

E U R O P A N <sup>FR</sup>



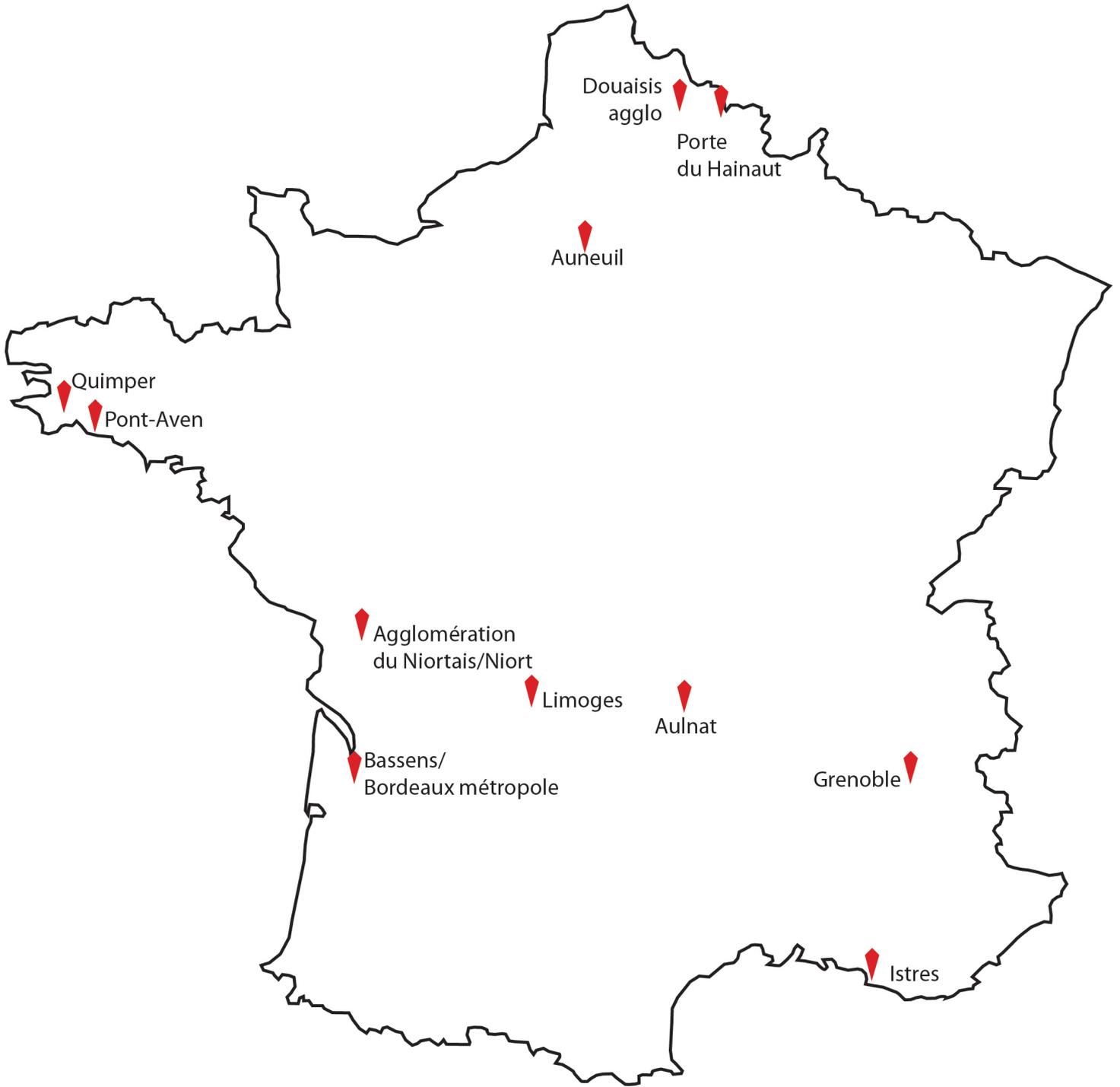
E16 - Living Cities

# QUIMPER

## LOCMARIA, ROZMARIA

Site brief





# SITES, IDEAS, AND MORE!

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Europan is once again presenting 11 sites in France for the 16th session, based on the theme Living Cities, Metabolic and Inclusive Vitalities.

For more than 30 years, Europan has provided an opportunity to experiment with new ways of thinking and creating cities, and the themes regularly address major issues at the heart of their relevance.

It left nobody in any doubt that the word LIVING is at the center of debates, works, research, and that considering the progressive extinction of this world, little by little reached by a dominant human civilization of exhaustion of the resources and the otherness. And as soon as we position ourselves in this thematic, the horizon of the revitalization is huge, and the work to be carried out on the scale of these perspectives.

We often use the term Europan « competition » when we should be mentioning the overall original process which continues to demonstrate its capacity to adapt. First of all, the sites are identified and then analyzed in collaboration with the various players, starting with the theme and exploring these themes in situ. The meetings, visits and films, and the proposition of articulation between site and theme allow the candidates to reexamine and question them.

The proposals submitted by the teams are once again part of a long and very rich process that will lead in one way or another to a recognized experimentation, that of ideas, encounters, expressed possibilities, and re-expressed questions. The follow-ups will continue the elaboration of a living urban and architectural thought, in evolution and in active transformation.

The theme Living Cities reflects the urgency of thinking differently about human lifestyles, with a heritage that is sometimes fraught with consequences but also very rich: the prospects for renewing, recycling and transforming modes of production associated with a thought of the living are immense.

