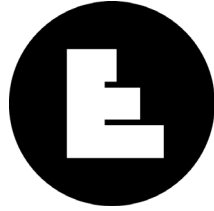


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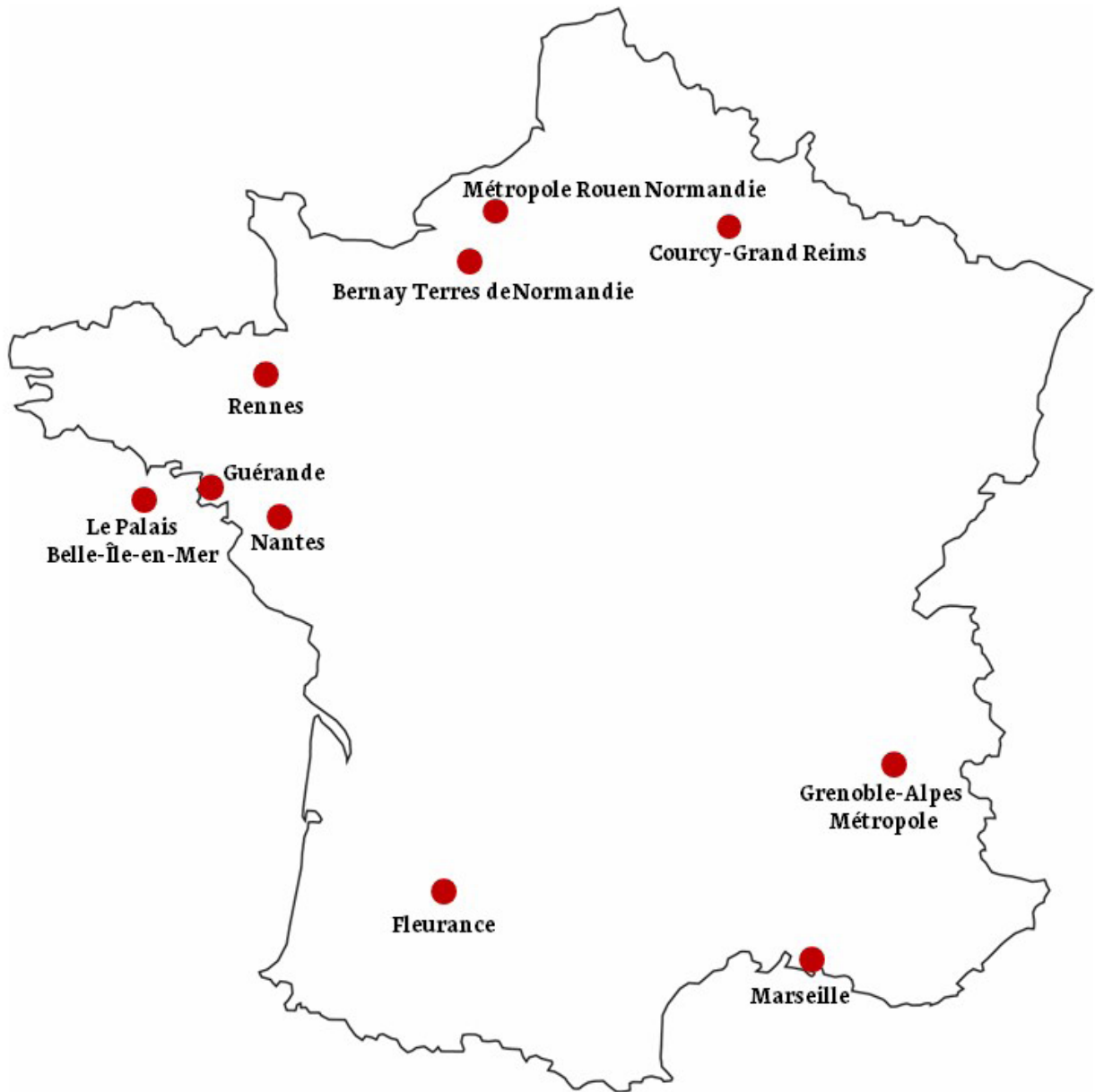


E17 - Villes Vivantes 2

# RENNES MÉTROPOLE

AT THE EDGE OF THE CITY, A NEW  
VISION FOR HOSPITALITY

Dossier de site



# FOREWORD

BY EUROPAN FRANCE

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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.

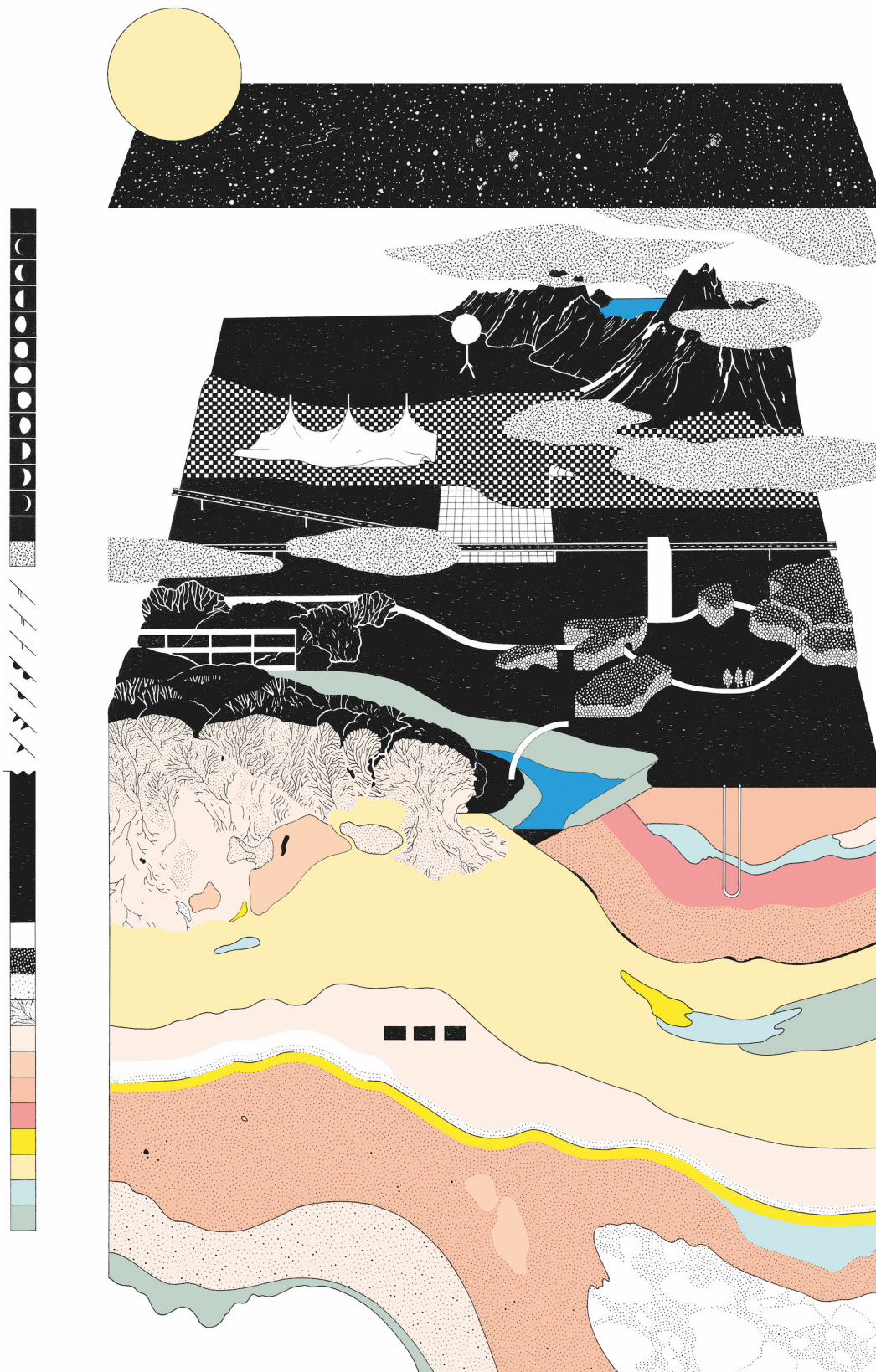
The scales of the sites are often contrasting: the spatial and architectural dimension of the response is of little importance, because at European, it has never been a question of planning or redesigning an entire city or neighborhood. It is still and always a matter of triggering projects and imagination,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



# THEME E17

## LIVING CITIES 2

### REIMAGINING ARCHITECTURES BY CARING FOR INHABITED MILIEUS

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The results of Europan 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 17<sup>th</sup> session of Europan 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 Europan 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 to be 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 and 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.

European Europe

# GÉNÉRAL INFORMATION

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**SITE REPRESENTATIVE :**

Rennes Métropole.

