the density of its built fabric.

What new links should be formed between human activities and natural ecosystems? How can the dense city contribute to the goals set by the IPCC¹? How can biodiversity be found in the city and in what form(s)? What functions linked with the Living City should be incorporated into such a central urban space? What does it mean to live in a dense city today in terms of climate and energy imperatives? All this in view of the city's priorities of solidarity and inclusiveness, which need to be reaffirmed with ever greater force?

All these complex questions call for an imaginative and ambitious vision of a future "achievable and equipped utopia"², capable of stimulating and combining a polyphony and multiplicity of long-term actions, and of repositioning the Hôtel-Dieu site within the urban dynamics of the city centre, by uniting the city and nature.

AN ARCHITECTURAL PROJECT AND HERITAGE TRANSFORMATION

The Hôtel-Dieu site is emblematic of the change in the conception of care that took place in the course of the 20th century. It is an almost unique exemple in France of a “hospital-faculty-block”, a hospital archetype inspired by American hospitals and adapted to the needs of French medicine by architects such as Paul Nelson or Michel Roux-Spitz. The Hôtel-Dieu is also a piece of functionalist architecture that is both characteristic of the modern movement and specific to the output of Roux-Spitz, architect of the reconstruction of Nantes, who liked to consider himself one of the “classicals”. What should be done with this legacy and in particular with this monumental cruciform building that has been labelled a 20th-century Heritage building? How to deal with the many other buildings that have been added over time, with disparate characteristics – buildings with heritage qualities, more ordinary buildings, technical buildings, recent constructions that are in some cases hyper-specialised? How can they be adapted to fit other programmes, types of occupation or typologies? And how can all this become material for architectural and urban innovation?

A REUSE STRATEGY IN THE IMMEDIATE, SHORT, MEDIUM AND LONG TERM

3. In comparison, phase 1 of Les Grands Voisins entailed the occupation of 3.4 hectares of the Saint-Vincent-de-Paul hospital site in Paris (comprising 8,800 m² of activities and 12,000 m² of accommodation) and phase 2 one hectare (comprising 3,500 m² of activities and 5,000 m² of accommodation).

The vast majority of the Hôtel-Dieu site’s 250,000 m² of ground area will become vacant almost all at once in 2027. The university buildings, including the Faculty of Medicine and Pharmacy and the Faculty of Dentistry, will cease to be occupied in 2030, the Health Research Institute will remain in place for a while longer. The reoccupation of the 18 hectares of the Hôtel-Dieu³ site must thus be treated as the priority and founding act of the project. It seems essential to anticipate the immediate re-use of all or some of these buildings and to prepare as of now to open them up to the city and the Loire in order to avoid such a vast and central complex standing empty for too long.

The scale of the site and the interconnectedness of its infrastructures call for the implementation of new strategies that are more than simple experiments in temporary occupancy and which make it possible to identify comprehensible project scales. Where to start, which spaces should have priority of access? What steps should be taken immediately (experimentation, activation, temporary occupancy, “tactical” town planning)? How should the site be occupied, and what uses should be assigned? How to manage the overlap and the proximity in place and time of spaces that are occupied, spaces that are dangerous and need to be made safe, spaces that are under construction and spaces that have been renovated and are ready for long-term reoccupation? And, finally, how does this reoccupation fit into a short, medium and long project timeline for transformation of the site? et la proximité dans l’espace et le temps d’espaces occupés, d’espaces condamnés à sécuriser, d’espaces en travaux et d’espaces réhabilités et prêts à être durablement réinvestis ? Et, finalement, comment ce réinvestissement s’inscrit-il dans un projet de transformation du site à court, moyen et long terme ?



**A METROPOLIS SITUATED 60 KM
FROM THE ATLANTIC OCEAN**

FR-NANTES-C-AP1

(source : google maps)

CONTEXT

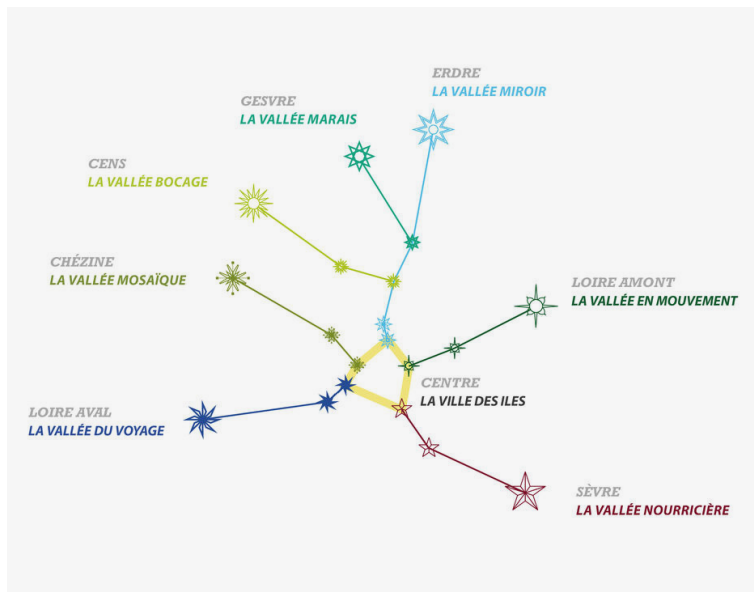
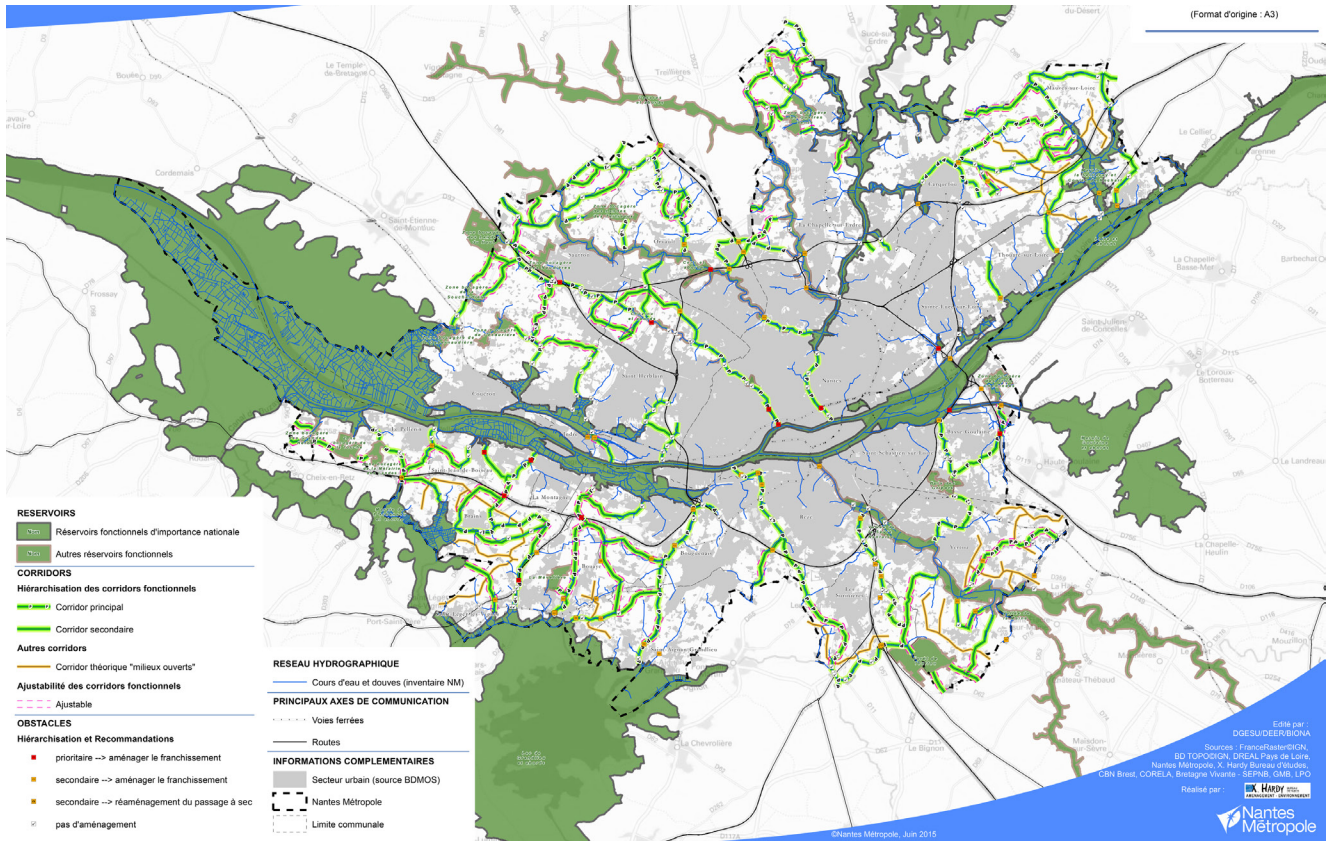
NANTES, BETWEEN THE LOIRE AND THE OCEAN

A METROPOLIS ON THE WAVELENGTH OF THE TIDES

Nantes is a city in western France, located in the Loire estuary 60 km from the mouth of the river. Its proximity to the Atlantic Ocean greatly influences its climate, history, economy and geography. It lives to the cyclic rhythm of the tides, with a tidal range that reaches up to 6 metres in the city centre. The estuary occupies a relatively flat tectonic depression, filled with alluvium and framed by the Breton projection line to the north and the slopes of Pays de Retz to the south. Between these two areas of topographical relief, extensive wetlands stretch on either side of the river, made up of mudflats and reedbeds. The mingling of salt and fresh water make these wetlands very rich in biodiversity, though this has been weakened by the estuary's function as a centre of industrial and harbour activity. The port of Nantes opened up to international trade in the 14th century with the export of Loire Valley wine, linen and hemp. In more recent times, international trade, including the slave trade, made the city prosperous. From the 19th century, it experienced significant industrial development associated with its harbour activities. Today, the autonomous port of Nantes-Saint-Nazaire, France's largest commercial port, covers several sites between Nantes and Saint-Nazaire.