The Europan process makes it a unique ongoing event because, like a philharmonic narrative, it allows young generations of architectural and urban designers to speak out and then to be commissioned. Europan allows them to tell us that we are sometimes wrong, that there are other ways of thinking, of doing things, and of projecting themselves into the future.

This theme Living Cities, after such a particular year of pandemic, is dedicated to them.



# EUROPAN 16 THEME: LIVING CITIES

## CREATIVE PROCESS-PROJECTS TO REGENERATE INHABITED MILIEUS

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In the conditions of the Anthropocene –a new bio-geological period where human activities on the global scale have a destructive impact on life on earth– how to face climate change and inequalities? How to imagine other possibilities to inhabit the planet Earth?

The European 16 topic focuses on living cities as a new paradigm, in which new kinds of synergies can be considered between the environmental, biological, social, economic, cultural and political dimensions. This paradigm leads us to think the space in terms of co-evolution and interactions, and to work with regenerative project dynamics, combining metabolic and inclusive vitalities.

Metabolic vitalities go beyond the nature-culture combination, allowing the European projects –mixing architecture, urban design and landscape architecture– to identify and to negotiate with an ensemble of transformations taking natural elements into account –like water, material flows, energy...– which are all part of the life cycles. These new relations generate inhabited milieus. These milieus are considered as complex ecosystems generating flows (with entries and exits) and in constant evolution. Developing such cyclic processes leads the design process to minimize the environmental footprint and the consumption of non-renewable energy, and to promote new forms of dwelling.

Metabolic vitalities encourage design processes on different scales. The recycling competence, the enhancement of organic or energy material, the adaptation to climate change, the integration of nature and biodiversity are as many metabolic vitalities that European 16 sites should trigger to allow their own transformation into ecosystems between nature and culture. To be rewarded, the projects should translate this metabolic dynamic in their proposals.

Urban environments are facing increasing inequalities and conflicts produced by invisibility, exclusion, marginalization, and inaccessibility to housing, to work, to education and to public services. To fight against these social fractures, inhabited milieus should become places where new inclusive policies and practices are supported.

Inclusive vitalities put on the foreground modes of doing that can support territorial justice articulating social and ecological concerns. Issues of accessibility to public infrastructures and to housing should get a predominant role, promoting conviviality. Taking care of living environments could promote inclusion by transforming marginalised spaces into places of exchange, co-learning and

biodiversity. This could allow new inclusive narratives of inhabited environments across scales and generations, promoting new forms participatory democracy.

When choosing the sites, when defining the programmatic frames that come with their evolution, and when judging the participants' proposals, European 16 will emphasise on the consideration of the inclusive dimension of the inhabited milieus.

If we want to face these social and environmental emergencies, we have to address new creative and responsible project dynamics, which should be able to reconnect with the cycles and rhythms of the living nature, associating metabolic and inclusive vitalities.

The European 16 sites should therefore consider these two dimensions in their transformation goals. How can the project spatialize and, at the same time, spare resources, common goods, recycling processes, hybridisations, sharing and the different temporalities ?

This is the question raised for European 16.

EUROPAN EUROPE

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\*See also : Contributions to the theme Living Cities :  
<http://www.euopanfrance.org/publications/single/38>

# GENERAL INFORMATION

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**SITE REPRESENTATIVE:** city of Quimper

**ACTORS INVOLVED:** city of Quimper

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**TEAM REPRESENTATIVE:** Architect, Urbanist, Landscape architect

**EXPECTED SKILLS REGARDING THE SITE'S ISSUES AND CHARACTERISTICS:** urban planning, landscape, ecologist, sociologist, economist, project development

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**COMMUNICATION :** Promotion of the projects after the competition: publication of a catalogue of the results and national exhibition

**JURY – 1<sup>ST</sup> EVALUATION :** With the participation of the site representatives

**JURY – PRIZE SELECTION:**

Selection of three projects per site. With the participation of the site representatives

Reward: the rewards are granted by the jury independently of the sites: Winner (12.000€), Runner-up (6.000€) and Special Mention (no reward)

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**POST-COMPETITION INTERMEDIATE PROCEDURE:**

- Meeting with sites representatives and 3 selected teams, organized by European France in Paris at the beginning of 2022
- On-site meeting with sites representatives and 3 selected teams organized by cities and partners from January 2022
- Assistance and consultancy to the cities and partners, also their collaborators, for the implementations processes, by European France.

**MISSION GIVEN TO THE SELECTED TEAM(S) FOR THE IMPLEMENTATION:**

Study and project missions for the development of the strategic proposals resulting from the competition.

Supporting an operational and/or architectural contract with associated clients.



# CONNECTION WITH THE THEME

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The site is fully congruent with the theme of “Living Cities”, since it is the point of convergence of two defining dynamics: the arc of nature that connects with the estuary, the River Odet and Mont Frugy, and the dynamic of Quimper’s urban development. Because of its position, between the city and the wider landscape, it is the ideal focus for ideas about the role of nature in the city.

It resonates equally well with the theme of the last sessions, “Productive Cities”, since it relates to recently abandoned former production sites and the Locmaria district, cradle of the Breton pottery industry for several centuries, which recently embarked on a reorganisation based around its heritage and local skills.