**OTHER PARTNERS :**

City of Rennes - social partners and community-based organizations - higher education and research institutions.

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**TEAM LEADER :**

Architect, urban planner or landscape architect.

**EXPECTED SKILLS REGARDING THE SITE'S ISSUES AND CHARACTERISTICS :**

Architecture, urbanism, landscaping.

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**COMMUNICATION :****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 :**

- Design and feasibility studies
- Architectural, urban and/or landscape mastery projects for the development of strategic proposals resulting from the competition
- Project management



EUROPAN STE ON LANDSCAPE MAP FR-RENNES-C-Mo1



VIEW OF THE SITE FROM ORSON PLATEAU FR-RENNES-SS-Po2



# SITE AND COMPETITION EXPECTATIONS

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## EUROPAN SITE

### Urban context and brief history

The existing university hospital, “Hôpital Sud” or “South Hospital”, is on a **seven hectare site** (project site) on the southern edge of the city of Rennes. It is part of a larger urban development (study site) mainly from the **second half of the 20th century**.

The decision to build the South Hospital was made in the 1970s as the population of Rennes was approaching 200,000. It was decided to build a new medical facility **near the Blosne housing estate** in order to provide more equal access to health care across the city. Le Blosne with more than 12,000 homes is a former ZUP (Zone à Urbaniser en Priorité or Priority Urbanisation Zone) designed by the architect and urban planner Michel Marty. Development began in the late 1960s and continued on until 1980, when the South Hospital was inaugurated.

**Uniquely situated between urban and rural areas**, the site backs onto the Rennes ring road (RN136) long considered the **city’s limit** for urban development: Rennes and Rennes Métropole have for several decades been committed to a policy of urban renewal and development that has aimed by **increasing density to contain the city** within the ring road.

By strictly limiting urban sprawl, it has been possible to preserve a **large metropolitan green belt** for the area. In addition, all Rennes Métropole policies (infrastructure, transport, public facilities, nature areas, agricultural land, etc.) are in line with an **“archipelago city model”**: an urban-countryside network that links all 43 municipalities in the greater Rennes environment.

Beyond the ring road, the site opens onto the Orson Plateau dotted with old hamlets, small fields, woods and hedges that make up the **“bocage” landscape**. This area, dominated by nature, has been set aside for agriculture and leisure activities and should foster a lively dialogue between the city and its greater territory.



AERIAL VIEW ON SOUTH HOSPITAL FR-RENNES-PS-AP02 © Sabine De Villeroy Juin 2018

©mww zeppeline bretagne



VIEW OF BLOSNE DISTRICT FROM SOUTH HOSPITAL FR-RENNES-SS-AP15 © Anne-Cécile Estève

### Processes and factors driving the project

The site was nominated to EUROPAN 17 by the municipality for three reasons :

- Freeing up a site of metropolitan importance : the University Hospital (CHU or Centre Hospitalier Universitaire) of Rennes is spread over 5 sites. In 2018, they announced the intention to regroup most of their activities on the main Pontchaillou site northwest of the city centre. **The South Hospital will thus be entirely vacated by 2027.** Rennes Métropole quickly acquired the 1980's architectural heritage site in order to carry out an ambitious reconversion and redevelopment project.
- The **Blosne neighbourhood** is currently the subject of a **vast urban renewal project** aiming to establish social and functional diversity and urban, architectural and landscape improvement. The construction of new public facilities has further enhanced the revival of the neighbourhood, which saw the arrival of the metro in 2002. The conversion of the South Hospital is an excellent opportunity to **extend urban renewal** and further improve the image of the neighbourhood.
- The site on the edge of the city offers an excellent opportunity to **re-examine the larger landscape** along the southern edge of Rennes and the **relationship between urban and rural areas**. Furthermore, the site echoes the theme of living cities on both study and project sites: soil regeneration, restoration of ecological continuity, recycling architectural heritage, creation of new uses, issues of ecology and urban metabolism, etc.

## EXPECTATIONS FROM COMPETITION OF IDEAS

### General expectations

The competition is an opportunity to **explore “the range of possibilities”** a reconversion of the South Hospital site might present **within the larger context of city and countryside**, ecology and environment, economic and social issues. For Rennes Métropole, the project is not limited to a mere architectural reconversion but is indeed a significant piece of the city that needs to be developed as part of both the Blosne neighbourhood and the extensive «bocage» countryside of the Archipelago City.

The programme has not yet been precisely defined since there is no desire to limit possibilities for the site. The competition of ideas is an opportunity to explore new uses and **the capacity for both site and architecture to accommodate new activities**.

Rennes Métropole wishes to challenge the teams to come up with architectural ideas for reoccupying the site and rehabilitating an architectural heritage emblematic of major public infrastructures of the 1970s.



REFLECTION SITE (RED) PROJECT SITE (YELLOW) FR-RENNES-SS-AP01



VIEW ON HOUSING ESTATE ON THE WEST SIDE OF SOUTH HOSPITAL FR-RENNES-SS-AP17 © Anne-Cécile Estève

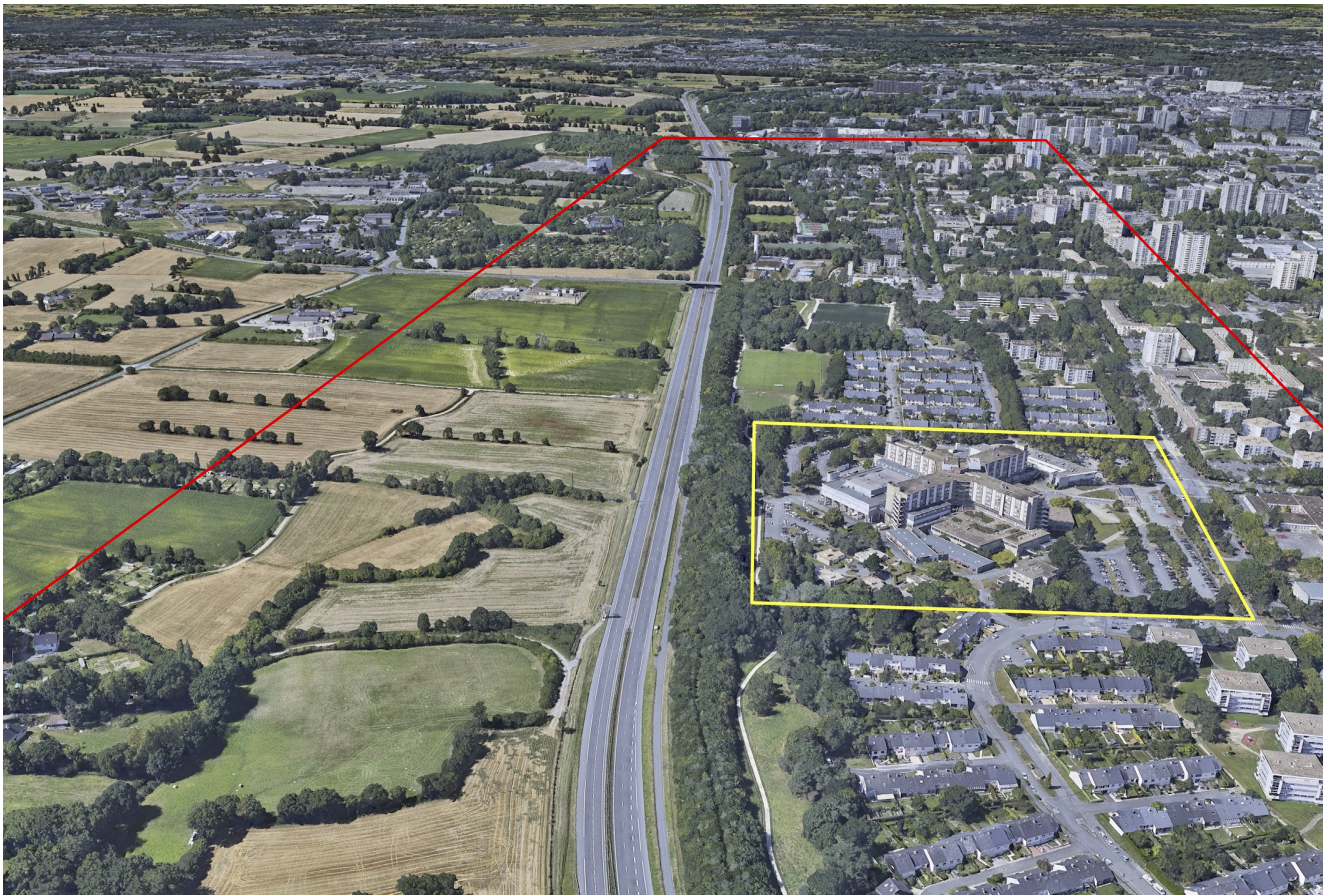
The **process project scale** is crucial: the enormous amount of floor area requires a project that is able to evolve over time and in the space permitting consultation, preliminary designing or temporary occupations and the gradual inclusion of **public and/or private partners** into the overall operation. Methodological contributions are also expected on issues of recycling, re-use and the construction site as a project.