THE LOIRE, WILD RIVER, TAME RIVE

The Loire is often considered the last wild river in Europe with almost natural characteristics, pronounced low and high water levels, few dykes and vast expanses of submersible vegetation along the edges. In reality, the estuary has been extensively shaped by human activity. The Loire has been dammed several times, its channel deepened, its bed narrowed and its capacity increased to allow increasingly large ships to navigate along it. The Loire and its tributaries have also undergone numerous developments in Nantes city centre, in particular in response to the floods that occurred in 1904 and 1910. Formerly made up of a string of islands, the city only took on its current appearance in 1946 after a 20 year period during which branches of the Loire were "filled in" and the course of the Erdre, one of its tributaries, was diverted. Île Beaulieu, Île Sainte-Anne, Île de la Prairie au Duc, Île Vertais, Île de Petite Biesse and Île de Grande Biesse were grouped together to form a single island, the island of Nantes. Shortly after the filling process, the railway line which until then had split the city in two was moved below ground, and wide



THE NANTES VALLEYS

Ecological continuities diagnosis,
FR-NANTES-C-M1
(credits : Nantes Métropole)
and the Green Star project,
FR-NANTES-C-M2 (credits : Gilles
Clément et Atelier Campo)

boulevards and car parks were laid out on the surface of the filled zones to facilitate the movement of cars.

AT THE HEART OF THE GREEN STAR, A HOLLOW LANDSCAPE

The Loire disappeared from urban practices until the 2000s when it became a central focus of urban and spatial policies. Flood risks still remain, but the measures taken to deal with them have taken the opposite course. At estuary scale, the Loire Grandeur Nature plan aims eventually to restore the bed of the Loire to its historical state and thereby prevent the risks associated with rising water levels. This “rewilding” is accompanied by greater protection of the estuary’s biodiversity under the Natura 2000 programme and the Green and Blue Corridor system set out in the Nantes Saint-Nazaire SCOT (territorial development plan) in 2016.

At the scale of the city, the grand citizen debate on “Nantes, the Loire and Us” held in 2015 revealed a great “desire for the Loire” among the city’s inhabitants. Following this debate, a Permanent Conference of the Loire, made up of citizens, elected city officials, Water Plan representatives, qualified persons, community organisations and networks of actors, was established to guarantee fulfilment of the 30 undertakings for the future of the Loire⁴ made by the Métropole. Since 2018, the axial role both of the Loire but of its tributaries has been given formal shape in a guide plan drawn up by Gilles Clément and Matthieu Picot from the Campo Agency. The aim of this so-called “Green star (Étoile verte)” project is to reveal the sunken landscape of the five valleys of Nantes, conceived as the five branches of an extended green framework. It provides for these green corridors to form a network with the large parks and green spaces of Nantes and for access to these spaces to be improved. The Hôtel-Dieu de Nantes site stands at the centre of this constellation.

4. For more information, see:
<https://dialoguecitoyen.metropole.nantes.fr/project/grand-debat-nantes-la-loire-et-nous-1/presentation/presentation>

A STORY OF ISLANDS

FROM THE GEOGRAPHICAL INSULARITY OF GLORIETTE ISLAND...

Before the landfillings in Nantes, Nantes hospital, then called Hôtel-Dieu, was located on Gloriette Island, one of the many islands in the chain described above. The extensive areas of land remained virgin and prone to flooding until 1644 when they were chosen as the site for the construction of Hôtel-Dieu. Inaugurated in 1655, this hospital was a U-shaped building made up of 10 rooms around a central courtyard. It would remain in operation until 1850, when a new building was designed, still on Gloriette Island, following the plans of Joseph-Fleury Chenantais modelled on the suburban hospitals of the time. As the island was only urbanised on its northern shore, Chenantais decided to extend the hospital substantially to the southern shore along an axis running perpendicular to the latter. The main

NANTES IN THE 17TH AND 18TH CENTURIES: THE ARCHIPELAGO CITY

Plans of the city of Nantes in 1698 and 1756. In the center, stand the Gloriette island and the Hôtel-Dieu near the line of bridges crossing the Loire islands.

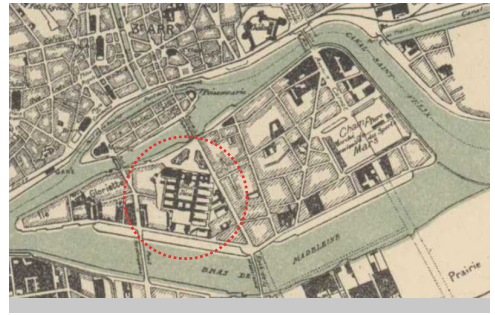
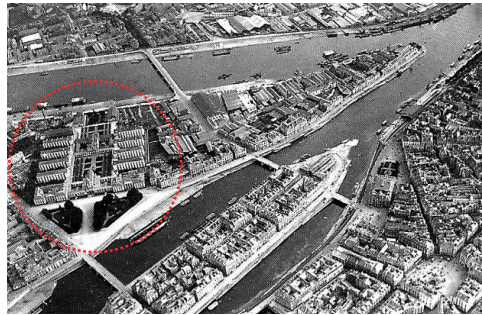
(Credits : Archives du ministère des Affaires étrangères à la Courneuve et Sr François Cacault / BNF Gallica)



THE PAVILION HOSPITAL OF THE EARLY 1900S

The pavilion hospital designed by Joseph-Fleury Chenantais occupies a large part of the Gloriette Island. Left: Balloon view, 1911. Right: Plan of the Gloriette Island in 1909, revised in 1921.

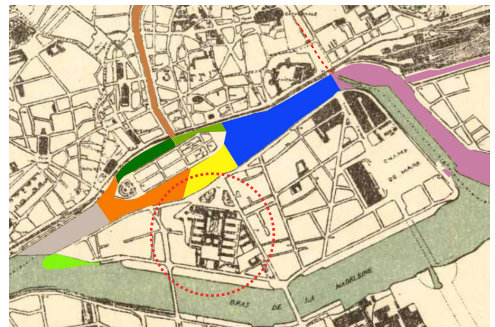
(Credits : L. Delattre, agent-voyer de la circonscription de Nantes, et E. Chevrier, agent technique principal (mairie de Nantes))



THE LANDFILLINGS OF NANTES (1926-1946)

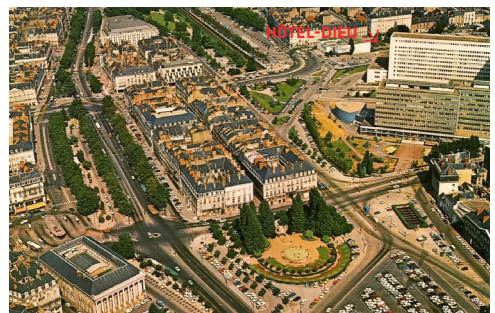
The Hôtel-Dieu is part of the historical city center of Nantes. Left: Feydeau Island during the landfillings. (Credits : Archives de Nantes)

Right: Plan of the different landfilling phases (Source : wikipédia)



THE CROSS HOSPITAL, THE CENTERPIECE OF THE RECONSTRUCTION OF NANTES

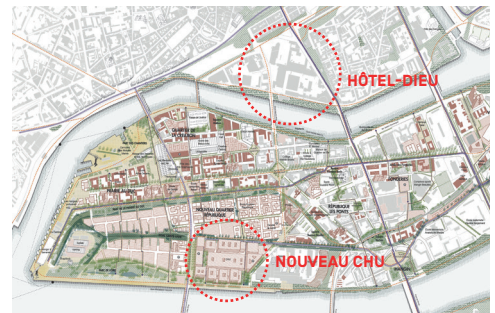
The CHU designed by Michel Roux-Spitz and inaugurated in 1964 dominates the south of Nantes. Left: The hospital seen from the top of the Transbordeur bridge, 1956 (Credits : Archives de Nantes). Right: Aerial view of Ile Feydeau and the surroundings of the hospital around 1975



LE CHU CHANGES ISLAND (2027)

Left: Perspective of the future university hospital (Credits : Art & Build et Pargade Architectes)

Right: Last draft of the Ile de Nantes masterplan (Credits : AJOA-LAQ)



entrance was situated to the northeast and opened onto the bridge connecting Gloriette Island to Feydeau Island. Consisting of 8 units, it offered 856 beds when it was inaugurated. When the branch of the Loire in the north of the island was filled in, starting in 1929, Hôtel-Dieu ceased to be an island and became part of Nantes city centre.