As a result, the project site brings together 3 different types of ecosystems:

- A territorial scale natural ecosystem, encompassing the estuary, the river Odet and Mont Frugy. The sequence of these features forms a defining historical natural axis within the city. It contributes to its development while maintaining a geographical and hydrological function as a landscape with links to the ocean, to the tides, to the rivers, to the valleys and to the topography. It is an ecosystem that ensures the presence of substantial biodiversity within the city, with pleasant areas for strolling, and which has always been an integral part of Quimper’s identity.
- An urban ecosystem, i.e. a city on the move that is pursuing its development and constructing an urban policy based on initiatives that focus on a desirable living environment for its inhabitants, the performance of the conurbation and its relationship to the wider landscape. To this end, Quimper has embarked on major operational initiatives like the Station project, as well as exploratory initiatives by participating in the European competition on a section of one of the gateways to the city.
- An ecosystem of infrastructure, in this case Departmental Road 34, an independent entity associated with mobility, transport provision and technology. This is one of the principal access routes to Quimper, and also the way out of the city to rejoin the road network leading towards the coasts of Finistère.

The goal is to devise a project in which these ecosystems interconnect and interweave. The dichotomy between city, nature and infrastructure has created urban and social barriers that now need to be overcome. The task is to consider what each of these ecosystems can contribute to each other and to what extent forms of hybridisation might be possible?



Under what circumstances might a symbiosis develop between them?

The project site encompasses several distinct entities containing two points of vitality (Locmaria and Rozmaria) within the sector at the entrance to the city where they are located. They are brought together within a perimeter that already expresses a clear goal: to create a legible and coherent space where they interconnect and interact, while contributing to a city gateway project. The objective is to create a metabolic vitality in which city and nature fuse. The aspiration is to bring legibility and functions to natural spaces by introducing an ecological urbanism that reactivates and underpins the goals set by the municipality.

Locmaria has always formed a distinct pole of attraction close to the city centre, with its own historical vitality. In the last few years, it has embarked on a new resurgence around urban reflection in which its heritage is the primary focus. This has resulted in a project to renovate the district's public spaces and iconic buildings, accompanied by programmes that place the emphasis on skills and sociability. Quimper is keen to contribute to this vitality by allocating new amenities that will give the district a renewed vigour.

Opposite Locmaria is the Rozmaria block, an area of fading vitality. It consists of a cluster of heterogeneous buildings that hardly form part of the city, especially as they are restricted by their relationship to the Departmental Road and the topography. Rozmaria has already experienced urban transitions such as the change of use of the manor, the introduction of a children's home, the recent departure of all its occupants. The aim now is to re-initiate a process that will this time integrate the block into the urban mechanisms of the district and create links with the wider territory. Today, the competition offers an opportunity to exploit this existing potential, in a space free of activities, in order to open a new page in the site's history.

The transformation of Departmental Road 34, which splits the perimeter of the project and the planted alleyways of Locmaria that extend into the city centre, will play an essential supporting and reinforcing role in bringing more intense vitality to Locmaria and Rozmaria so that they can embark on a new phase of life.

The different components thus raise the question of life cycles, of the way in which they are interwoven and can draw mutually on their respective qualities. What can be done to develop synergies between these vitalities and to help create a district that enjoys the conditions needed for attractiveness and vitality, that makes sense and plays a role alongside the salient landscape features of the territory?

The task will be to underscore the historical balance that Quimper maintains between nature and the city, by focusing in particular on the points of contact between the River Odet, the Locmaria district, the Rozmaria block and Mont Frugy, in order to reinforce the existing and potential vitalities, while making sure that the green and blue continuities that shape the identity of the site are maintained.



QUIMPER  
FR-QUIMPER-C-P1

# BACKGROUND

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Quimper is the final stage on the route that links Finistère with the rest of Brittany. The city grew up at the point where the tide releases into the River Odet. It is also at a convergence of valleys, permitting easy communication routes in this uneven landscape.

The city possesses an exceptional heritage, linked with its history and more particularly with that of its ancient nucleus with its relations to the waterways and their valleys.

## TERRITORY, GEOGRAPHY AND LANDSCAPE

Founded at the confluence of the Steir and Odet rivers, the city of Quimper possesses an unusual and contrasting geography. The winding valleys provide this large territory with a variety of vistas over the landscapes and constitute landmark points of connection between city and nature. They also, like the relief of the landscape, raise the question of the urban boundaries.

An understanding of the highly tormented topography of the area is fundamental. The city is situated in the valley at the level of a hydrographic convergence between the rivers Steir, Jet, Odet and Froust. The agricultural plains to the north are deeply carved by meandering valleys. To the south, the land movements are gentler.

The relation to water is particularly powerful in the area. Water is present in all its forms (port, Odet estuary, rivers, lakes, wetlands...). Human occupation of the land in its historic dynamic and its cultural identities has led to the formation of coherent but specific landscape units (ramparts, historic district centres, more recent extensions...).

Mont Frugy dominates the left bank of the Odet, forming a long wooded slope in the heart of the city. It creates a boundary between the old city and the residential districts on the plateau. The attraction of the site lies in its marked topography. It reaches a height of 70 metres and offers occasional open views over Quimper through a network of tracks. The main access is located on Place de la Résistance and Place Général de Gaulle. There are two other possible access routes: to the south-west along Rozmaria Manor and to the north-east on rue de Pen ar Stang. From the most northerly track, which is also the highest, the views are entirely obscured by vegetation (beech, hazelnut, poplar, sweet chestnut, hornbeam, holly and pine). Numerous gardens on the southern boundary of the site enjoy direct access to Mont Frugy, though the handling of the boundary separations is very disparate.