In view of the size and complexity of the site, EUROPAN teams have the possibility to **focus on a particular theme** or to choose a project approach that has a strong innovative quality in order to take part in the post competition process.

### **Main questions put to EUROPAN teams**

The EUROPAN teams are asked to present and clarify the interrelationship of architectural, urban planning and ecology issues required of a new venue in order to produce a living city that would invigorate the neighbourhood and remain accessible to its inhabitants. The site should no longer be considered as being at the back of the neighbourhood up against the ring road where marginal activities are often consigned. Some of these questions need to be investigated on a variety of scales.

- What is the **urban role** for this site ? What perspectives are there for the city and future generations considering societal, ecological and climatic challenges?
- How can this self-sufficient site **be opened up to both the city and the countryside** ? How can it be made more accessible and visible ? How should the site and the massive ring-road infrastructure relate to each other?
- How can the site's **role in hospitality and care** be continued ? How can the site be adapted to accommodate new uses and activities ? How can we transform a "healing machine" into **a place to live, work, learn and exchange** ?
- What future is there for the existing buildings ? Can they all be reused ? What is the **potential for transforming and reusing hospitals** ? How can the rational logic of hospital architecture be exploited ? Should the monolithic nature of the architecture be reinforced or should it be broken up into several entities ?
- How to design a project that will continue to evolve and enrich the site ? How to manage transitional periods?



AERIAL VIEW ON REFLECTION SITE (RED) PROJECT SITE (YELLOW) FR-RENNES-SS-AP02



AERIAL VIEW ON SOUTH HOSPITAL FR-RENNES-SS-AP03 © Sabine De Villeroy Juin 2018

# THE SITE WITH REGARD TO THE THEME AND THE TERRITORY

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## THE SITE WITH REGARD TO THE EUROSPAN THEME

### THREE ASPECTS OF THE LIVING CITY

For Rennes Métropole and EUROSPAN, the site is a perfect laboratory for exploring issues of land sobriety, sustainable urbanism, urban metabolism and resource management at both project site and study site scale.

The theme of living concerns **living nature** (water, soil, biodiversity) and **people** (social and economic dimensions) as well as the project itself since the object of study is **a building that is beginning a new life cycle** after almost 50 years of hospital life.

The site's potentials and relationship to the EUROSPAN 17 themes are listed below :

- The potential for redevelopment to “repair the city” : heal environmental barriers, overcome urban zoning, restore the continuity and richness of open land,
- The potential for strengthening the city/countryside relationship (in terms of boundaries and connections) through a living and productive dialogue,
- The potential for architectural innovation to recycle and rehabilitate large 20th-century urban structures, particularly an architecture defined by the functionality of a hospital,
- The potential for experimenting with the emerging concept of circular urbanism in the context of “low carbon” development that Rennes Métropole wishes to implement.

**VIEW ON COUNTRY FROM  
HOSPITAL'S ROOF**  
FR-RENNES-C-APo6  
© Rennes Métropole



**VIEW ON HOSPITAL**  
FR-RENNES-PS-AP10  
© Anne-Cécile Estève



**VIEW ON SUNKEN CAR PARKS**  
FR-RENNES-C-APo6  
© Anne-Cécile Estève





## SECOND LIFE FOR A HISTORICAL BUILDING AND REGENERATION OF DEGRADED LAND

The South Hospital site encourages developing the theme of living cities from two interconnected aspects : the recycling of a mono-functional historical building to new more diverse uses that are likely to continue evolving over time; and the regeneration of degraded land while restoring physical and ecological continuities with the surrounding environment.

In short, it's a question of exploring the process of transitioning from functional architecture towards a new urban neighbourhood with the qualities of a living inclusive city and to have that transformation be part of an ecological transition on the project site and for the territory.

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## THE SITE WITH REGARD TO THE METROPOLE AND THE CITY OF RENNES

### LOCAL GOVERNMENT EXPECTATIONS AND STRATEGY

Rennes Métropole wishes to turn the South Hospital site into an example of a sustainable city serving both the city and its inhabitants. A high quality, intensely urban site that provides everyday services (education, training, economic activities, urban transport), housing and a close relationship to nature, particularly agriculture and the countryside.

The site is to become **a destination**, a landmark in the metropolitan area, a place of hospitality for the inhabitants of the Blosne neighbourhood and of Rennes Métropole.

- **Develop a productive, dense and resilient city** : reconversion of the site should aim to develop a dense, resilient urban environment hybridising urban functions with elements of the programme. The project should allow for a calm, harmonious cohabitation for all future occupants of the site.
- **Experiment with innovative methods of recycling and urban metabolism** : the preservation of a large part of the buildings implies the need for decontamination measures and the reuse of raw materials and recycled materials mainly from on site. Rennes Métropole thus wishes to promote reconversion scenarios based on reuse, recycling, treatment and recovery of waste.

**HOPITAL SUD**

FR-RENNES-PS-Po2  
© Anne-Cécile Estève



**HOPITAL SUD**

FR-RENNES-PS-Po5  
© Anne-Cécile Estève



**HOPITAL SUD**

FR-RENNES-PS-Po5  
© Anne-Cécile Estève



**HOPITAL SUD**

FR-RENNES-PS-P10  
© Anne-Cécile Estève



- **Implement a low-carbon programme, manage and produce energy** : the compactness of the site should make it possible to optimise energy consumption and take advantage of the existing Le Blosne heating system (60% biomass). Depending on the programme, Rennes Métropole would hope renewable energy could also be produced on site.

## URBAN AND ARCHITECTURAL RECYCLING OBJECTIVES

The main issue European teams have to deal with is reconversion. The decision to **maintain the building or deconstruct it** depends on the architectural and urban planning project, technical constraints and financial sustainability of the project. **Complete demolition is however not an option.**

It is also necessary to anticipate how the city and its functions are likely to evolve over time by working with the reversibility of buildings and incorporating bioclimatic factors to deal with global warming issues.

Rennes Métropole hopes to experiment in several areas of ecological transition:

- Sobriety and resource management (best case deconstruction/reconversion scenarios, techniques and methods for reusing materials);
- Diversity through architectural and urban planning innovation (reintroduction of business activities in dense urban areas, design of compact urban architecture that permits cohabitation and neighbourhood co-existence);
- Resilience (bringing back nature and reclaiming land damaged by urbanization, restoration of biodiversity, local agriculture for inhabitants);
- Consulting and including inhabitants (site history, transitional uses, mobilisation of the district's social and cultural actors).

## The Archipelago City Preserving undeveloped land and living milieus in the territory

The greater municipality sees itself as a 21st century eco-metropolis where development is tied to the urban framework at various levels including agriculture and nature, where residents' health and well being are at the heart of projects and where energy and ecological transitions make it possible for the territory to be part of a process of change. The metropole aims to strengthen the central city and the surrounding municipalities by grouping more activities, jobs, housing and services tightly together thus reducing travel and making daily life easier for the inhabitants. The larger landscape of the Archipelago City is a repetition of countryside and natural cuts in that countryside.



FR-RENNES-C-Moz

### Rennes ring road

The nine main highways linking Rennes to major cities in the Grand Ouest form a star pattern and are interlinked by the 31-kilometre long ring road.

This road system offers a variety of landscapes and perspectives and is a means of discovering the Rennes countryside, the layout of Archipelago City and issues that are at stake for the territory.

The ring road was built in large sections from 1967 to 1999 and allows traffic to bypass the Breton capital.

The southern section (European study site) has between 80 and 90,000 vehicles using it daily.



FR-RENNES-C-AP01  
© Rennes Métropole

# GUIDELINES FOR EUROPAN TEAMS

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## REFLECTION SITE : A BORDER TERRITORY AND ENVIRONMENTAL RESTORATION ISSUES

### INTEGRATING THE SITE INTO THE NATURAL, AGRICULTURAL AND URBAN FRAMEWORK OF THE ARCHIPELAGO CITY

#### **A border territory: where the city looks out over the countryside**

The EUROPAN study site stretches **over two kilometres** on either side of the ring road (RN136) between Porte d'Angers and Porte d'Alma interchanges. It is close to metro line A and covers part of the Le Blosne neighbourhood (apartment buildings) as well as some small-scale developments of single-family homes and some public infrastructures (emergency centre, sports facilities, schools, technical facilities, shops).

This fragment of territory lies on **the border between the main central city and its green belt**, is not directly connected to infrastructure and is isolated from the city by a wall of vegetation.