...TO THE PROGRAMMATIC INSULARITY OF THE HOSPITAL COMPLEX (CHU)

Almost 60% of Hôtel-Dieu was destroyed during the Second World War. After the liberation, the task of rebuilding the hospital was assigned to Michel Roux-Spitz, the architect in charge of the reconstruction of the city of Nantes. The orientation and historic location of Hôtel-Dieu were preserved. The suburban model, on the other hand, was abandoned in favour of a block design, a hospital typology inspired by American hospitals intended to optimise flows and connections between the different functions. Work began in 1951, though the first patients were not admitted until 1964. When it was inaugurated, the metal-framed megastructure overlooked large green spaces laid out in continuity with the neighbouring public spaces. This openness to the city was, however, gradually erased as new buildings were erected to keep pace with developments in modern medicine and the increase in the numbers of patients and students. Today, these annexes and additions fill the entire hospital site, forming a dense barrier to city flows. The hospital has once again become insular, although this insularity is now programmatic and urban rather than defined by the river.

TOWARDS OTHER ISLAND HORIZONS

At the start of the 2010s, when the question of modernising and extending Nantes' hospital infrastructure once again came to the fore, the guide plan for the island of Nantes was being drawn up. The grounds of the Marché d'Intérêt National (national interest market), located in the south-west of the island, quickly emerged as the ideal location for the transfer of the CHU to new and more suitable premises. This transfer was also an opportunity to merge the CHU with Nord-Laënnec hospital, with the aim of achieving a higher quality hospital service and contributing to the development of a centre of excellence for medicine-related training, research and economic activities. The winning group's design proposed a new model of hospital complex, conceived as an open system integrated into the city: the satellite model. Some ten "satellites", each housing one of the hospital's hubs, revolve around an independent technical core, attached to the satellites by footbridges overlooking the streets and squares released by this fragmentation. Currently under construction, this new hospital should become operational in 2027, when the Hôtel-Dieu site will be stripped first of its hospital and subsequently of its university functions. The new health faculty will be built in direct proximity to the future university hospital, in order to promote synergy between clinical wards, research institutes and places of education.



MAIN PROJECT SECTORS OF NANTES METROPOLIS
(Credits : Nantes Métropole)

A NEW METROPOLITAN HEART

A CHANGING CENTRALITY

The changes initiated in the 1990s in the centre of Nantes continue today across the central metropolitan area, adopting the current priorities of City Making. The Spatial Planning and Sustainable Development Plan (PADD) sets the main objectives of the metropolitan project, in particular the goal of a “closer metropolis”, to support the arrival of 75,000 additional inhabitants, the production of 6000 housing units per year and the creation of 60,000 jobs, as well as the target of 72% of trips being made by alternative modes to the private car.

The PADD promotes development based on urban renewal: the 200 hectares renewed around the Loire in the context of different projects (Euronantes Gare, Loire au Cœur, Île de Nantes République and CHU, Feydeau Commerce, Pont Anne-de-Bretagne, Bas Chantenay, Pirmil les Isles) reshape the heart of the city by providing both metropolitan and local services and opening up the Loire to rediscovery as the geographical and cultural crucible of the city.

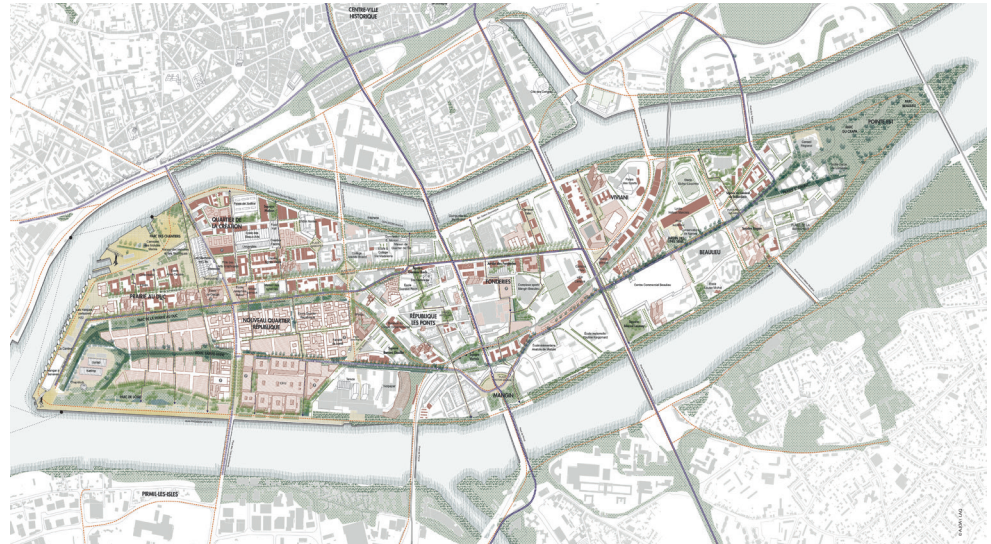
While each is distinctive, the city centre projects share common denominators: nature in the city and the role of the living world as part of the green star vision (connection of the Metropolitan Areas), the presence of axial public transport services, traffic calming and the creation of a network of green mobility routes, the ambition for an active and inhabited city centre with a diversified offer of housing, services, shops and economic activities, compactness and frugality to meet the challenges of ecological and community transition.

MANY PROJECTS ON THE BANKS OF THE LOIRE

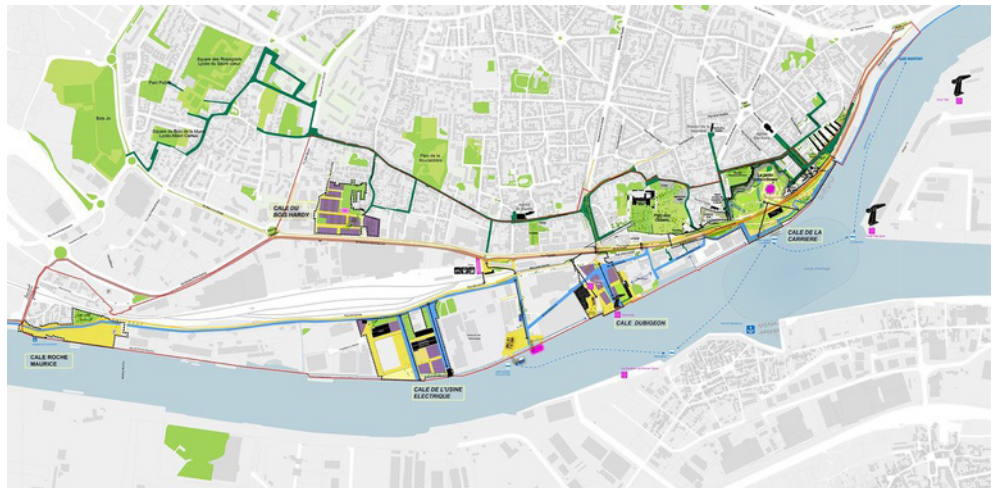
A significant proportion of the many development projects underway within the Nantes metropolitan area are located on the banks of the Loire, reflecting the impetus to “recapture” the river initiated by the Grand Citizen Debate of 2015, including:

- Transformation of the island of Nantes (80 ha) into a new metropolitan centre initiated in the year 2000 by Alexandre Chemetoff’s master plan, and subsequently implemented by Marcel Smets and Anne-Mie Depuydt between 2010 and 2016 and by Jacqueline Osty and Claire Schorter from 2016 and 2024. This project includes a creative district, a health district that will be home to the future university hospital and the health faculties, as well as the development of the banks of the Loire. By 2040, it provides for the construction of nearly 1,000,000 m², comprising 395,000 m² of housing (i.e. 6,000 housing units), 205,000 m² of activities, offices and shops, 125,000 m² of local and metropolitan amenities and the creation of 27 ha of green spaces.
- The Bas-Chantenay urban project, intended to rehabilitate 200 ha and 3 km of river banks, with the development of a large park – the “extraordinary garden”