**LOCMARIA AND ROZMARIA**  
FR-QUIMPER-SS-AP4

# ARCHITECTURAL AND URBAN HERITAGE : QUIMPER

## **The old center**

Developed on a mediaeval footprint, the old centre is characterised by the cramped spaces characteristic of a walled city: narrow alleys, small squares... The built fabric is dense and continuous, forming a regular façade. It is surrounded by orbital avenues which replaced the city's ramparts in the 19th century, and bounded to the south by the River Odet.

The old suburbs of Locmaria, Penhars, Kerfeunteun and Ergue Armel are laid out on the periphery of the city centre around more modestly sized public spaces with churches at their centre.

## **Locmaria**

Of these, the Locmaria district is emblematic. It is the place where the old city emerges and the location of Quimper's oldest abbey. Today, it is known as Quimper's pottery district. It has been occupied for a very long time: the first traces of a harbour city date back to the first century of the current era. At the time, the existing site of Locmaria was occupied by a small town covering an area of around 15 hectares.

The town developed in the first century of the common era in the reign of the Roman emperor Tiberius. Around 50 CE, ancient Locmaria became a crew conurbation. Carhaix, the administrative centre of the area, reached the peak of its development and generated demand at the port of Locmaria, the only functional port on the southern coast of Armorica. Until the end of the third century, it was a small commercial and craft village, with numerous activities associated with the port, where wine and pottery were disembarked.

Between rue Haute (now main highway 34 from Quimper to Bénodet) and rue Basse (now rue Jean-Baptiste Bousquet), pottery and then ceramics workshops sprung up throughout the 18th century. The district contained production workshops, storage premises and residences (for pottery workers but also for master potters). Over time, the workshop buildings developed into an accumulation of disparate structures from different eras, often acquired piece by piece by the potters over almost a century and a half. It was not until the 1920s that real industrial buildings appeared.

It was the arrival of Jean Baptiste Bousquet in Locmaria in 1690, a master potter originally from the Moustier region, which marked the start of the great pottery adventure in Quimper. There was no better place to found a factory: clay in abundance, a highly navigable river, low-cost labour and finally extensive woodlands for fuel.



**LOCMARIA AND ROZMARIA**  
FR-QUIMPER-SS-AP<sub>3</sub>

The disaffection of the Roz Maria site by the Department is a wonderful opportunity for the City of Quimper to reexamine the urban, cultural, patrimonial and landscape life offered by the western fringe of Quimper city centre.

This block can be considered as a real pivot point, articulating, on the one hand, the large structuring landscape pieces constituted by the Odet and Mount Frugy, and, on the other hand, the contrasting urban pieces that are the historic district of Locmaria and a residential plateau. Thus, it must be able to respond to territorial issues on a small, heavily built-up area with a steep topography.

Beyond the Roz Maria block, which could act as a figurehead for long-term transformations, it is the totality of the arc that goes from the town's entrance and the Odet quays that is subject to the imaginative and expert experimentation of the European candidates: requalification of the departmental road, the Locmaria alleys, the Odet quays, the landscape continuities between Mont Frugy and the Odet estuary, etc...

It is also an opportunity to nurture the transformations taking place in the Locmaria district, a historical symbol of traditional Breton know-how and a place of diurnal and night conviviality for the people of Quimper.

We expect the European experience to open up the potential of this part of the city from an urban, landscape and architectural point of view, as well as the programming and uses for a Living City: which identity for this district, for which public, and which activities?

In this perspective, the programmatic potential of the buildings of the Roz Maria block, in particular its manor house and its park, is subject to original and realistic proposals.

It is with an open-minded perspective with operational aims that we are taking part of this enriching collective adventure!

Isabelle Assih, maire de Quimper



**STUDY PERIMETER (RED) AND PROJECT PERIMETER (YELLOW)**  
FR-QUIMPER-SS-AP1

# STUDY SITE

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The study site reflects the need to consider the city as a whole, from the estuary to the multimodal transport hub, with the Odet and its banks as the nucleus.

Its outlines testify to the close connection between geography and the city, which is defined by the Odet, the spinal column that structures Quimper's urban development and main landscape features.

## A THREE-STAGE PROCESS OF DELIBERATION

The construction works for the Quimper station Multimodal Transport Hub began in 2020. It is conducted by a project management team headed by the TER Landscape Agency. It is a response to the increase in the number of travellers resulting from the creation of the High Speed line and the reinforcement of the «TER» service (regional express transport). The aim is reorganise mobility flows, improve access to the different mobility modes and redesign the public spaces around the station. This project, which goes by the name "Gare-Parc" (park-station) draws heavily on the landscape features that are distinctive to the city: the Odet River, Mont Frugy and the old town. The purpose is to strengthen the connection with the city centre and the relation to the river and its crossings.

The development project provides for:

- the creation of an urban footbridge over the railway lines, notably to provide access to the platforms for people with mobility difficulties from each end of the bridge,
- the rebuilding of the coach station to the east of the "passenger" building,
- a reorganisation of parking arrangements,
- the building of a plaza running the whole length of the PEM (multimodal transport hub) through to the city centre,
- enhancement in the quality of the public spaces,
- redevelopment of the passenger building,
- the construction of a bike centre,
- improved access to the platforms and subway and associated work on the rail bridge,
- the creation of a bridge over the Odet.