Rennes' green belt is **a significant feature of the city and unique in France**. It offers a network of pedestrian paths that run outward from the city and are much appreciated by inhabitants. There are however not many cross paths and therefore few circular routes. The very clear urban edge of Rennes seen on maps masks **a more complex reality of agricultural lands, property rights and landscape** that will influence the development of pathways and extent of uses.



VIEW ON SOUTH RING ROAD AND BLOSNE BURIED PIPELINE FR-RENNES-SS-APo4 © Sabine De Villeroij Juin 2018



VIEW ON PARENT HOUSES FR-RENNES-PS-P46 © Anne-Cécile Estève

### **A break in the countryside: the disappearance of the Blosne**

The construction of the ring road has helped limit urban sprawl but has also created a very strong territorial divide and disrupted ecological continuity. The Blosne Creek, **buried in a culvert**, runs now under and then north alongside the ring road next to the South Hospital site.

The disappearance of the Blosne, which has given its name to the neighbourhood, signalled the disappearance of farms and cider production that covered the area before the construction of the ZUP. **This loss and the agricultural past continue to influence the history of the neighbourhood** - a history that local authorities would like to revive by extending the study site beyond the ring road, where Rennes and Rennes Métropol acquired land years ago.

These considerations should be in line with strategies being carried out by local authorities in the **development of urban agriculture and for healthy and sustainable food**. The Blosne neighbourhood has been designated by local authorities as a test site for developing these issues and the **urban farm project** that has sprouted on its soil has won the «Quartiers fertiles» competition in november 2020.

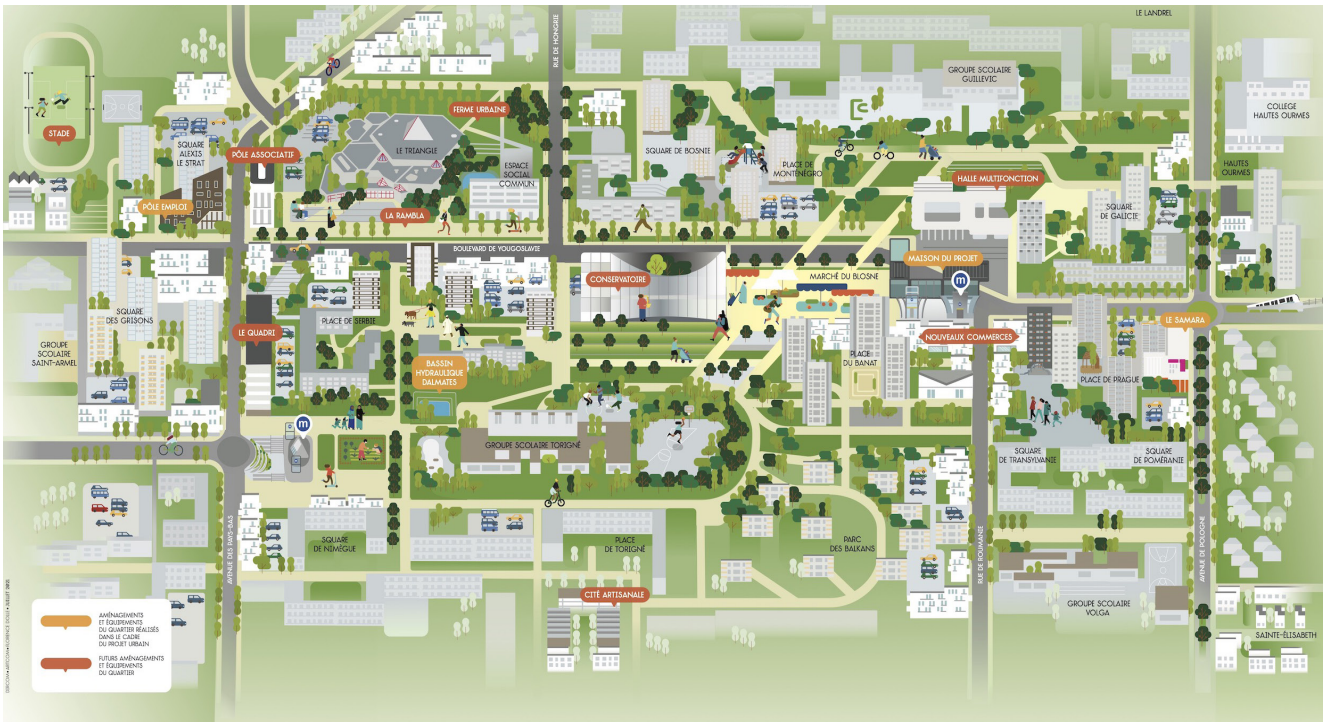
Currently closed in by its borders, the South Hospital site needs to evolve into a place where those borders become areas of interaction and exchange with the larger bocage countryside: the subjects of nature in the city and renaturalization of the Blosne valley come up frequently in conversations with inhabitants.

### **Rennes' green belt: history and controversies**

The idea of a green belt, mentioned first in Rennes' 1983 Master Plan, has its roots in Ebenezer Howard's writings from the turn of the 20th century and a desire to contain the city and limit urban sprawl. All subsequent planning decisions have contributed to reinforcing a green belt around the central city and favour **multipolar development**, reaffirmed in the Archipelago City concept of the 2000s.

This model is now being challenged by ecological imperatives, mobility issues (reducing motorized travel and public transport needs) or socio-spatial segregation causing higher price within the ring road, a set of factors that might point to counterproductive effects of the Archipelago City.

In this respect, reconversion of the South Hospital site is **an opportunity to show that the territory still has viable means of renewal** allowing both the preservation of undeveloped land and the creation of new living, housing and business areas in contact with agricultural and nature.



BLOISNE URBAN RENEWAL PROJECT - PROGRAMME PLAN FR-RENNES-PS-Mo3 © Rennes Métropole



BLOISNE URBAN RENEWAL PROJECT - LANDSCAPE MASTERPLAN FR-RENNES-PS-APo3 © Rennes Métropole



## EXTENDING THE BLOSNE NEIGHBOURHOOD URBAN PROJECT

### Socio-economic profile of the neighbourhood

Le Blosne is a largely residential neighbourhood with large housing estates and a high percentage of social housing. Outside of STMicroelectronics, the South Hospital and some administrative services there are **few employment opportunities**. Small businesses and a large number of self-employed individuals mainly in the building sector dominate economic activity.

The construction of this large estate reflects **urban planning trends at the end of the 1960s**, inspired by the «new town» model. Although it has the shortcomings of **functional urbanism**, it has nevertheless retained the **qualities of its original design**, which are appreciated by the residents: bright spacious housing, well-distributed local public facilities, moderate density and a relatively small building footprint that has left vast open spaces and perspectives. Unlike similar projects, it has integrated the existing bocage landscape.

Over the last few decades, local authorities and social housing associations have endeavoured to preserve these assets by improving the quality of housing and public spaces in the area. The development of public services and non-profit associations and the creation of spaces for them have also contributed to this effort.

The completion of the **metro extension in 2002** has made it possible for the neighbourhood to be included in larger urban development projects and remains a very important asset.

However, the demographic and socio-economic reality means Le Blosne is still classified as a priority neighbourhood of national interest (quartier prioritaire d'intérêt national) within the government's Urban Policy (Politique de la Ville).

