



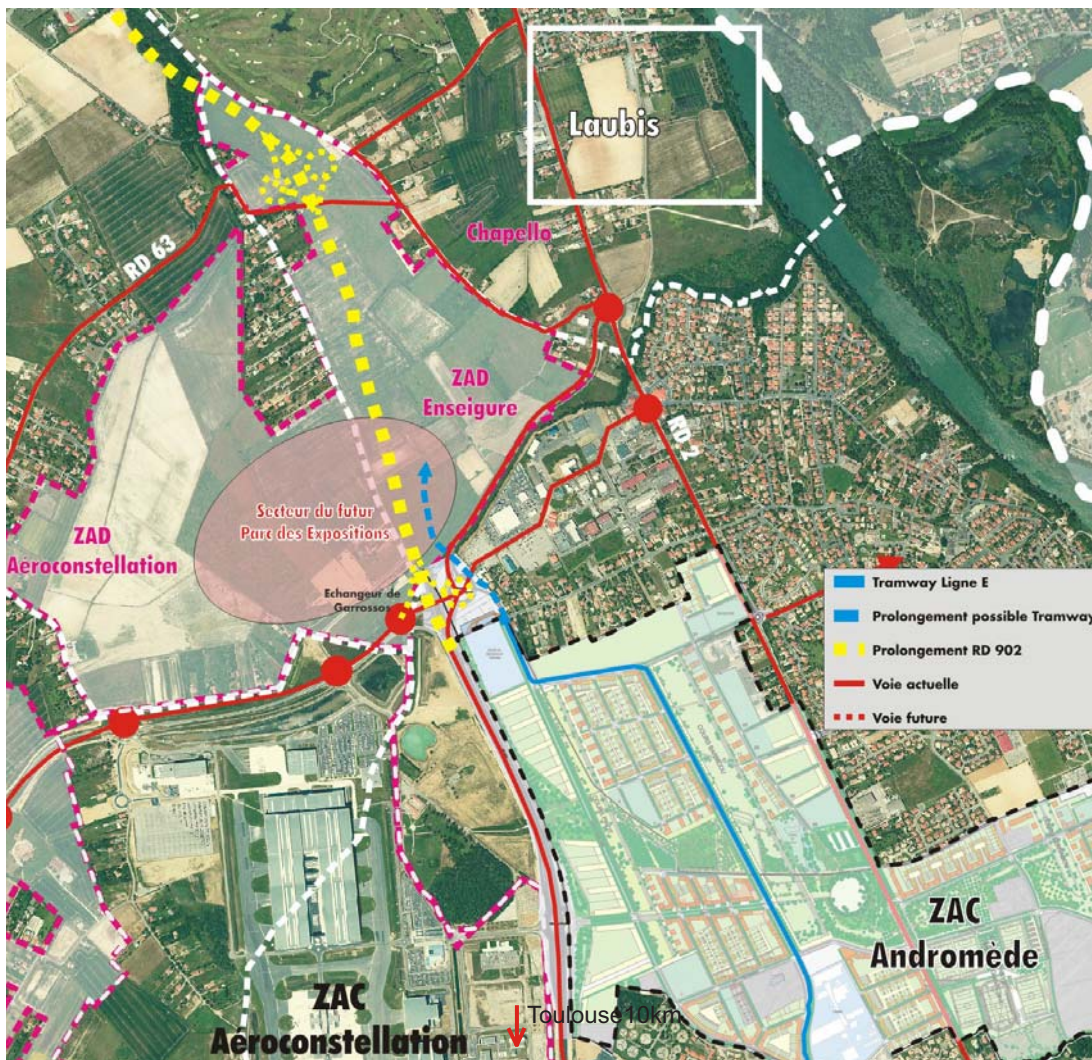
CATEGORY urban/architectural
LOCATION SEILH - Site Laubis
POPULATION City 3 000 inhab. Conurbation 670 000 inhab.
STUDY SITE 20 ha **SITE OF PROJECT** 9,5 ha
SITE PROPOSED BY Seilh / SIVOM Blagnac Constellation
OWNER OF THE SITE The City is buying the land
COMMISSION AFTER COMPETITION
 Urban project management role and first housing operation in 2010

TRANSFORMATION OF SITE

Situated in the north-western outskirts of Toulouse, Seilh and SIVOM Blagnac Constellation are part of an area undergoing rapid economic and urban development. Several metropolitan scale amenities and infrastructures will be built near the Laubis site: transfer of the Greater Toulouse Exhibition Centre, extension of an aeronautics industrial park (EADS site), tramline extension, construction of major housing programs (ZAC Andromède). Against a background of rapid change and strong demographic growth, the aim of the European project is to anticipate these transformations. It reflects a widespread problem of managing urban expansion in a low-density periurban environment.

CITY STRATEGY

The village of Seilh sees the urbanisation of the Laubis site as an alternative to the detached housing estates that have invaded the city's outer ring. The aim is to design new urban morphologies capable of combining dense construction, architectural diversity and a mix of functions. The objective is to accommodate new inhabitants who appreciate the presence of local amenities and services, diversity and quality in housing and public spaces, and the proximity of nature. The site should become a new nucleus for the inhabitants of Seilh and the neighbouring communities. The future tramline service and its visibility on this blueprint territory are the main strengths to be highlighted.



SITE DEFINITION

Between two detached housing zones, the project site is bounded by a major road to the east (RD2) and a village service road to the west. To the east of the project site, Annonciation School is a private establishment which is to be integrated into the overall composition. The study site also includes a protected natural terraced zone on the Garonne which could be landscaped for recreation and walking, and linked with the future district. The river banks are at the bottom of a steep slope and are not directly accessible. At study site scale, the project should propose a development strategy, along with phasing proposals for the project site, to identify the location for a first housing program.

NEW MOBILITY

The terminus of tram route E is currently 3 km from the site. There are plans to extend it to coincide with the construction of the Exhibition Centre. In the long run, the existence of a tram service to the Laubis site will make it possible to rethink the connection between residential urban morphology and urban transportation in an area where almost all travel currently takes place by car.

NEW LIFESTYLES

The project should take account of the lifestyles of people who choose to move away from urban centres for financial reasons or because they want to live in a detached house. The challenge is to influence this desire to live in the outskirts, by combining urban density with proximity to nature, services and amenities.

NEW SUSTAINABLE ENVIRONMENT

Natural spaces and farmland account for 80% of the village territory. In order to maintain these attractive features, the study area includes a protected natural space within the future district. The project should reveal these landscape qualities and potential uses. Environmental factors should be incorporated into the design of the dwellings and public spaces: density and land occupancy, handling of cars and green transport modes, inclusion of plants, local materials and economical building processes. The design choices will need to reflect the original climatic context (building orientations, exposure to sun in winter, cool areas in summer).





View of the site from the Route de Grenade and the Ecole de l'Anonciation Route de Grenade



Route de Grenade



École de l'Annonciation



Views of the project site