**THE QUAYS ALONG  
LOCMARIA ALLEYS**  
FR-QUIMPER-PS-P40



**VIEW OF THE MANOR FROM THE  
DEPARTMENTAL ROAD**  
FR-QUIMPER-PS-P30



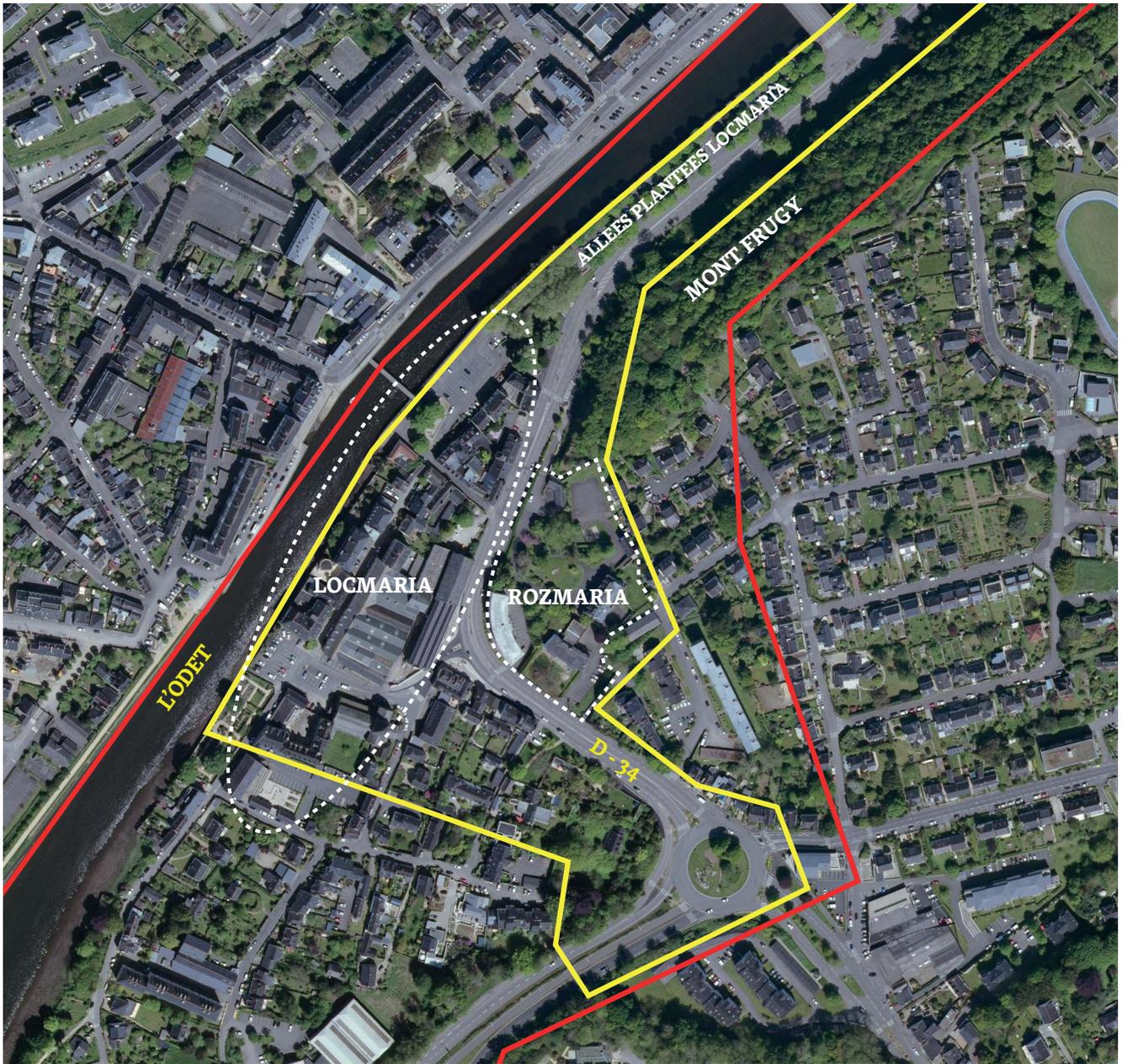
The project site, situated at the other end, symmetrical to the nucleus of the city, should be seen as complementary to this project.

In the longer term, the city wishes to begin looking at the development of the banks of the Odet in order to encourage green mobilities and reduce the impact of cars in the city. The goal of this process is to rethink the presence of nature and the use of public spaces on both banks of the river, and improve citizen well-being. Ultimately, this project could be partially superimposed on the perimeter of the European project, since it encompasses themes that are relevant to the competition.

Quimper is therefore looking for continuous spatial ideas organised in three stages: from the station to the project site via the riverbanks in the city centre. Although these sites will be developed at different times, they need to be able to connect together and provide a coherent and global vision for the city as a whole.

More broadly, Quimper wishes to increase the density of its urban fabric around its existing centralities. This aspiration can be achieved by giving priority to operations on the available land within existing neighbourhoods, as well as by urban renewal projects. The aim here is to preserve areas of nature in the city: the rivers, parks and gardens, natural milieus, steep-sided valleys and the Odet estuary that penetrate to the heart of the city. These are all features that contribute to the quality of the city's living environment.

Access and improvements to natural spaces, the creation of leisure areas compatible with protection of the environment are the objectives sought within a green and blue corridor. The city has been developed in a balanced and considered way to maintain harmony between city and nature, and the project should reinforce these characteristics.