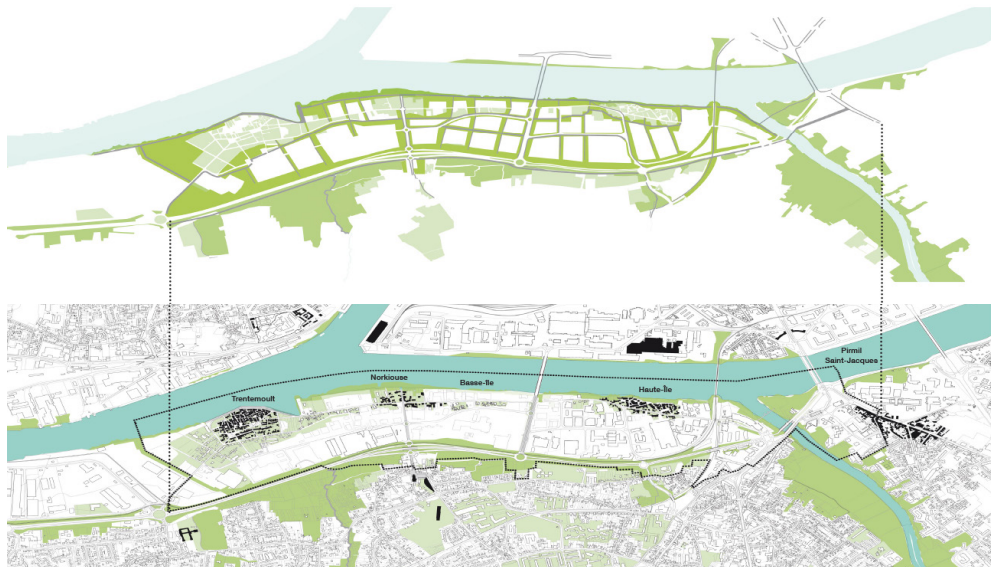
**NANTES ISLAND,
A SUSTAINABLE ISLAND**
Intentions plan, 2020
(credits : AJOA-LAQ)



**BAS-CHANTENAY :
THE LOIRE IN THE SPOTLIGHT**
Overall plan for the urban renewal
of the Bas Chantenay sector
(credits : Reichen et Robert &
Associés, Phytolab)



**PIRMIL-LES-ISLES, THE
"NATURE-CITY" ON THE BANKS
OF THE LOIRE**
Plan for the development of a
harbour park, 2018
(credits : OBRAS, D'ICI-LÀ)



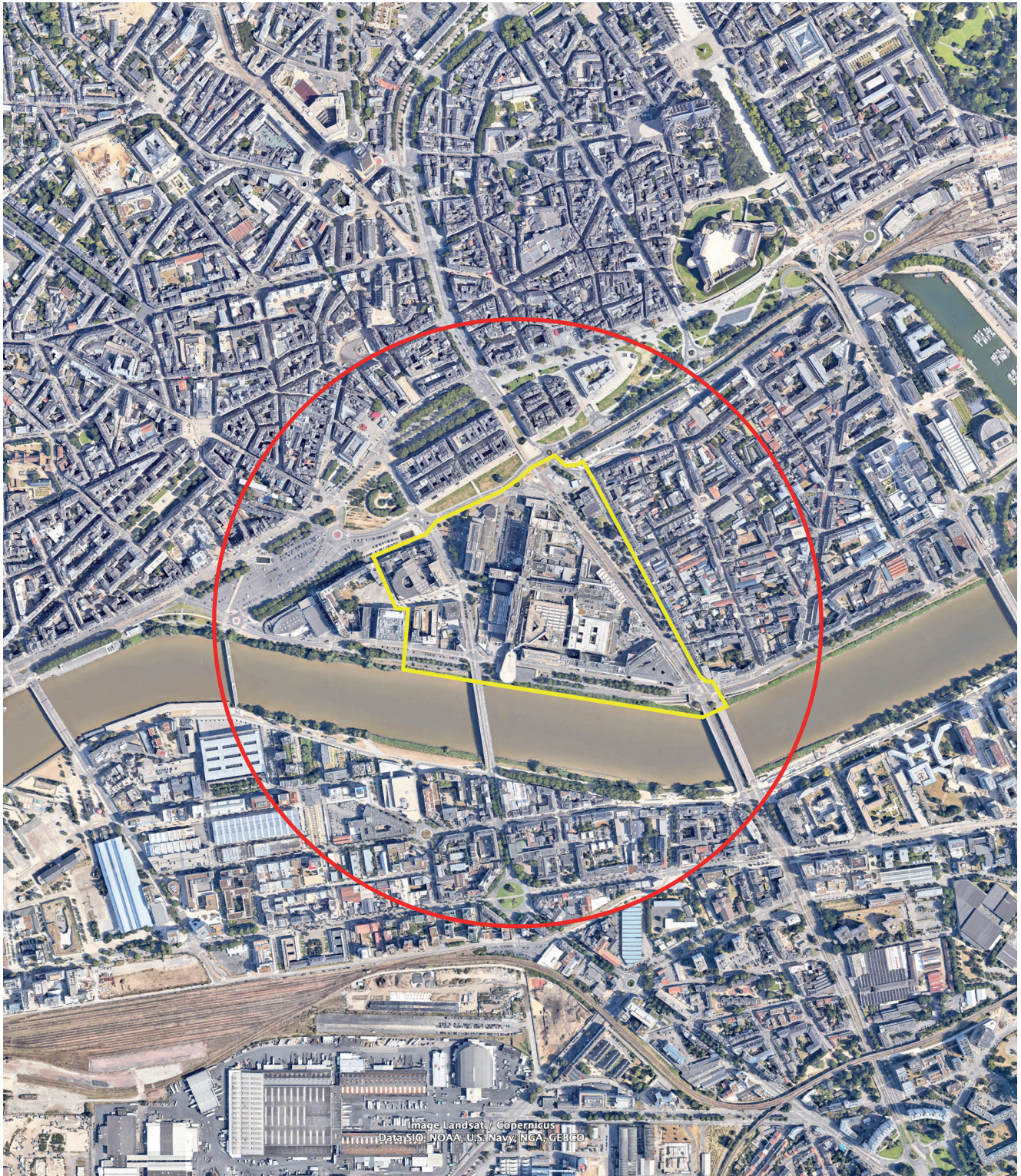
- in a disused quarry and the conversion of the CAP44 building into a Centre of Imagination. Headed by Reichen and Robert & Associés, this project provides for the reinforcement of industrial and logistics activity (approximately 90,000 m² of activities) and the development of housing (approximately 1,000 housing units) and leisure activities along three axial zones: the hillsides, the plain and the river.
- The project for Pirmil-les-isles, a flood-risk area located on the south bank of the Loire. Led by Obras and the landscape architecture firm agency D'ici là, this ambitious project follows the “sidestep” approach, a method based on prototyping and experimentation that should result in the creation of a district that is both exemplary in terms of ecological transition (notably with the rewilding of the banks of the Loire and the development of biosourced products with short supply chains) and accessible to all demographic groups. The project provides for the construction, by 2035, of approximately 3300 housing units and 92,000 m² of activities, shops and services, and the development of a large park at the confluence of the Sèvre and the Loire.
- The widening of Pont Anne-de-Bretagne will provide space for two new tram lines to cross the bridge, linking the city centre to the future CHU and to Rezé, as well as the creation of a square with a view over the city centre and the River Loire.
- The La Loire au cœur (The Loire in the Heart) project, a masterplan headed by TER which aims to make the richness of the Loire's identities visible from several major sites in Nantes city centre: Place de la Petite-Hollande, Canal Saint- Félix, the banks of the Loire in the Madeleine district, Quai de la Fosse and Hôtel-Dieu.

FOR A UNITED, AUDACIOUS, CREATIVE AND “TOTALLY WESTERN” AREA

These projects form the components of a new metropolitan core centred on the river and its tributaries. The metropolitan area has been gaining around 9000 inhabitants per year since 2013, bringing its population to 672,420 in 2022. It is therefore a real challenge to increase the density of the already urbanised areas – which currently account for no more than 30% of the territory – while developing high-quality landscape areas in the heart of the city.

5. Find the details of these ambitions on: <https://metropole.nantes.fr/territoire-institutions/projet/ambitions-territoire>

Nantes Métropole, with its 24 municipalities, is also a dynamic metropolitan region with 364,976 jobs according to the last INSEE census of 2019. Its strengths as a united, collaborative, daring, creative and “completely western” territory constitute the milestones of its economic and urban development⁵. Its main ambitions: to become a land of innovative industry, a cradle of future excellence in the maritime and health spheres and a digital stronghold; to commit fully to the energy transition by expanding its urban woodlands; to strive for local, sustainable food that is affordable for everyone; to reinforce cooperation and citizen initiatives; to act for equality and inclusion; and, finally, to promote Breton culture.



