



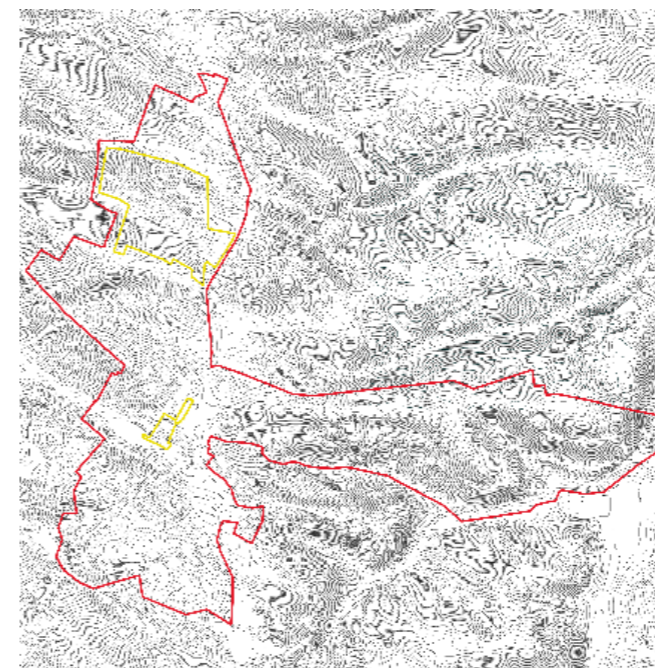
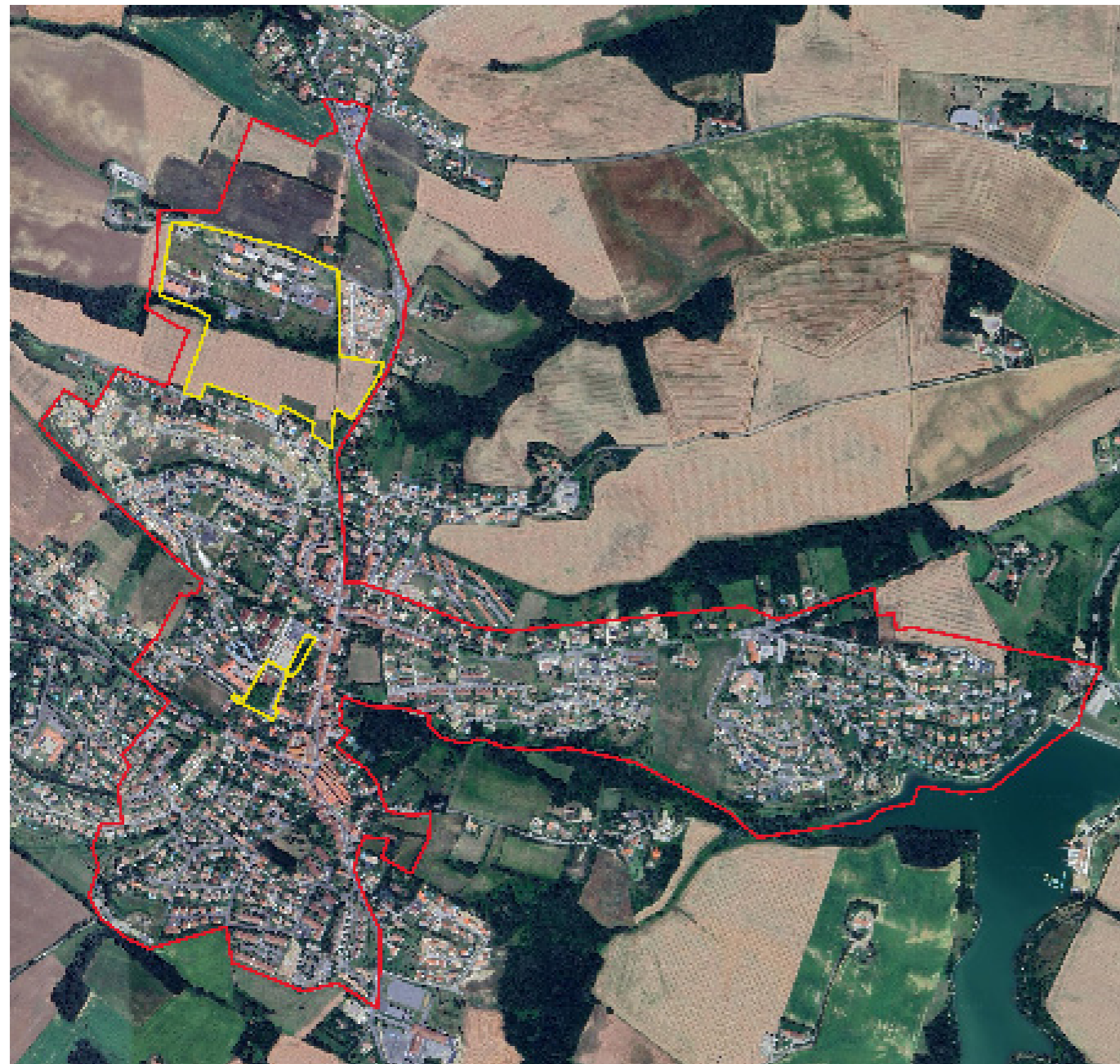
18 Nailloux (FR)