MAP OF THE PROJECT SITE  
ENTITIES  
FR-QUIMPER-PS-AP2

# PROJECT SITE

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## SITE PRIORITIES: TRANSITION AND PIVOT

The project area is one of the main gateways into Quimper, marking the boundary between the outskirts and the city proper. It also marks the transition between natural spaces (Odet estuary) and the centre. It therefore occupies a key position as a connector within the city, and it is this strategic positioning that is behind the effort of transformation. It therefore raises a first question: how to create a transition between the maritime, estuarian and urban landscapes?

At a more local scale, it operates as a pivot, since it has the potential to connect and reinforce urban and landscape links between:

The River Odet and Mont Frugy, which are kept apart by the thick fabric of the Locmaria district, the footprint of Departmental Road 34 and the sharp slope of the hill.

The project proposals will need to redesign the stitching between these defining elements with the aim of creating a continuum of nature in the city extending all the way to north Quimper. The reinforcement of this landscape corridor could be achieved by measures of different kinds and at different scales, drawing on the existing fabric and implementing new strategic connections. These connections be either physical or immaterial, provided that they create links between the different entities.

The plateau with its primarily detached housing and the River Odet. Here again, the urban structure, the topography and the street network have created successive barriers in the landscape, isolating the different entities that constitute the project area.

The aim should be to tackle these south-east and north-west links in order to develop the connections between neighbourhoods (Ergué-Armel, Locmaria, Penhars on the other bank), facilitate access to the riverbanks for residents of the plateau, emphasise the distant vistas from the elevated viewpoints and organise easy and legible crossings between neighbourhoods.

At perimeter scale, the site is distinctive in being made up of three distinct and singular urban entities. Today, they stand side-by-side but without any real dialogue, and function in an introverted manner despite their potential to create large-scale dynamic connections. They protect themselves from the Departmental Road, since the broad wake of this highway and the speed of the vehicles leaves little



**VIEW FROM THE MANOR**  
FR-QUIMPER-PS-P31

room for crossings and links. The challenge is therefore to identify and enhance future relations between them in such a way that they create instruments of reconnection with the wider landscape.

Because of this connective potential, therefore, the site constitutes a strategic tool for the transformation of the zone, since it is in contact with defining features and linked to polarities that are already active within the city and that play a starring role in the development of Quimper.

Through the European competition, the municipality is hoping to receive proposals that provide keys to resolving the challenges identified above. The aim should be to develop an inter-scale approach that seeks to solve these problems in ways that are congruent with projects already in progress and with the city's shared vision for its future.

## DESCRIPTION OF THE SITE

Located 750 metres from Saint-Corentin Cathedral, the project zone is very close to the central nucleus of Quimper, yet nevertheless maintains only a distant relationship with it. It is bounded to the west by the banks of the Odet, to the east by the Rozmaria block, to the north by the planted alleys of Locmaria, and to the south by the roundabout on Departmental Road 34 which extends along a dual carriageway as far as the Pont Max Jacob bridge.

The Rozmaria block, heart of the project site, a place with major operational potential, consists of a cluster of heterogeneous buildings, most of them recently made vacant, which were erected over time as the need arose and as land became available, with no real overall vision. All buildings will be vacated before the cession to the city of Quimper. The question is: how to restore vitality to this ensemble, shortly empty of its occupants?

- On the top of the hillock stands a manor built in 1910 of granite. It is listed as a heritage site, as are the trees that stand in a charming 600 m<sup>2</sup> park around and below the building.

Built for the photographer Joseph Villard, it was then converted to become a children's home.

The parking area and playground located in the northern part of the plot were part of the amenities of the building.

- At the beginning of the driveway that leads to the manor is a family reception centre.

- Behind the manor is a building that was home to a civil society organisation. It was abandoned because of the difficulties of access from rue Michel and because of its dilapidated condition.

**RUE DU STIVEL, PERSPECTIVE  
FROM LOCMARIA ON THE  
MANOR OF ROZ MARIA**  
FR-QUIMPER-PS-P10



**PLACE BERNARDIER**  
FR-QUIMPER-PS-P37



- Along Departmental Road 34, a regularly shaped, 12 metres wide, three-storey office building is aligned with a rounded façade that follows the curve of the road.
- Next to it is a crèche set back from the main road on a garden supported by granite walls. A fine tree conceals a façade that is partially covered in mosaics and slightly rounded. The roof of the building leaks, which makes it uninhabitable at present.

These latter two buildings form an imposing façade on the bend, entirely concealing the manor from public space and reducing visibility for users. The supporting walls of the crèche plot cause the same restrictions, distancing the Rozmaria block from the rest of the city.

The Rozmaria block is steep. The natural topography of the land, the supporting walls and the internal operation of each programme created sharp boundaries between the different plots. However, this relief generates an interesting dialogue with the distant landscape because of the views over the city and the River Odet and its proximity to Mont Frugy.

The connections between the Rozmaria block and its immediate context are difficult because of the urban divide formed by Departmental Road 34 and the sharp slope on which it stands. The connection with Mont Frugy by the pathway in the north of the sector is barely visible. As for the links with the residential neighbourhood on the plateau, they are limited by the topography and the urban layout.

The Locmaria district stands out in Quimper's landscape on account of its historical and patrimonial dimension. It is the ancient cradle of the city.

Since 2013, a refurbishment project has been underway here to consolidate its role as a centre of tourism and culture based around Breton arts and crafts. Indeed, it has always been home to activities linked with local and traditional know-how (pottery, embroidery, biscuit making) and is now opening up to new contemporary dynamics with the creation of social spaces to bring life to public areas.