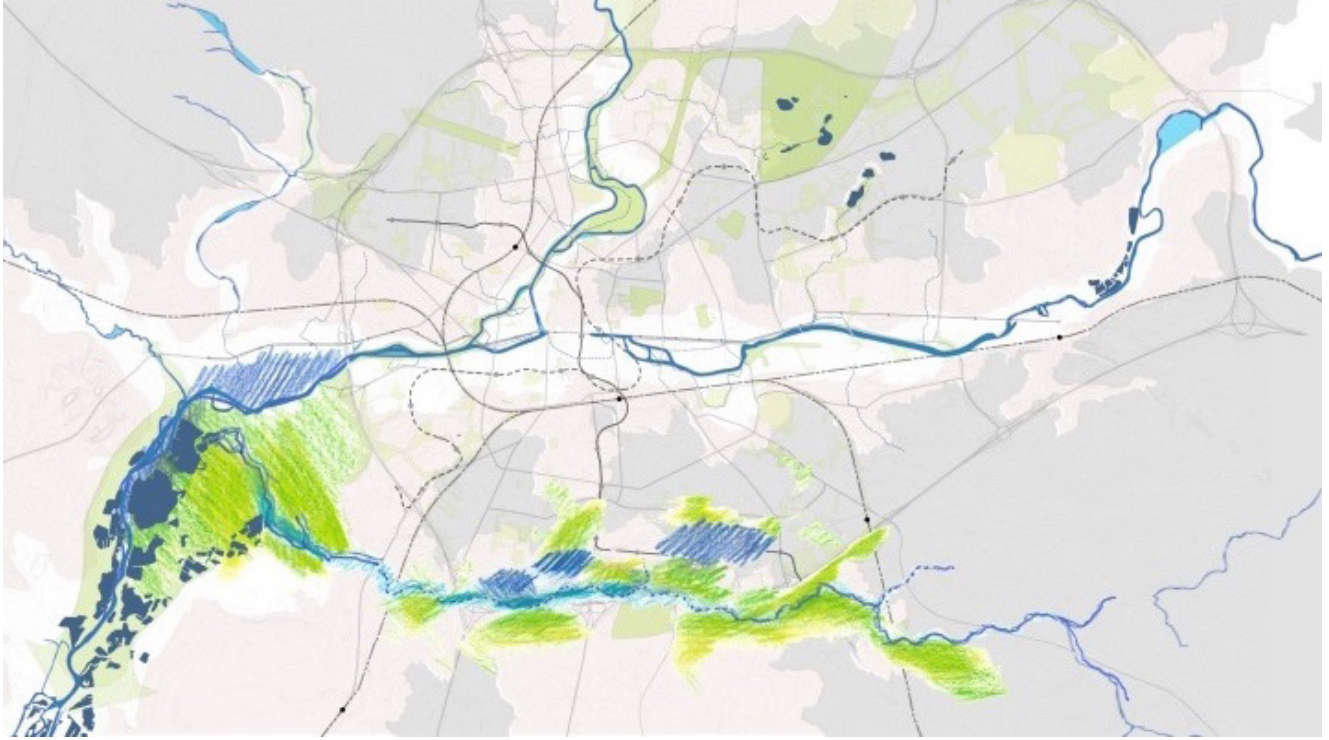
### Main goals of the urban renewal programme

Local authorities went **against the grain of the urban renewal policies of the 2010s by not ordering the demolition of any residential buildings** in Blosne urban renewal programme. The project favoured the improvement of existing buildings and the strengthening of urban activities. It also favours the construction of a variety of housing units, particularly those with a purchase option.

The urban renewal project aims to improve the attractiveness of the neighbourhood and to give it a new role in the city. In 2021, the inauguration of a regional conservatory at the heart of the future town centre Place Jean Normand marked **an important stage in the transformation process**. It paved the way for a new identity based on the neighbourhood's assets and the development of new public facilities.

Thus the project aims to broaden and increase urban vitality in the neighbourhood by developing social, generational and functional diversity. The project guidelines are based on :

BLOSNE VALLEY FR-RENNES-C-M03 © Rennes Métropole Projet urbain Rennes 2030



VIEWS ON BLOSNE CREEK AND PLATEAU D'ORSON



FR-RENNES-SS-P10



FR-RENNES-SS-P08



FR-RENNES-SS-P02



FR-RENNES-SS-P07

- Attracting new metropolitan facilities and improving public services,
- Creating a central point around the metro station combined with new commercial activity, reconversion of peripheral spaces (cité artisanale, housing, etc.)
- Enhancing landscaping and plantings by redesigning public spaces and creating a network of landscaped parks linking the courtyards of city blocks,
- Supporting business activities, employment and professional integration that will benefit mainly local inhabitants but also bring in other workers (social solidarity economy centre, company headquarters, etc.)

## RESTORING THE TRADITIONAL BOCAGE FARMLAND OF THE BLOSNE VALLEY

### Restoration of the stream

The Blosne stream was buried in the 1960s and 1970s. The culvert begins at South Hospital and runs parallel to the ring road until it reaches the Porte d'Alma interchange. The **modification of the stream's natural course** causes frequent overflowing in the neighbourhood west of the study site.

**Removal of the culvert and ecological restoration** of the stream has been under consideration since the early 2000's. Hydraulic studies confirm the potential for renaturalization of the waterway and favour a route **south** of and as far as possible away from the ring road.

### A preserved but accessible and popular countryside

In addition to renaturalizing the stream, local authorities want to restore the **ecological, social and cultural potential** of the Blosne valley, opening it up to new, non-invasive uses compatible with production and agriculture (walking, leisure and cultural activities, sports, study and education, etc.)

**EUROPAN teams are thus expected to explore links between city, road and country** in an overall strategy for accessibility (pedestrian and/or cycle links), landscape (highlighting natural aspects) and recreation, grazing and farming.

It should be noted that the study site includes south of the ring road the Pays de Rennes Ecomuseum located in the former Bintinais farmhouse, which deals with the history of the Rennes countryside and more specifically the long-standing relationship with the city. Opened in 1987, 58,000 people visit the museum each year. Near the museum in this area of bocage farmland are also allotment gardens.

## The evolution of hospital architecture in the 20th century and the Fontenoy design



HOSPITAL'S BUILDING WORKS - MAI 1978  
FR-RENNES-PS-P70

During the second half of the 20th century, hospital architecture transitioned from the 'pavilion' style based on a concept of hygiene that maximized air circulation to block hospitals with a central vertical circulation core connecting floors to a logistics and technical base.

The modern hospital was designed as a "healing machine" that managed movement and circulation in order to both isolate and efficiently link hospital wards. The original Fontenoy model was an H-shaped building with Y and X variants.

The South Hospital in Rennes is one of eight examples of this type built in France resulting from design and build competitions for a «standard hospital» carried out between 1973 and 1985.

*'In March 1974, the Board of Directors of Rennes University Hospital selected the Fontenoy design for the new hospital using the X-shaped variant [...]. Paul Phelouzat, André Korniloff and the OTH engineering office designed the hospital.*

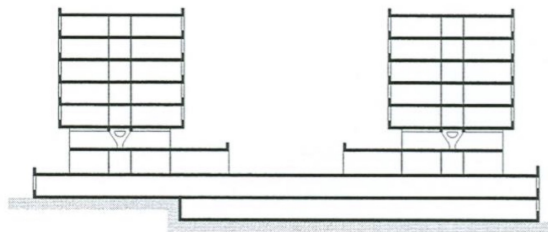
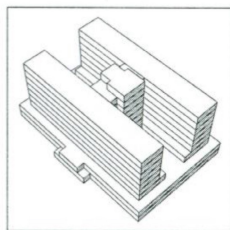
*Construction began in 1976 and the hospital was inaugurated in 1980. This hospital was the first « X variant » of the Fontenoy design, which was to be used throughout the region. [...]*

*This building has four wings with a raised ground floor and six additional floors. The façade is tile and washed concrete. The addition of a number of other buildings (parents' village, boarding house, car parks, an extension in 2000) has made the architect's original design less visible'.*

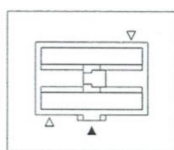
Source : L. Le Bray, Région Bretagne, Université Rennes 2  
See also : C. Lemaître, B. Sabatier, « Les hôpitaux de Rennes : histoire, architecture et patrimoine », 2017, <http://journals.openedition.org/insitu/14551>

### Fontenoy design

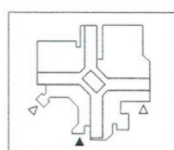
Source : J. C. Labadie, Évolution des concepts hospitaliers : du concept pavillonnaire aux hôpitaux actuels, juin 2015.



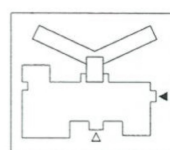
Coupe de principe



Morphologie de base en H



Variante en X



Variante en Y

# PROJECT SITE: RECONVERSION OF HOSPITAL ARCHITECTURE

## DETAILED PRESENTATION OF THE SITE, ITS HERITAGE AND LANDSCAPE QUALITIES

The South Hospital was designed in the mid-1970s and inaugurated in 1980. It specialises in the care of women and children (mother-child ward). It currently houses a gynaecology-obstetrics ward, a maternity ward, gynaecological, obstetric and paediatric emergency ward as well as some adult medical services (rheumatology). The hospital holds a lot of memories for many people in Rennes well beyond the Blosne neighbourhood.

### **The parcel, access and current occupation of the site**

The site is very much defined by the main cruciform “Fontenoy style” building, characteristic of hospital architecture of the 1970s. There have been frequent additions (the last one in 2000), the main building and four wings alone contain **56,000 m<sup>2</sup>** of floor space and almost all the hospital services.

The buildings’ footprint is only **28% of the parcel** leaving large areas of land to be used for urban development and other purposes.

The main entrance to the hospital is off Boulevard de Bulgarie at the corner with Rue de Roumanie, which runs straight to Place Jean Normand and the metro station. There is a **service road for logistics and personnel** off the interchange at Porte d’Angers and a direct access onto the ring road. A perimeter road runs around the main building and serves all areas of the site. Visitor parking is on all four corners of the site.