**STUDY SITE (IN RED) AND
PROJECT SITE (IN YELLOW)**

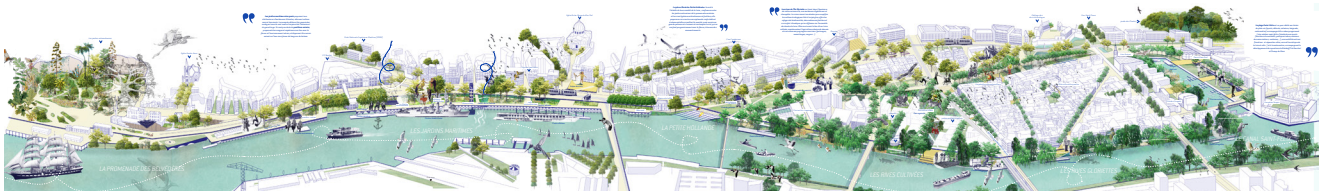
FR-NANTES-SS-AP2
(source : google earth)

STUDY SITE

A UNIVERSITY-HOSPITAL ISLAND

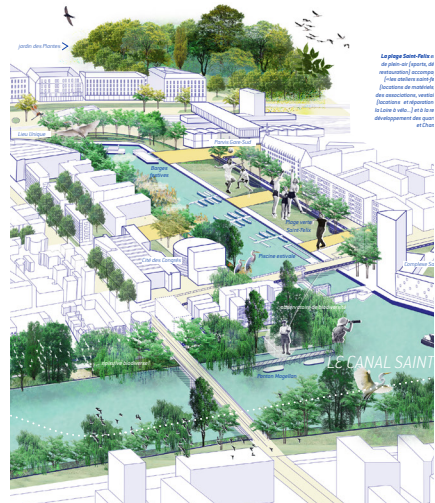
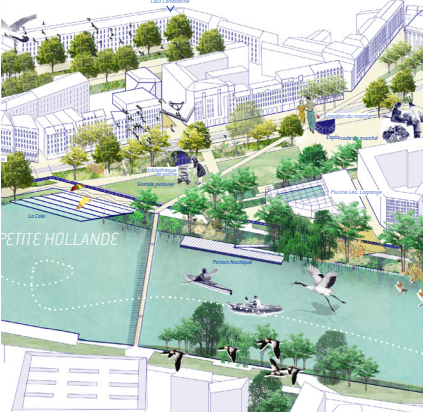
The Hôtel-Dieu site has occupied a central position within the metropolis since Nantes city centre expanded and shifted towards the south with the conversion of the island of Nantes. Located at the interface of the historic city centre with its remarkable heritage qualities, the formerly working-class suburban district of Les Olivettes, the Bias islet, which is dominated by universities, and Île de Nantes, a new metropolitan hub with a focus on innovation and creativity, it is a crossroads of mobility. To the north, on the site of a former branch of the Loire, Cours John Kennedy and Franklin Roosevelt and Boulevard Jean Philippet connect the station to Quai de la Fosse, which was partly converted into a large pedestrian and cycle route in 2010. This major east-west axis is also a structuring component of the city's public transport network. To the east, boulevard Jean Monnet and Chaussée de la Madeleine connect the city centre to the island of Nantes via Pont Général Audibert and accommodate lines 2 and 3 of the tramway. To the west, rue Gaston Veil leads to Pont Haudaudine, another major crossing to the island of Nantes. Finally, to the south, the expressway on the bank occupying Quai André Morice provides easier links between the east and west of the city, notably passing under the abutments of the bridges on its route. These split roads, with the exception of rue Gaston Veil, effectively connect the CHU to the rest of the city and provide it with several parking areas. On the other hand, they distance – rather than connecting – the hospital site from the neighbouring districts (Feydeau island to the north, Olivettes district to the east) and the Loire to the south. The impenetrability and opacity of its building frontage and the absence of activity at ground level accentuate this effect of isolation. The CHU indeed appears from the outside as an isolated university hospital, a sort of small town within the town, autonomous and closed in on itself. With the exception of the university restaurant Ricordeau, located on the central reservation bounded by boulevard Jean Monnet and Chaussée de la Madeleine, the CHU is hermetically sealed off from the city and the city struggles to infiltrate it: it is not possible to cross the site either physically or visually – you have to go around it to get to the other side, you have to gain height to find your way around the city.

The study site encompasses part of the historic centre and the Olivettes district, a section of the north shore of the island of Nantes, Bias islet, Gloriette point with the Léo Lagrange swimming pool as well as three Loire River crossings, including the Victor-Schœlcher footbridge leading to the Palais de Justice. The aim is not to intervene on these disparate parts of the city in themselves but to think about how to establish connections between Hôtel-Dieu and the various components of its immediate environment. The Bias block includes major university facilities that

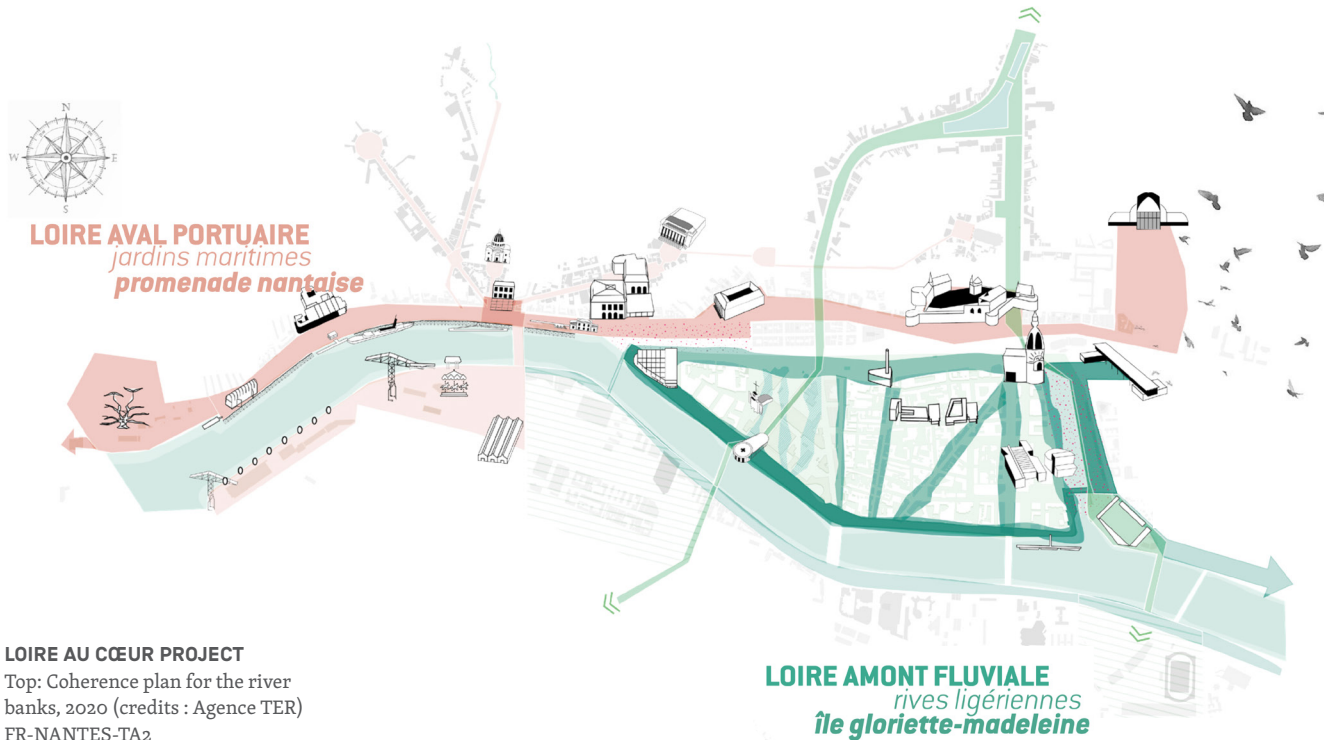


La place de la Petite Hollande est un lieu d'activité de plein air, de loisir, de culture, de sport et de détente. Elle est un lieu de rencontre et de convivialité, un lieu de vie et de partage. Elle est un lieu de mémoire et de patrimoine, un lieu de culture et de savoir. Elle est un lieu de vie et de partage, un lieu de mémoire et de patrimoine, un lieu de culture et de savoir.

Les rives de l'île de la Loire sont un lieu de vie et de partage, un lieu de mémoire et de patrimoine, un lieu de culture et de savoir. Elles sont un lieu de vie et de partage, un lieu de mémoire et de patrimoine, un lieu de culture et de savoir.



Le projet de la Loire est un projet de développement durable, un projet de vie et de partage, un projet de mémoire et de patrimoine, un projet de culture et de savoir. Il est un projet de vie et de partage, un projet de mémoire et de patrimoine, un projet de culture et de savoir.



LOIRE AU CŒUR PROJECT
 Top: Coherence plan for the river banks, 2020 (credits : Agence TER)
 FR-NANTES-TA2
 Bottom : The Loire with two faces, diagram of intent (credits : Agence TER)

will remain on site (Chancellor's office, Kerneis lecture hall, health library and faculty of pharmaceutical sciences, Nantes Tourville student residence) as well as the general management of the CHU and the Deurbroucq car park, which are ultimately slated for transfer when the CHU moves.