An Internet connected brasserie "La Baleine déshydratée" was set up in the former administrative building of the Faïenceries next to the embroidery school headed by Pascal Jaouen. The former Priory located between the Romanesque church and the Presbytery garden has been renovated, and is now home to a gastronomic restaurant and an exhibition hall.

These developments are underpinned by a programme of refurbishment for public spaces. Place du Stivel is an example of this new momentum in the neighbourhood, a place where cafes and restaurants can take advantage of a public space opening onto the River Odet, opposite the Cape Horn pedestrian bridge and the port of registry of Lougre de l'Odet, the "Corentin", a three-masted ship which is a symbol of the city.

Place Bernardier, which extends from the Odet to the bend in the Departmental Road, remains a major focal point. It also forms a nucleus, connecting symbolic buildings that have been refurbished. A project for a predominantly hard-surfaced



**OFFICE BUILDINGS**  
FR-QUIMPER-PS-P20



**THE CRÈCHE**  
FR-QUIMPER-PS-P21

public space has been developed for this square, but it can be revisited insofar as the conversion of the Rozmaria block is now one of the salient factors.

So the full redevelopment of the public spaces has not yet been finalised. Rue Jean Baptiste Bouquet and the alleyway that runs along the former Pottery will need to be included in project deliberations and contribute to the future structure of the city's gateway district.

Finally, the planted alleys of Locmaria run along the Odet, starting at Place du Stivel and extending to the town centre alongside Mont Frugy. This is a planted mall dedicated to parking that leaves a narrow track below, along the river, for pedestrians and cyclists. This arrangement needs to be changed to make more space for green mobilities and to reduce the impact of cars in the city.

## EXPECTATIONS, PROGRAMMATIC GUIDELINES AND USAGE PROPOSALS

The municipality wishes to leave the programmatic choices open to the candidates. The goal is to find ways to reactivate unoccupied spaces and to create new synergies between Rozmaria and Locmaria, while contributing to the large-scale transformation of the gateway to the city and to new connections between the main landscape and urban features of the conurbation.

### **Rethinking the gateway to Quimper:**

At the level of the city, the candidates should think about the physiognomy, in other words the image of this gateway to Quimper, which needs to signal a visible and relaxed transition between the city and its outskirts. The goal is to rethink the infrastructure and to pursue greater urban quality by drawing on the maritime imaginary and distant landscapes of Cornouaille.

### **Articulate, connect and link:**

Having observed that there is a separation between the site's different entities, we are interested in proposals that work in favour of openness and a proliferation of links between the polarities.

The candidates need to develop a long-term vision for the district that constitutes a gateway to the city and for the forthcoming relationship between Rozmaria and Locmaria. The proposals need to define the type of relations that these two entities will enjoy. Will they be relations of extension, of complementarity, of independence, of symmetry, of reciprocity? The question remains open.



**LOCMARIA PLANTED ALLEYS**  
FR-QUIMPER-PS-P42



**VIEW OF THE MANOR FROM THE  
ACCESS PATH TO MOUNT FRUGY**  
FR-QUIMPER-PS-P46

**Transforming public space:**

Changing the Departmental Road will be an essential part of the proposal. It needs to become a channel that is able to:

- create the transition between the outskirts and the city centre,
- bring together the components of the site rather than holding them apart,
- reduce speed,
- encourage crossings,
- contribute to landscape continuities,
- consolidate the urban connections.

This process of altering public space will help to create and complete a set of fluid urban links between the project's polarities. The aim is to devise urban connections that fulfil their primary service function while stitching together the entities within the project.

**Reusing and Recycling:**

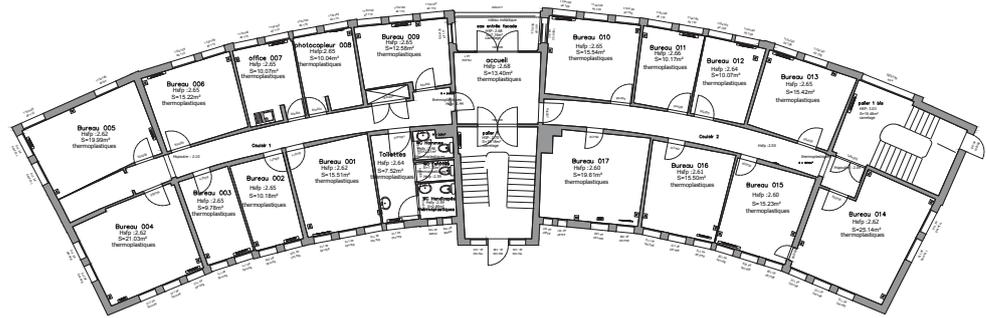
The Rozmaria block and its constructions are a source of significant land and buildings. With regard to the curved office and crèche building, the candidates will need to consider their potential for reuse: partial or total demolition, retention, conversion? The question remains open. Particular attention also needs to be paid to the conversion of the manor because of its heritage status. The submissions will also need to include proposals for the functions and uses of the free spaces where they are located, in order to be part of a large-scale landscape reflexion. There needs to be a focus on resource management and limiting environmental impacts, subjects that resonate with the contemporary questions raised by the theme of the competition.