In the hills of Lauragais, Nailloux, a town in search of resilience.

Échelle
XL/L

Team composition: architect mandatory
Population: 4,200
Study site: 159 ha
Project site: 14 + 1 ha
Site proposed by: Town of Nailloux
Stakeholders involved: Town of Nailloux
Owners of the site: Ville de Nailloux + private individual

Commission after competitions : Opportunity and feasibility studies, guide plan, urban and landscape project management, architectural project management, signage study.



SITE/CONTEXT

Nailloux was historically a rural commune, perched on the crest of a Lauragais hillside. Since the 2000s, with the construction of the A66 motorway, the travel time between Toulouse and Nailloux has been reduced by seven minutes. This new road connection has sparked significant peri-urban expansion, quadrupling the town's population over the past two decades. However, during this period, the development of housing estates and public facilities has occurred in a fragmented and opportunistic manner.

In 2020, recognizing the dispersed and poorly connected nature of local services, the municipality launched an initial phase of interventions to strengthen the structure of the town center. The aim was to enhance the quality of life in Nailloux, reduce residents' dependence on cars, and stimulate the local economy. Now, as this first phase nears completion, the town is eager to build on this momentum. The ambition is to coordinate multiple strategies, including the creation and relocation of public facilities, the development of economic activities and housing, and the reinforcement of green and blue infrastructure.

Two project sites have been designated for the competition:

- The first site, located north of the town, is intended for space-intensive developments, as Nailloux lacks reusable brownfield sites. The local urban plan (PLU) identifies three designated development areas (OAPs) where commercial, service, and craft activities (Le Tambouret) are planned, alongside housing, a multi-sports field, a central kitchen, and a school (Abetsenc de Trégan). This site presents a pronounced topography.
- The second site is centered around a new unifying public space, the Esplanade de la Fraternité, which hosts the weekly market and festive events. By clearing underutilized plots within the town center and potentially relocating the tennis courts to Abetsenc de Trégan, the municipality aims to expand the range of services and facilities available in the heart of Nailloux.



How can the municipality be better structured while preserving its identity, status, and environment in the context of transition?



QUESTIONS FOR COMPETITORS

How can the municipality's new urban development strategy be effectively translated into concrete design solutions? What approaches can improve water management in this hilly landscape, which is increasingly affected by drought? How can Nailloux become more walkable and bike-friendly? What strategies can help reduce dependency on the Toulouse metropolitan area and mitigate commuter flows?

At the scale of the Tambouret - Abetsenc de Trégan project site:
 How can a stronger dialogue be established with the surrounding agricultural fabric? Should the site's topography be modified to accommodate the municipality's program, or should the program be adapted to the existing terrain? How can urban development be reconciled with enhancing the ecological quality of Abetsenc de Trégan, currently dominated by monoculture? Where should strategic access points be created to better integrate the site with surrounding infrastructure?

At the scale of the Fraternité project site:
 What built forms and spatial compositions can be envisioned between Parc de la Fraternité and Rue des Agriculteurs to balance urban density with respect for the town's historical fabric? What types of uses—or even built structures—could be introduced on the current tennis court site?



How can the interfaces between the town, infrastructure, and the surrounding countryside be managed while preserving ecological and landscape balances?