### **Architectural heritage**

The South Hospital is a product of 1970s architectural innovation now considered obsolete. It belongs to the family of large 20th-century architectural objects that need to be recycled. This task is all the greater because all the original buildings are plagued by a **massive presence of asbestos**. However, beyond its functional obsolescence, it is of historical and architectural interest.



There are four main architectural elements :

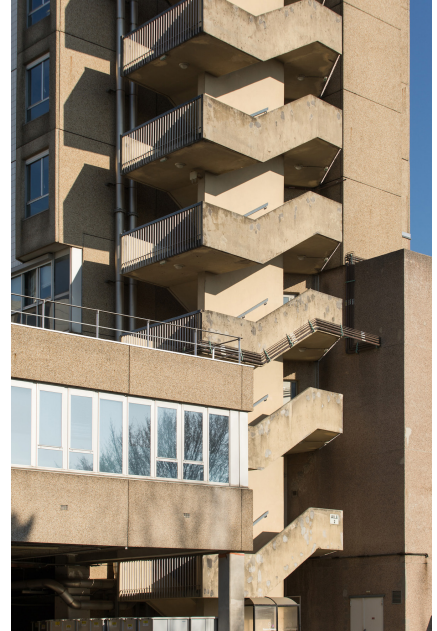
- **Main cruciform building** : the base of the building has several vehicle access points and large reusable spaces: archives, kitchen, storage rooms. Central corridors running out from the central lift shaft serve the floors above. The top floor is air-conditioned. The building was completely renovated from 2001 to 2009 and a 6,200 m<sup>2</sup> extension added (architect: Atelier Dutard).
- **Ex-boarding house** : this building once housed nursing staff, is of no particular architectural significance and is currently occupied by offices.
- **Independent houses** : separate from the main building, four single-storey houses are used for temporary family accommodation (parent houses).
- **Sunken car parks** : in the southwest corner of the site are landscaped car parks sunken into the slope towards the ring road. These cleverly designed car parks have trees and natural lighting.

### **Soil, topography and older trees**

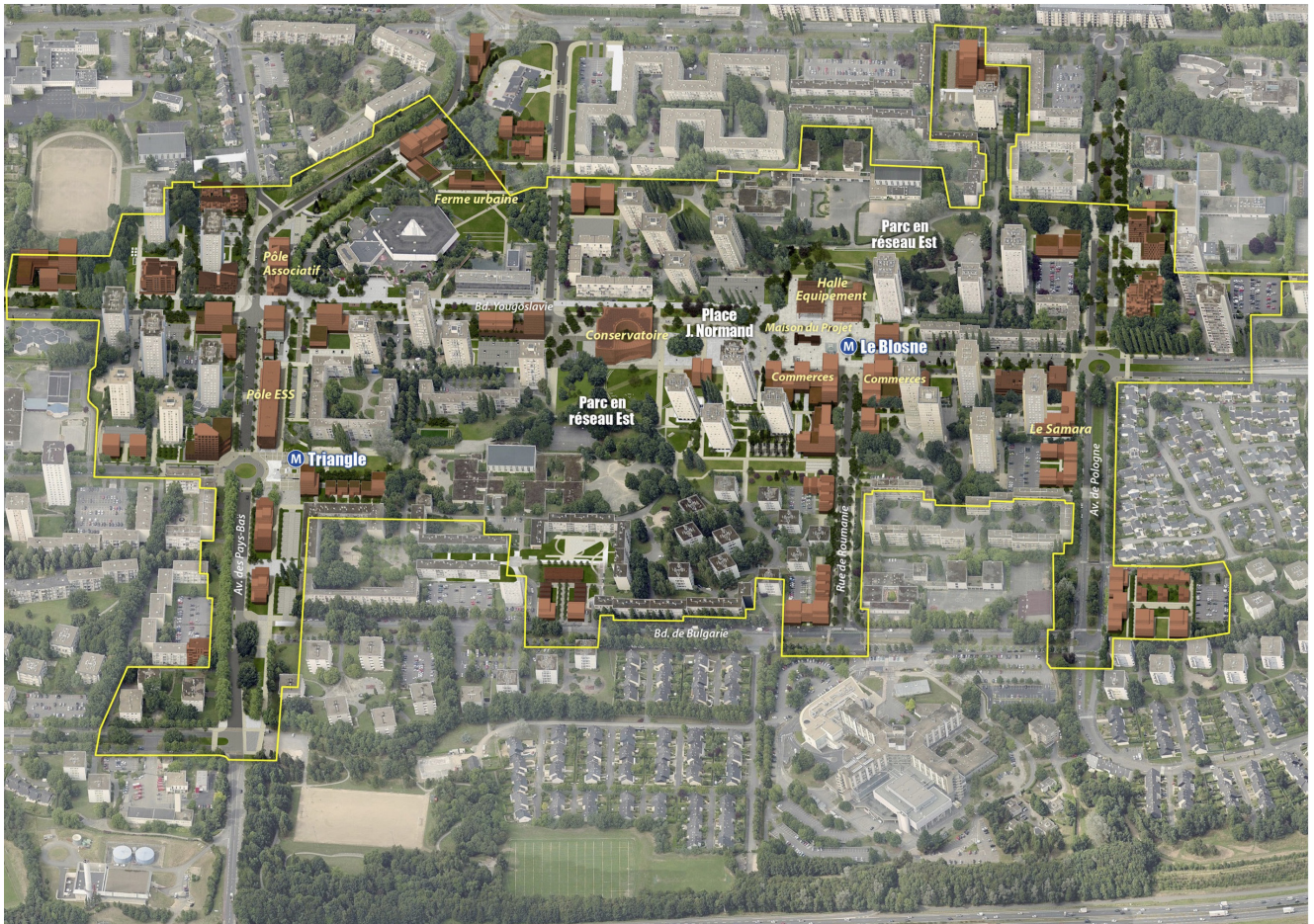
The initial project required terracing that has left an irregular topography with elevation differences of several metres. This terracing permitted direct vehicle access to the underground logistics areas. Several footbridges provide additional access to the hospital.

The grounds have a fairly rich history and a wide variety of trees. Some beautiful trees dot the area, create a richer landscape and should be preserved.

The existing elements of topography and vegetation will be of great importance in the project: soil management and regeneration, maintaining or modifying roads, landscape features, water and vegetation management, etc.



FR-RENNES-PS-P31 / P15 / P30 © Anne-Cécile Estève



BLOSNE URBAN RENEWAL PROJECT FR-RENNES-PS-AP05 © Origami Paysagistes



## **PROGRAMMING GUIDELINES: FOUR OPTIONS TO BE MIXED AND MATCHED**

Rennes Métropole intends for the programme to be inclusive with high economic, social and educational potential in line with the urban renewal project's objectives for the Blosne neighbourhood.

### **A neighbourhood with educational and training facilities**

The Rennes metropolitan area has significant resources in the field of higher education and wishes to strengthen its ability to attract various audiences : students, teachers, researchers, actors of innovation and companies. The South Hospital site offers a new location for higher education institutions.

Establishing a new location for higher education institutions in the Blosne neighbourhood will increase urban diversity and help equal out the distribution of education across the city, which at present is concentrated mainly in the north. It will also signal the ambition to create a «Campus City» for exchange and interaction with local community actors. The ENS (École Nationale Supérieure de Rennes has already established a presence in the neighbourhood with its recently inaugurated 275-unit student residence at Place Jean Normand.