**Reinvesting:**

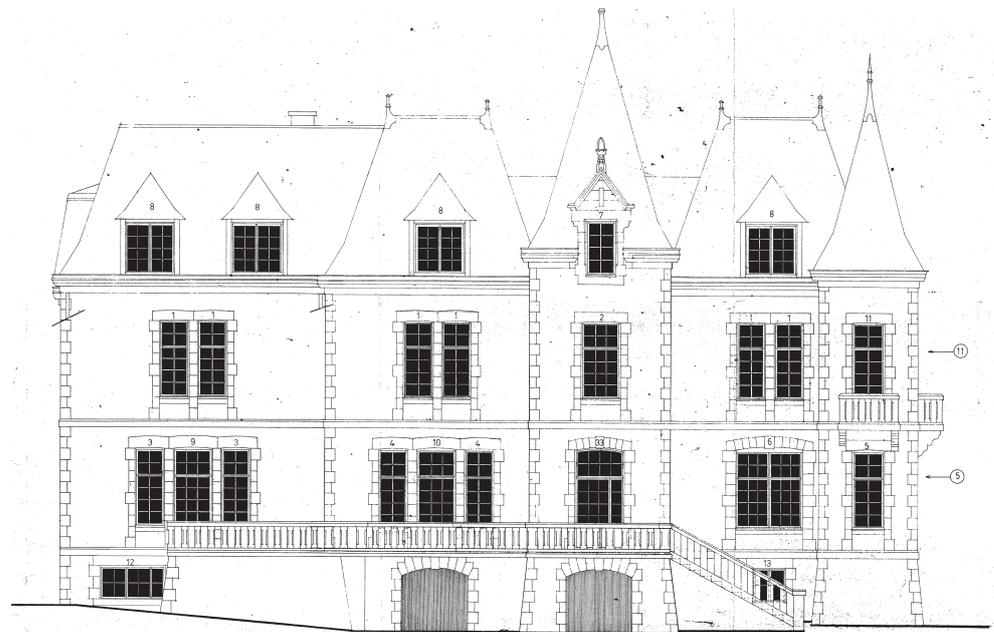
The entire Rozmaria site will be freed of its occupants, uses and functions before the cession to the city of Quimper. The candidates have to reflect upon the programmatic vocation of the Rozmaria block. How can these places be made into living spaces? At first sight, it seems that the thematic of the know-how of the productive city could be interesting to focus on for the candidates. The firsts reflexions brought out some ideas: co-working spaces, artist studios, residences in the manor house... The idea could be to take up the theme of knowledge from a contemporary angle in order to bring life back to the site, which will soon be empty.

**Prefiguring:**

The planted alleys of Locmaria enjoy a particular status, forming the link between the heart of the project area and the city centre. They are bounded by the Odet on one side and Mont Frugy on the other. The work on this sector will need to prefigure the refurbishment of the riverbanks that the municipality will soon undertake in the city centre area.



PLAN OF THE OFFICE BUILDING  
FR-QUIMPER-PS-M2



MAIN FAÇADE OF THE MANOR  
FR-QUIMPER-PS-M6

**Innovating:**

The method of handling these different issues needs to be adjusted to the specificity of the site. There have been plans for the renovation of Locmaria for many years, whereas the last occupants of the Rozmaria site have only just left. The timeframe for the transformation of the site needs to be consistent with the plans initiated by the city on each of the sectors. The approach to the reactivation of these areas needs to take into account their life cycles, which differ from one entity to the next.

## 1. CONNURBATION - TERRITORIAL SCALE

FR-QUIMPER-C-AP1	jpg	Finistère map
FR-QUIMPER-C-AP2	jpg	Aerial view
FR-QUIMPER-C-P1	jpg	Photography
FR-QUIMPER-C-T1	pdf	Architecture and Heritage enhancement area - aerial view
FR-QUIMPER-C-T2	pdf	Scot of the Odet

## 2. STRATEGIC SITE - URBAN SCALE

FR-QUIMPER-SS-AP1	jpg	Satellite view with perimeters
FR-QUIMPER-SS-AP2	jpg	Aerial view
FR-QUIMPER-SS-AP3	jpg	Aerial view
FR-QUIMPER-SS-AP4	jpg	Aerial view
FR-QUIMPER-SS-AP5	jpg	Aerial view
FR-QUIMPER-SS-AP6	jpg	Map of the city
FR-QUIMPER-SS-M1	dxg, dwg, pdf	Quimper cadastre

## 3. PROJET SITE - ARCHITECTURALE SCALE

FR-QUIMPER-PS-AP1	jpg	Aerial view
FR-QUIMPER-PS-AP2	jpg	Satellite view of the project site
FR-QUIMPER-PS-AP3	jpg	Aerial view
FR-QUIMPER-PS-P1 à P46	jpg	Photographies of the site
FR-QUIMPER-PS-P47	jpg	Location of site photos
FR-QUIMPER-PS-M1	dxg, dwg, pdf	Topographic survey of Rozmaria
FR-QUIMPER-PS-M2	pdf	Plans of the office buildings of Rozmaria
FR-QUIMPER-PS-M3	pdf	Plans of the crèche building of Rozmaria
FR-QUIMPER-PS-M4	pdf	Plan of the association building
FR-QUIMPER-PS-M5	jpg	Plan of the family reception center
FR-QUIMPER-PS-M6	jpg	Plan of the manor
FR-QUIMPER-T1	pdf	Archaeological diagnosis report
FR-QUIMPER-T2	pdf	Archaeological synthesis document
FR-QUIMPER-T3	pdf	Locmaria project notice

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