A CENTRAL SITE: THE LOIRE IN THE HEART

The outlines of the study site are partly superimposed on the development plan drawn up within the framework of the aforementioned “Loire au Cœur” project. The culmination of several years of public consultation and competitive bidding, following which the consortium led by Agence TER was named the winner, this development plan provides a forward-looking and global vision of how the banks of the Loire will be developed by 2030, over a length of approximately 4.2 km. Focusing on the urban, landscape and heritage dimensions, along with travel, activities and uses, it also assesses the possibility of “weaving” the city and the river through the landscape to the most built-up spaces in the city centre. The TER agency proposal highlights the two types of riverbank zones characteristic of Nantes: those of the “Cultivated Loire” upstream, and those of “Maritime Loire” downstream, which meet at Place de la Petite-Hollande, the square that is the future heart of the development, which will be reoriented towards the estuary and offer new landscaped areas covering more than 3 hectares. The “Nantes promenade”, which leads westwards along the former wharfs of the extraordinary garden, and eastwards to the station, is reinforced and punctuated by landscape and urban events. The historical contours of Gloriette Island are revealed through the establishment of a green belt, including the André Morice quays, which is redeveloped to become a pedestrian path with the aim of restoring visibility to the Loire archipelago.

The metamorphosis of the landscape of Feydeau-Commerce is the first implementation of the development plan for the Loire. Led by the landscape agency Jacqueline Osty & Associés and the architecture firm RAUM, this 2.7 ha redevelopment, between Cours des 50 otages, l'île Feydeau and Place du Commerce, assigns an important role to “nature” in the city: establishment of a “garden wharf” with a multiplicity of eyelevel islands of vegetation, creation of a “floral event” with the planting of numerous blue irises that will bloom en masse at the beginning of spring, evocation of the old bed of the Loire by means of “water fragments” consisting of fountains and aquatic planters, reorganisation of the commercial exchange centre to prioritise pedestrian traffic... In a few years, the Petite-Hollande car park, which extends directly from Feydeau-Commerce, is also to be converted into a large combined park and city square which will be home to the weekly market, this time based on plans drawn up by Agence TER.

The “Nantes promenade” extends to the east as far as the Jardin des Plantes and the new SNCF station, where the northern forecourt was completed in 2019, and the southern forecourt at the end of 2022. To the south, the new landscaped esplanade



AN OPAQUE AND INSULAR SITE

- FR-NANTES-SS-P3
- FR-NANTES-SS-P7
- FR-NANTES-SS-P5
- FR-NANTES-SS-P8
- FR-NANTES-SS-P9
- FR-NANTES-SS-P10

also forms a major public space in the new Euronantes district. Extending on both sides of the Bras de la Madeleine, the aim of this very strong urban project is to form a major business centre capable of competing with other national tertiary centres. It provides for the construction by 2025 of 2000 high-quality housing units, 200,000 m² of office space, 5000 m² of retail space and 40,000 m² of public facilities.

EXPECTATIONS REGARDING THE STUDY SITE

While the insularity and relative autonomy of the Hôtel-Dieu site make sense in the context of a hospital complex requiring very specific standards, access routes and meeting points, they become problematic when it comes to changing the use of the site and its buildings. It seems essential to take advantage of the global regeneration of the site to open it up more widely to the city and make it part of the surrounding urban dynamics.

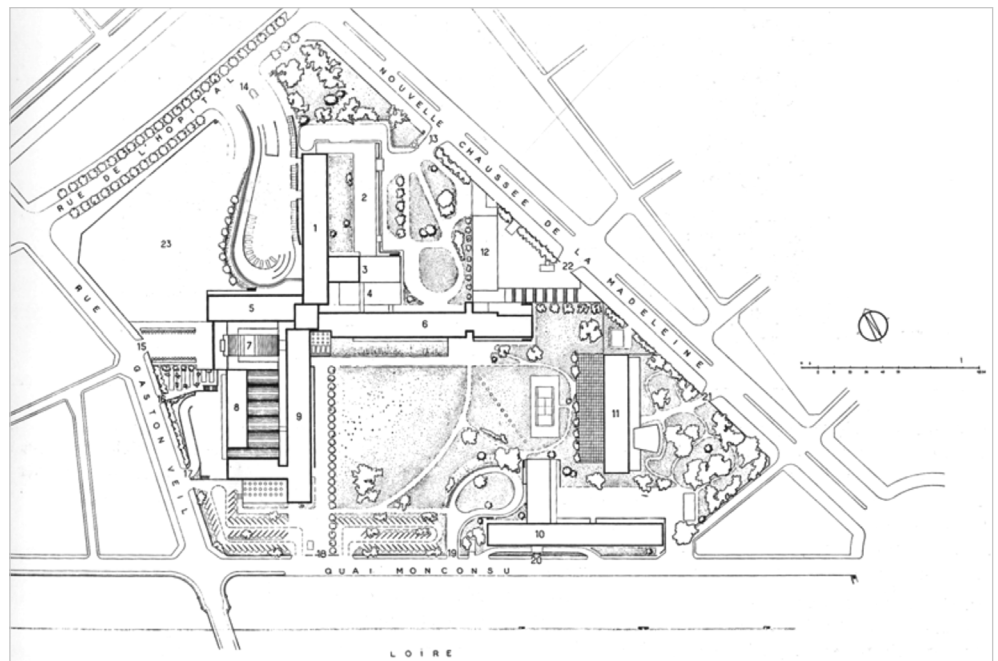
What links, both physical and programmatic, need to be created between the Hôtel-Dieu site and its immediate surroundings? What permeability should be encouraged and what degrees of openness? What should be the reciprocal relationship with the city and its current projects? Should the aim be to recreate urban facades opening onto adjoining public spaces? Or conversely, is it a matter of fostering landscape connections? How should the nearby roads be handled? And, more specifically, how can the site be incorporated into the network of walks and green trails planned as part of the “Loire au Cœur” project? The teams will need to think about the openness and permeability of the site both on the city centre side and on the Loire River side.

So, what kind of dialogue should be established with the wider landscape of the Loire? How can it be made to contribute to the restoration of ecological continuities on the wider territorial scale? How can calm be restored to the riverbanks so that they regain their natural dynamics? How can connections be re-established with the river?



THE IMPOSING METALLIC SKELETON OF THE HOSPITAL

Construction of the skeleton seen from the island of Nantes, 1954
FR-NANTES-SS-P1
(credits : Place publique)



NANTES UNIVERSITY HOSPITAL PROJECT

Plan of the buildings and outdoor facilities (credits : Michel Roux-Spitz)

PROJECT SITE

A SITE OF MONUMENTAL ARCHITECTURE, 95% BUILT-UP AND HARD SURFACED

6. A detailed building-by-building analysis carried out in the form of sheets by the TER agency, 51n4e, une Fabrique de la ville and Tugec is available in the appendix to this file. (FR-NANTES-TA1)

7. Michel ROUX-SPITZ, *Achievements. Volume I: 1924-1932. - Volume II: 1932-1939. - Volume III: 1943-1957*, Editions Vincent, Fréal & Cie, Paris 1959.

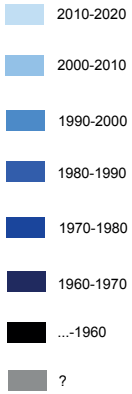
8. <https://www.chu-nantes.fr/label-patrimoine-du-xxe-siecle>

9. The history of the Faculty was the subject of an exhibition from December 2022 to February 2023 in Nantes. The plates of the exhibition are attached to this file. (FR-NANTES-TA3)

The Hôtel-Dieu site is made up of a disparate set of buildings constructed between 1951 and 2013⁶.