### **An active, entrepreneurial and productive neighbourhood**

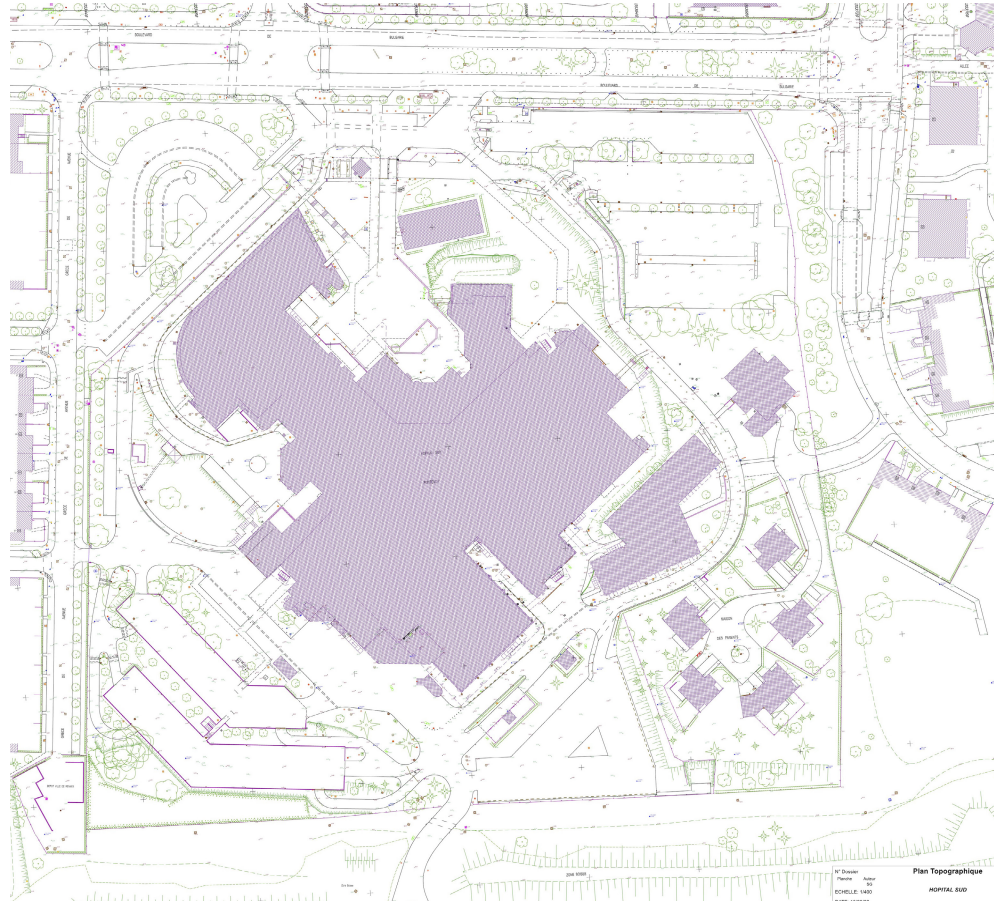
The South Hospital site is intended to be a location for entrepreneurship and activities that bring about economic and social innovation and that are rooted in the on-going transformation of the region. The aim is to create a range of premises and services to meet the needs of businesses of all sizes.

The project aims to provide a range of spaces within the city and close to the metro for artisans and small businesses. The socially inclusive dimension of the project is important for creating employment opportunities for the inhabitants of Le Blosne.

### **A logistics interface between central city and territory**

Because of its location at the entrance to the city and its direct connection to the ring road, the site can be used to create an urban logistics and mobility hub. This hub will meet the objectives of limiting the ecological, economic and social impacts of urban flows of materials and consumer goods. Food logistics and short circuits of local products resonate particularly well with the healthy food project developed in the Blosne district.

**TOPOGRAPHICAL PLAN**  
FR-RENNES-PS-Mo1  
Extrait de l'Atlas Topographique  
Base de Données RMTR  
Service SIG Rennes Métropole



**VIEW ON HOSPITAL ROOFS**  
FR-RENNES-PS-P54  
© Anne-Cécile Estève



The Rennes-Métropole urban logistics charter is in line with the Innovations Territoriales et Logistique Urbaine Durable (InTerLUD) programme set up by the Ministry of Ecological Transition and aims to develop and promote local logistics by adapting to urban environments and to changes in consumer behaviour and technology.

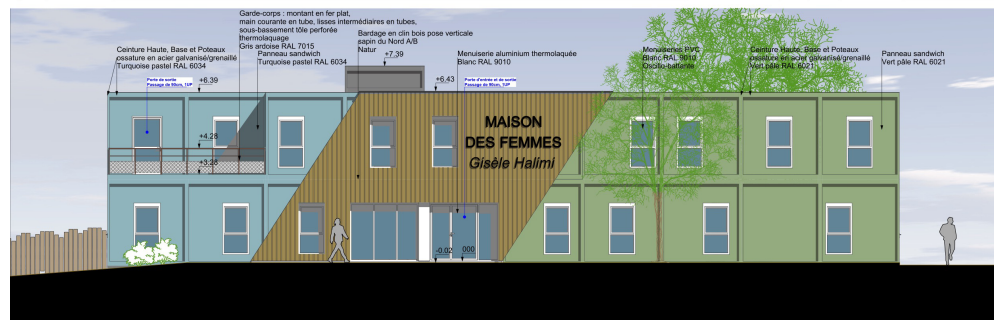
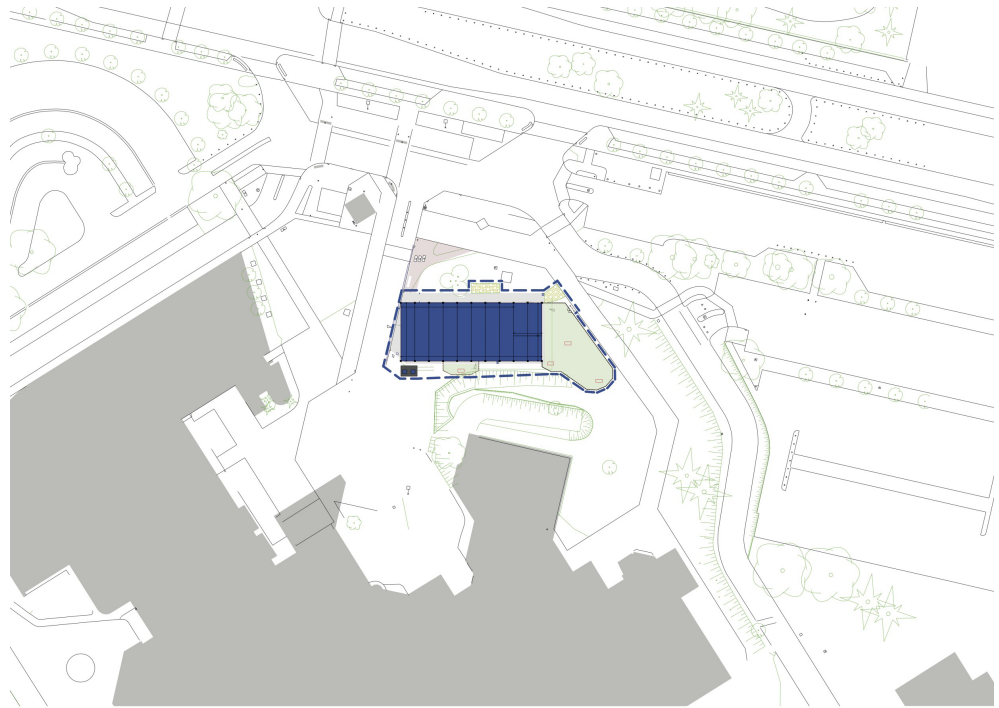
**A neighbourhood for living: reconsidering the hospitality of the site in the true sense of the word**

The Urban Renewal Project for the Blosne neighbourhood is based on the modernisation of existing housing and the creation of new housing in order to diversify housing and accommodate new households. The housing programme for the South Hospital site meets the objectives of diversity by developing housing for home ownership.

With 40 dwellings per hectare, Le Blosne is one of the least dense neighbourhoods in Rennes. The construction of new housing on the South Hospital site will help reach a goal of **60 to 80 housing units/hectare**. Attention is to be paid to housing quality, particularly in terms of bioclimatic design.

Note that Rennes Métropole estimates the site has **a maximum potential of 80,000 m<sup>2</sup> floor space** (new construction), of which **50,000 m<sup>2</sup> is rehabilitation or adaptation of existing buildings**.

**MODULAR STRUCTURE FOR  
WOMEN'S HOUSE**  
FR-RENNES-PS-Mo4  
© Geoffrey Setan architecte



FACADE NORD



FACADE EST

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# PRELIMINARY TO COMPETITION FOLLOW-UP

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## TOWARDS A PROCESS PROJECT

### PROJECT DEVELOPMENT AND DEALING WITH TRANSITIONAL PERIODS

Rennes Métropole plans to carry out the project in two main phases : an **incubation phase** (time needed to define an ambitious project, conduct project studies in consultation with participants and partners, operational set-up) and an **implementation phase** (asbestos removal and targeted demolition, site development and new construction).

During these two phases, the aim is to optimise the periods of vacancy and make use of temporary rentals to manage the transitional periods and allow a progressive rapid reoccupation of the site. The EUROPLAN teams are thus invited to make proposals on a strategy and timeframe for reoccupying the site.

The installation of modular units (600m<sup>2</sup>) on a parking lot at the entrance to the building to accommodate the Women's House while they wait to integrate the overall redevelopment of the university hospital in 2027, has already been planned. After they move into the building, these modular units will be available for interim purposes (including a project house) to facilitate the transformation of the South Hospital.

