



Aerial large view

CATEGORY urban/architectural

LOCATION : Savenay - La Gare
POPULATION : 7 000 inhab. (city) ; 21 000 inhab. (conurbation) ; 800 000 inhab. (metropolis)

STRATEGIC SITE : 59 ha
SITE OF PROJECT : 3,3 ha
SITE PROPOSED BY : Scot de la Métropole Nantes Saint Nazaire, Communauté de Communes Loire et Sillon, Ville de Savenay
OWNER OF THE SITE : Communauté de Communes Loire et Sillon

COMMISSION AFTER COMPETITION
 Preoperational urban scheme on the project site

TRANSFORMATION OF SITE

Savenay is recognised as the structural centre of the Nantes/Saint Nazaire eco-metropolis. This makes the town a prime location for housing, shops and services. With the advantage of the station, the Acacias business zone, which backs onto the south side of the railway lines and is of poor urban quality and hard put to develop, can become a genuine urban district. With a total area of 40 ha, it will eventually accommodate 1000 dwellings, i.e. 2500 people, shops, services, offices and crafts.

THE PRIMARY OBJECTIVE OF THE PROJECT IS TO DEVISE NEW URBAN FORMS FOR A “STATION DISTRICT VILLAGE”

CITY STRATEGY

The design of an urban project to develop a new district around the station is naturally – because of the nature of its priorities (urban dynamics, centrality, mixed functions) and its complexity (urban renewal, urban extension) – part of a long-term strategy.

The development of a new town district should reinforce both the primary function of the station as an intermodal hub and, while giving it an urban environment, reinforce the centrality of Savenay by extending it to new areas near the current city centre.

The remit is to introduce, in a small-scale periurban laboratory version of the Nantes/Saint-Nazaire Eco-city, principles that can subsequently be implemented in similar metropolitan contexts.



Strategic site



Site of project

SITE DEFINITION

The existing landscape of this business zone is characterised by wide roads, poor or non-existent public spaces, industrial sheds, concrete plant, constitute the existing landscape of this business zone. The remit is to design the first phase (3,3 ha out of an eventual 40 ha) in the transformation of this space into a sustainable, multi-functional district.

The challenge is to develop a new district on the basis of a programme that combines 150 to 200 dwellings, offices and a small complex of structuring amenities, while also envisaging its longer term evolution, in terms of increasing its attractiveness.

NEW MOBILITY

The 60 trains a day that stop at Savenay station (the department's 3rd highest footfall) give it connections to Saint Nazaire in 13 minutes and to Nantes in 21 minutes. This significant commuter hub for the Nantes-Saint-Nazaire metropolitan area will evolve into a metropolitan hub with the planned opening of the new Notre Dame des Landes Airport in 2017. It will include all forms of transport, pedestrian, bicycle, coaches, trains, cars and car sharing, together with the associated urban services.

NEW WAYS OF LIFE

People who come to live in this “station village” will be able to find housing that is more affordable and different from that in the cities, while still enjoying a certain level of urban services. The new district will accommodate housing with a few

local shops and services and amenities which will also be useful to station users.

NEW SUSTAINABLE DEVELOPMENT

The project will gradually outline the new boundaries of the town, in connection with the agricultural and natural lands of the Loire Estuary. The question of nature in the town, and of the depth and adaptability of the periphery, is fundamental. The landscape potential offered by the country tracks, the hydrographic system and the hedgerows, will provide a context for the development of the urban fabric.





Strategic site : from the city center



Strategic site : the departmental road 17 and the station



Strategic site : the railway



Strategic site : interface between the Acacias business zone and the agricultural land