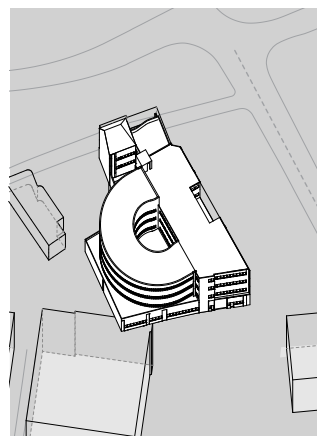
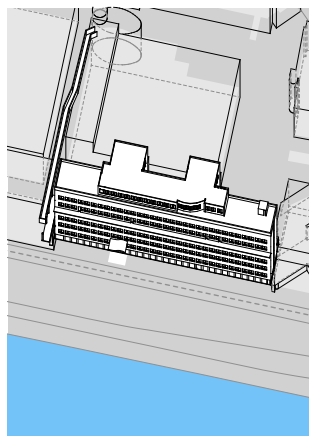
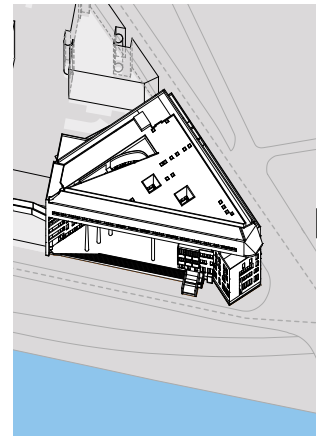
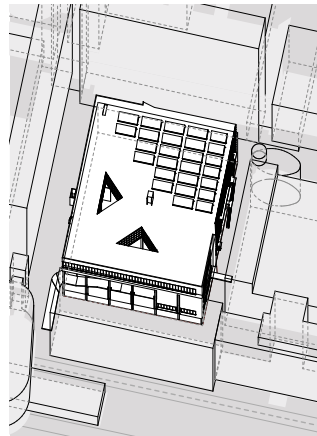
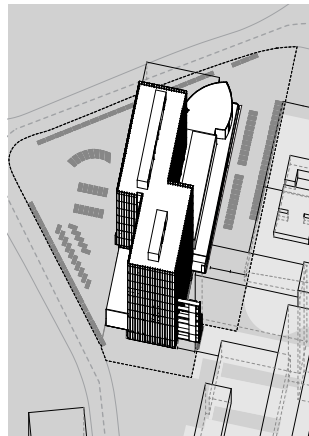
The “cruciform” building designed by reconstruction architect Michel Roux-Spitz is the central and original component. Its four long wings, its 76,000 m² of floor space spread over 13 floors, its height of 42 m and its concrete clad facades give it a monolithic appearance, and its monumental scale contrasted even more with its immediate environment at the time of its completion in 1967. Designed with a centred but non-symmetrical layout, this compact metal-framed megastructure connects all the hospital functions around a single central hall within which the vertical connections are arranged, allowing more efficient links between services but conversely limiting the movement of patients and releasing large green spaces and distant views for all⁷. Vertically, each wing is specialised: the south and east wings contain the ward blocks; the consultation and operations block is located in the north wing; the west wing is reserved for laboratories. Horizontally, each floor forms a complete functional block. The facades, at first sight uniform, vary in their openings in the different wings and departments: large sash windows for the individual rooms, narrow bays for the services and laboratories, projecting boxes for the shared wards. A reinforced concrete chapel opening onto the street and decorated with a monumental bas-relief designed by the sculptor Raymond Delamarre stands between the west and south wings. The cruciform building and the chapel were awarded the “20th-century Heritage” label in 2009⁸.

The Faculty of Medicine and Pharmacy⁹ as well as the Mother and Child Unit were also inaugurated in 1967 and completed a University Hospital Complex which was already cramped on the day it was delivered. Facing Place Jean Baptiste Daviais, the Faculty is connected to the west wing of the cruciform building by a glass walkway. The Faculty consists of two 10 storey bars with a shared, double height rectangular base that houses the lecture theatres. Its prefabricated glass curtain walls cover a mixed concrete structure. The last three floors of the building are now condemned and the curtain walls have significant water penetration problems. Located on the banks of the Loire on Quai Moncoussu, the Mother and Child Unit houses the paediatric departments in a 110 m long, 6-storey building. It was extended in 2004 with a new maternity ward, a triangular-shaped building occupying the corner of the site formed by Quai Moncoussu and Boulevard Jean Monnet. The facade on the Loire side gained in addition in 2008 with the Samu/Smur building and the helipad designed by Sextant Architecture, then with the Health Research Institute on boulevard Jean Monnet. These landmark buildings now symbolises



A DENSELY BUILT SITE

Map of building construction dates
FR-NANTES-PS-M2
(credits : Agence TER)



A RICH AND HETEROGENEOUS BUILDING COMPLEX

All the buildings are detailed in the study carried out by the TER office, attached to this site folder. From left to right and from top to bottom: Faculté de médecine, Urgences Plateau Technique 1, Maternité, Pédiatrie, Bâtiment Deurbroucq, Plâteau technique médico-chirurgical- PTMC (credits : Agence TER)

the CHU in the same way as the original cruciform building. Other more discrete and technical buildings, such as the new medical and surgical technical platform inaugurated in 2011, were erected between the wings of the cross, gradually filling in the spaces left free and obscuring the views from and towards the central building. Although built independently and using various construction techniques, these buildings are interconnected both by their utility networks and by their basements. Approximately 33,944 m² of underground passages provide access to the CHU's various departments without the need to go outside. Finally, on the neighbouring Bias islet, it is worth noting the presence of the Deurbroucq car park, a former garage that also houses the CHU's general management premises. This iconic modernist building, inaugurated in 1953, was recently occupied by a work designed by Krijn de Koning as part of the "Voyage à Nantes".

As a result of these years of successive and opportunistic extensions, 95% of the Hôtel-Dieu site is artificialised, and there are buildings on 55% of this artificial surface. There is therefore only 5% of open ground left across the whole site. This land, made up of backfill between 3 and 6 m in depth left over from the former Hôtel-Dieu after its destruction during the Second World War, is entirely sterile as the numerous basements prevent microbe exchange and rainwater is essentially recovered via the public drainage system. The site thus has limited biodiversity despite its proximity to the Loire. The height of the buildings also blocks the sea winds from the west, reinforcing the heat island effects with +6.8°C on the eastern part of the site and in the neighbouring Madeleine district.

THREE AMBITIONS FOR THE PROJECT SITE

10. On this subject, see the reference points established by Agence TER, 51n4e, Fabrique de la ville and Tugec as part of their prospective ideas for the Hôtel-Dieu block. This methodology made it possible to propose a few initial hypotheses for the reoccupation of the site and, above all, to assess each building's conversion potential, without yet expressing a preference for any particular hypothesis at this stage.

Faced with the dual objectives set out in the introduction to this brief of freeing up land so that the site can become an inhabited environment conducive to biodiversity in the city and of exploiting the existing fabric with a view to frugality and economy of resources, submitting teams are expected to come up with proposals on which buildings and components within the site should be kept or, conversely, demolished, based in particular on the heritage value, construction and spatial qualities of each building¹⁰. They will also need to take into account the state of preservation of the buildings and the technical feasibility of any interventions, with an appropriate level of ambition regarding the timeframe and scale of the operations considered. This balanced assessment should also express a broader vision for the future of this heterogeneous complex, for its relationship to the city and neighbouring districts, for its future uses. What architectural, urban and landscape transformations should be undertaken on what spaces, and with what connections and views? Is the heterogeneity of the site interesting or should we, on the contrary, look for more homogeneity? Should we be thinking about maintaining a unitary function or opting for autonomous spaces with their own logic?

The empty spaces generated by this partial "liberation" of the site are to be thought of ecologically full spaces in terms of Gilles Clément's established formula. They

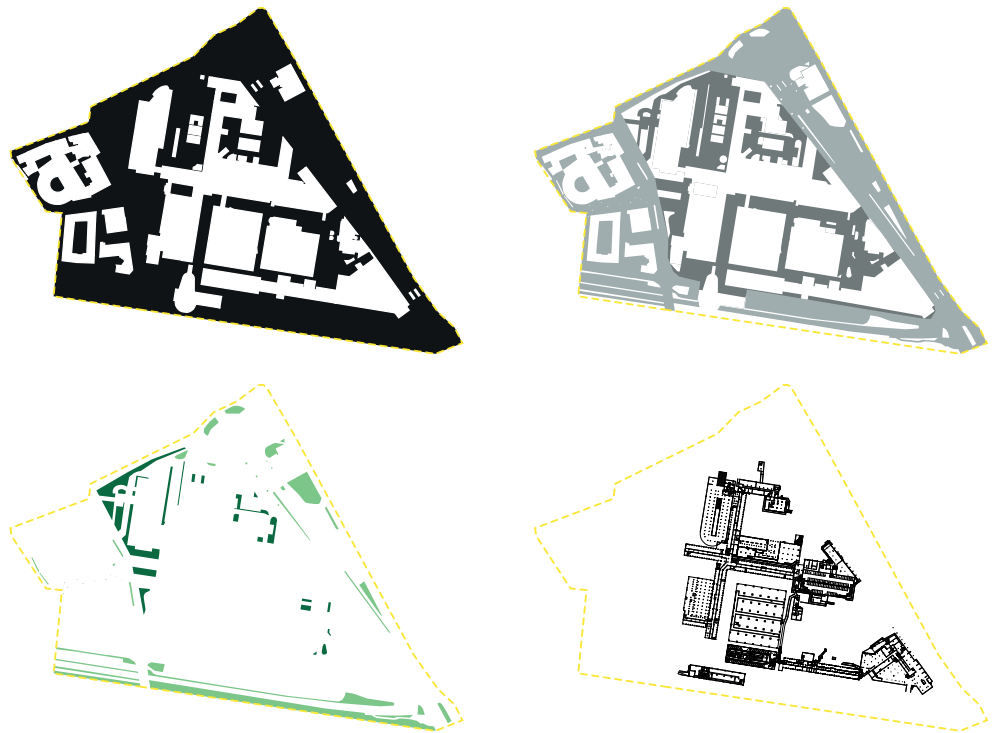
SOME INTRINSEC QUALITIES TO EXPLOIT

Aerial view of the eastern facade of the project site
FR-NANTES-PS-AP2
(credits : google earth)