\* Voir plan ci-contre :  
FR-RENNES-PS-M05

### PARTNERSHIP AND INHABITANT PARTICIPATION ISSUES

Rennes Métropole wants to bring in a variety of partners and build up an ecosystem of multidisciplinary actors to develop the project and the relevant consultation processes :

- Several partnerships have been set up with **training and research institutions** : ENS Rennes (emerging technologies in the field of the circular economy and building life cycle analysis), the Campus des Métiers et des

FR-RENNES-PS-AP01  
© Rennes Métropole



Qualifications Bâtiment Durable de Bretagne (research work on resource management), INSA Rennes (soil studies and ecological continuity, process of deconstruction, reuse of materials), École des Métiers de l'Environnement UniLaSalle (subjects of ecology and renaturalization of the Blosne), Lab'Urba de l'université Gustave Eiffel (subjects of resilience and urban metabolism, work on memory and consultation, in connection with the PUCA Productive City programme).

- Partnerships are being considered with **non-profit organisations or companies involved in the circular economy** : the Bati-Récup workshop (development of a local network for recycling building materials), the company Valame associated with a research laboratory (short-circuit treatment and recycling of asbestos-containing waste), and Les compagnons bâtisseurs (social and professional inclusion).
- The project will establish **methods for consulting with the inhabitants of Le Blosne and the district's cultural and non-profit organisations** so that they can take on the changes. A consultation process similar to that in place for the Blosne neighbourhood will be maintained throughout the project in order to work together on specific subjects: a careful analysis of the site's history to help tie in future developments, thinking on public spaces and the vegetation grid, urban agriculture projects in the new area and in the green belt, etc.

Note: when the residents of Le Blosne neighbourhood learned the hospital would be moving, they reacted strongly, showing the affection they have for the institution and their concern for its future. The Maison du projet urbain du Blosne (place Jean Normand) has been consulting with residents on the ANRU urban renewal project since 2017. They are likely to move to the South Hospital site at the end of that project, which coincides with the start of work on the hospital site.

## COMPETITION FOLLOW-UP

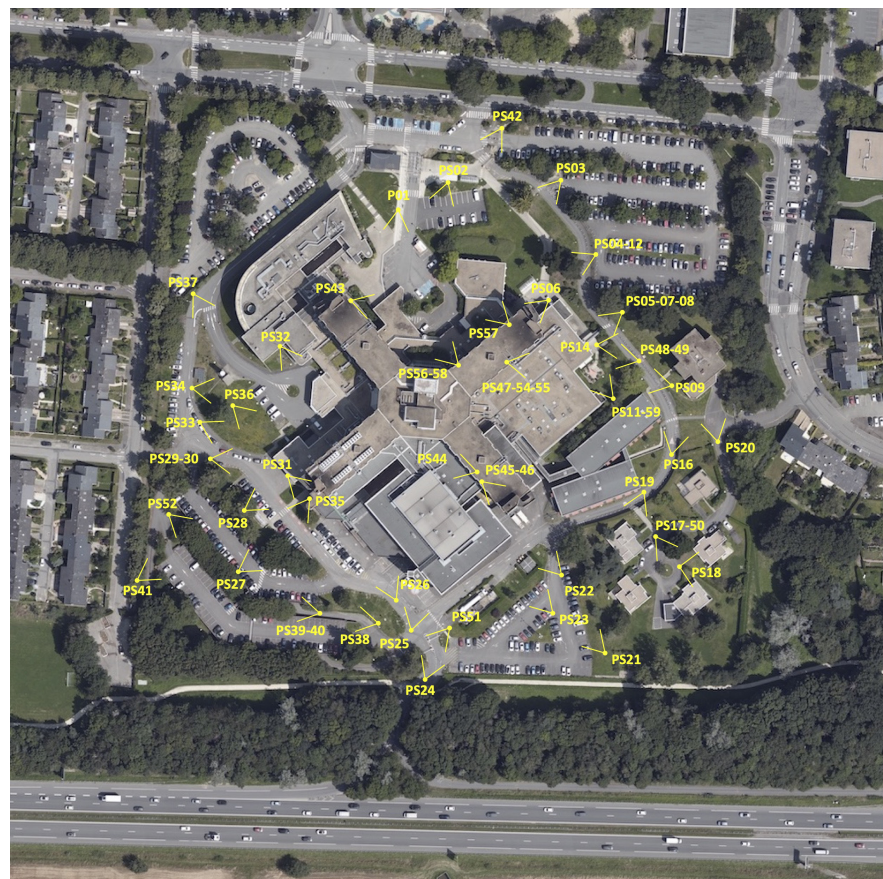
### COMMISSIONS LIKELY TO BE AWARDED TO EUROPEAN TEAMS

At the end of the competition, Rennes Métropole - or the entity acting on its behalf to manage the project - may entrust those teams selected by the European France jury with one or more commissions to further develop the urban and architectural feasibility of their proposals. Depending on competition results and procedures for carrying out the project selected by Rennes Métropole, these commissions may include :

**GROUND AND ROOFTOP VIEWS  
LOCATION - REFLECTION SITE**  
FR-RENNES-SS-Poo



**GROUND AND ROOFTOP VIEWS  
LOCATION - PROJECT SITE**  
FR-RENNES-PS-Poo





### **Development of a collaborative master plan and/or urban planning and landscape project management**

The EUROPAN teams' proposals will reinforce the technical and pre-operational studies carried out by local authorities for the study site and/or the project site. The selected teams may be asked to develop and carry out an urban, landscape and ecological strategy in space and time. As an extension of the urban renewal project for Le Blosne neighbourhood, this work will necessarily involve consulting with the inhabitants and the project's public and private partners.

### **Architectural feasibility studies for preliminary design and testing**

Architectural feasibility studies may be commissioned on all or part of the project site. In the spirit of the EUROPAN process, the aim is to set up an experimental approach for one or more buildings with a project director to be named. These feasibility studies are a way of testing proposed interventions or establishing preliminary transformation methods for the site.

### **Commissions for designing and managing specific architectural or landscaping projects**

Finally, local authorities or their representatives may, after re-consultation, entrust European teams with architectural (rehabilitation or new construction) or landscape (public spaces, urban or landscape development, renaturalisation, etc.) project management commissions.

## **SUGGESTIONS FOR FORMING EUROPAN TEAMS**

European France and Rennes Métropole invite applicants to form multidisciplinary teams of architects, landscape architects, urban planners and geographers, drawing on complementary skills in the fields of ecology and sustainable development wherever possible. Winning teams may be called upon to further develop their competence in order to undertake follow-up commissions.

## DOCUMENTS LIST FOR DOWNLOAD

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### CONURBATION - TERRITORIAL SCALE

FR-RENNES-C-APo1	.jpg .pdf	Aerial photography of the conurbation
FR-RENNES-C-Mo1	.jpg .pdf	Map of the conurbation (urban geography)
FR-RENNES-C-Mo2	.jpg	Archipelago City picture
FR-RENNES-C-Mo3	.jpg	Blosne valley

### RELECTION SITE - URBAN SCALE

FR-RENNES-SS-APo1	.jpg	Aerial picture of the reflection site
FR-RENNES-SS-APo2	.jpg	Semi-aerial picture of the reflection site
FR-RENNES-SS-APo3	.jpg	Aerial picture (Blosne district and Valley)
FR-RENNES-SS-APo4	.jpg	Aerial picture Blosne renewal project
FR-RENNES-SS-APo5	.jpg	Aerial picture Blosne renewal project
FR-RENNES-SS-APo6 to AP17	.jpg	Views from Hospital's roof
FR-RENNES-SS-Mo1	.ai .dxf	Map of the reflection site
FR-RENNES-SS-Mo2	.jpg	Landscape map
FR-RENNES-SS-Mo3	.jpg	Blosne renewal project
FR-RENNES-SS-Po1 to P2o	.jpg	Ground pictures of the reflection site

### PROJECT SITE - ARCHITECTURAL SCALE

FR-RENNES-PS-APo1	.jpg	Aerial picture of the project site
FR-RENNES-PS-APo2	.jpg	Semi-aerial picture of the hospital
FR-RENNES-PS-APo3	.jpg	Semi-aerial picture of the hospital
FR-RENNES-PS-APo4	.jpg	Semi-aerial picture of the hospital
FR-RENNES-PS-Mo1	.dxf .ai	Topographical map
FR-RENNES-PS-Mo2	.dxf .ai	Level -1 floor plan
FR-RENNES-PS-Mo3	.dxf .ai	Level 4 floor plan
FR-RENNES-PS-Mo4	.jpg .pdf	Modular structure for women's house
FR-RENNES-PS-Mo5	.jpg	South hospital acces map
FR-RENNES-PS-Mo6	.jpg	Fontenoy design shemes
FR-RENNES-PS-Po1 >> P63	.jpg	Ground pictures of the project site
FR-RENNES-PS-P64 .	.jpg	Historical views 1978

For Open Data aerial photographs see :

<https://data.rennesmetropole.fr/explore/dataset/orthophotographie-2021/information/>

For Open Data maps see :

<https://public.sig.rennesmetropole.fr/ressources/cartes/#thematiques>

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