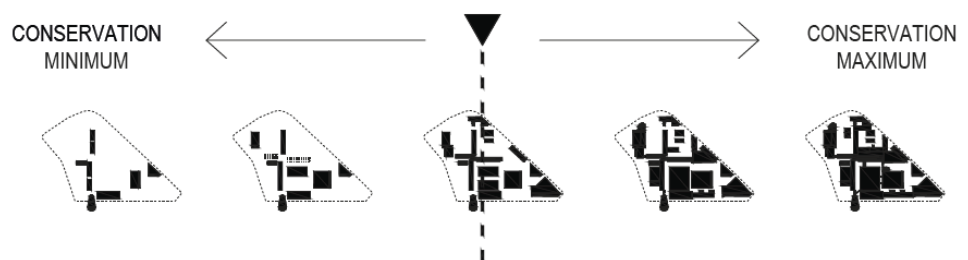
A SOIL TO BE REACTIVATED AND REANIMATED

Built and unbuilt surfaces within the project site perimeter: hard surfaces (grey), green and open spaces (green) and undergrounds. (credits : diagrams made from documents provided by office TER)



A BALANCE TO BE FOUND BETWEEN THE LIBERATION OF THE SITE AND THE CONSERVATION OF ITS HERITAGE ELEMENTS

A cursor to reconcile heritage, urban, ecological and programmatic issues, a methodology, proposed by the group led by office TER for the Loire au cœur project. (credits : agence TER)



are as much potential rewilding and breathing spaces, for the movement of wind and light, as spaces available for various human uses. The site, currently a centre for the transmission of knowledge and expertise between hospital staff, patients and students, needs to become a place of multiple exchanges at all levels and between multiple species – animal, plant and human. In this respect, the quality of the empty spaces is as important as the operations designed to generate, open or reveal them. At the very least, this will involve the development of a feeder park, alongside which other types of landscape can be imagined and devised. In addition, rewilding strategies and processes need to be developed in order to compensate for the low quality of the existing soil as well as the presence of numerous basement level structures. The question is how to recreate a rich and diverse environment, and what interventions to use in order to initiate the ecological transition of the Hôtel-Dieu site?

The third ambition concerns the reoccupation of the site and its phasing over time. Given the interwoven nature of the buildings, utilities and passages in this gigantic care infrastructure, it seems essential to establish a strategy for the reuse of the site in the very short term as well as over the longer term. What building(s) to start with and for what uses? What happens to the rest of the site during possible phases of demolition, cleaning and redevelopment, and how does it continue to function? Is it a question of partitioning off certain parts, making them safe or perhaps occupying them? In this respect, the teams might choose a single building or a sample of spaces on which to demonstrate in detail the overall transformation of the site or choose to focus mainly on the first phase of operations.

PROGRAMMATIC POSSIBILITIES FOR THE BUILT FABRIC

Given its central position, the goal for the Hôtel-Dieu site is that it should gradually evolve into a mixed and lively district, accommodating a wide variety of programmes including, for example, specific types of housing (e.g. for young people and students, for seniors, for refugees), cultural and health facilities, indoor sports and leisure spaces, the tertiary sector and local shops. Complementarities also need to be found with the city centre and with the many projects underway across the whole metropolitan area. Given the heterogeneity of the facilities already present and entire floors dedicated to accommodation for patients, it would also seem sensible to maintain a reception or care function, from two points of view: to take advantage of what is already or still there¹¹ and in order to accommodate – by means of new programmes – future uses of the Living City, that is to say a city that takes care of its inhabitants in all their diversity. The reoccupation of the Hôtel-Dieu site may be an opportunity to develop a new way – temporary or permanent – of living in a dense city centre that is more specifically adapted to the effects of climate change. The proximity to the Loire is in this sense a resource to be managed and enhanced, but not privatised.

11. Jean Richer, “What land is needed” in *Les Cahiers d’European 16, Living Cities*, Ed. European, Paris, 2022.

LIST OF DOCUMENTS FOR DOWNLOAD*

AGGLOMERATION - TERRITORY SCALE

FR-NANTES-C-AP1	jpeg	Aerial picture of the Loire estuary
FR-NANTES-C-AP2	jpeg	Aerial view of the Loire towards the north
FR-NANTES-C-AP3	jpeg	Aerial view of the Loire towards the west
FR-NANTES-C-M1	pdf	Ecological continuities within the metropolis
FR-NANTES-C-M2	pdf	Nantes valleys and the Green Star project

STUDY SITE - URBAN SCALE

FR-NANTES-SS-AP1	jpeg	Historical aerial view of the Hôtel-Dieu site
FR-NANTES-SS-AP2	jpeg	Study site and project site perimeters
FR-NANTES-SS-AP3	jpeg	Aerial view of the Hôtel-Dieu site
FR-NANTES-SS-Po	jpeg	Photographies position
FR-NANTES-SS-P1	jpeg	View of the Hôtel-Dieu construction in 1954
FR-NANTES-SS-P2	jpeg	View of the Hôtel-Dieu in the 1970s
FR-NANTES-SS-P3	jpeg	South view of the maternity hospital
FR-NANTES-SS-P4	jpeg	South view of the helipad building
FR-NANTES-SS-P5	jpeg	View of the cross building and the medicine faculty
FR-NANTES-SS-P6	jpeg	View of the Hôtel-Dieu north entrance
FR-NANTES-SS-P7	jpeg	View of the helistation from Haudaudine birdge
FR-NANTES-SS-P8	jpeg	North view of the Hôtel-Dieu site
FR-NANTES-SS-P9	jpeg	East view of the Hôtel-Dieu site
FR-NANTES-SS-P10	jpeg	View of the Hôtel-Dieu site from bd Jean Monnet
FR-NANTES-SS-P11	jpeg	View of the Hôtel-Dieu site from bd Jean Monnet

PROJECT SITE - ARCHITECTURAL SCALE

FR-NANTES-PS-AP1	jpeg	Aerial view with the project site perimeter
FR-NANTES-PS-AP2	jpeg	Aerial view of the project site
FR-NANTES-PS-M1	jpeg	Phasing of the Hôtel-Dieu site release
FR-NANTES-PS-M2	jpeg	Map of building construction dates
FR-NANTES-PS-M3	pdf	Faculty of medicine historical perspective
FR-NANTES-PS-M4	dwg + pdf	Hôtel-Dieu groundfloor plan
FR-NANTES-PS-M5	dwg+pdf	CHU - Basements
FR-NANTES-PS-M6	dwg+pdf	CHU - Garden floor
FR-NANTES-PS-M7	dwg+pdf	CHU - Low groundfloor plan
FR-NANTES-PS-M8	dwg+pdf	CHU - High groundfloor plan
FR-NANTES-PS-M9	dwg+pdf	CHU - 1st floor plan
FR-NANTES-PS-M10	dwg+pdf	CHU - 2nd floor plan
FR-NANTES-PS-M11	dwg+pdf	CHU - 3rd floor plan
FR-NANTES-PS-M12	dwg+pdf	CHU - 4th floor plan
FR-NANTES-PS-M13	dwg+pdf	CHU - 5th floor plan
FR-NANTES-PS-M14	dwg+pdf	CHU - 6th floor plan

FR-NANTES-PS-M15	dwg+pdf	CHU - 7th floor plan
FR-NANTES-PS-M16	dwg+pdf	CHU - 8th floor plan
FR-NANTES-PS-M17	dwg+pdf	CHU - 9th floor plan
FR-NANTES-PS-P0	jpeg	Photographies position
FR-NANTES-PS-P1	jpeg	View from the 5th floor of the maternity ward
FR-NANTES-PS-P2	jpeg	View on the cross building entrance
FR-NANTES-PS-P3	jpeg	View of the maternity hospital large canopy

APPENDICES

FR-NANTES-PS-TA1	pdf	Hôtel-Dieu site diagnosis, carried out within the framework of the “Loire au Cœur” guide plan, by the TER agency, 51n4e, une fabrique de la ville and tugec
FR-NANTES-PS-TA2	pdf	Fresco from the Plan de cohérence des Bords de Loire, “Loire au Cœur” project
FR-NANTES-PS-TA3	pdf	Catalog of the exhibition Building the University - The Faculty of Medicine and Pharmacy of Nantes (1958-1970), December 2022 - February 2023, Nantes

* As the Hôtel-Dieu site is currently still a working site, applicants are asked to maintain the most complete confidentiality and discretion with regard to the documents and information sent to them. Please do not share them or use them outside the context of this competition.

Site folder

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