

E U R
P A O
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FR



E18 - Re-soucing

NAILLOUX

**ON THE SLOPES OF THE LAURAGAIS,
NAILLOUX, A TOWN IN A QUEST FOR
RESILIENCE**

Brief site

100m



FOREWORD

“What we need to do today is to demonstrate cultural creativity I believe in the poetic state. It is about developing a way of living that is so sensitive, attentive, contemplative and compassionate that we amplify our range of perception and maintain an awareness of everything that is around us.” P. Chamoiseau

The eighteenth edition of the European competition in France opens with the wonderful theme of ‘re-sourcing’.

Having explored themes of the adaptable city, the productive city and the living city, this theme marks a pause for breath. It invites us to consider what has been amassed, what is there to provide for places, for lives, and to repair more efficiently rather than demolishing.

‘Re-sourcing’, a theme that examines existing resources – material and non-material – in order to manage and develop them with respect and sensitivity.

These resources are very diverse in nature, specific to each area.

They form a powerful ecosystem that once formed a system that is now often forgotten; over the last century it has been dislocated, unravelled. The care given to exchange and to links woven between human and non-human life has evaporated, giving way to juxtapositions of fragmented territories. These isolated territories of landscape and habitat are just waiting to be set back into motion to meet the world of tomorrow. There is an urgent need to act, and to act together in a spirit of open dialogue.

All the sites in this 18th edition demonstrate the complexity of a world that is out of breath but that has vast potential for life. A momentum is already gathering; the power of water is evident. Human and non-human life is active, it doesn’t wait, and indeed is already sketching out new approaches and responses.

All the sites, from the most urban and developed (Greater Nancy, Caen, Clermont-Ferrand, Riez, Miramas, Brignoles, Blagnac, Romainville, Nailloux) to the most natural and derelict (the Nive valley, Mayotte, Fumel, Mantes-la-Jolie, Jullouville), contain a legacy to be brought back into the light, waiting to bring their hopes and inner strength to life by means of experimental projects for a promising future.

Residents of these territories of today and tomorrow, European teams – made up of architects, urban designers, landscape designers, anthropologists, philosophers, ecologists or any other thinkers relevant to the project – will embrace these places to define new narratives, new ways of interacting where, with the aim of re-sourcing, life resounds as a constant force.

EUROPAN FRANCE

Note: A book of contributions associated with the theme can be downloaded [here](#).

RE-SOURCER
REPARER
REIMAGINER
REAGIR
REVITALISER
RECYCLER
RESSOURCER

THE THEME : RE-SOURCING

The fragility of the Earth's ecosystem and social crises lead to the imagination of alternative practices to harmful extraction of resources, overconsumption and pollution of living milieus.

Regenerating projects embracing nature and culture are to be thought and implemented. It is about weaving synergies between biogeophysical data with socio-spatial justice and health ones.

Three main directions for designing forms of resilience and resourcing of inhabited milieus make possible to reactivate other forms of dynamics and narratives around the ecologies of living and caring.

1 Re-sourcing in terms of Natural elements / Risks

The natural and vital elements of water, air, earth and fire are today linked to risks and disasters which affect places, and the entire ecosystem of milieus from the moment that are triggered cataclysms, resulting from deleterious developments.

In order to enable a new alliance with inhabited milieus, it is time to rethink these vital elements, by finding logics of adaptation with the built environment, and by combining them together in projects.

2 Re-sourcing in terms of ways of life and of Inclusivity

The reconsideration of living conditions also requires sustained attention to changes in lifestyles in a hyper-connected digital world. Arrangements capable of simultaneously preserving intimacy, commonality and solidarity are at stake, correlated with bioclimatic and permacultural strategies in which humans and non-humans can cooperate.

3 Re-sourcing in terms of materiality

The already built now constituting a phenomenal source of materials, it is important to design devices for transforming existing buildings driven by the strategy of the 3 R's (Reduce, Reuse, Recycle): Reduce new construction. Reuse in the sense of reusing already constructed spaces and materials. Recycle by using bio-geo sourced materials (earth, stone, fiber), anticipating deconstruction and becoming local again (mobilizing know-how and materials present on the sites). This is to promote the preservation of natural resources.

Recommendations for searching sites

The selection of sites will be based on their potential to find these three types of resources – “natural elements, uses, materiality”.

Each site will be presented at two scales:

- The territorial scale known as the “reflection site” (red limit) which will reveal the geographical and ecological elements (topography, geology, natural elements, etc.), the logic of mobility and large-scale lifestyles and which impact the project site today and, potentially, in the future.
- The proximity scale, known as the “project site” (yellow limit), where the existing situation (physical space, nature, lifestyles) and the city’s intentions for its development in the future will be presented in a clear and precise manner.

The complete site folder must both remain compact but provide elements of information with links to maps (geography) allowing to understand natural dynamics (water, land, sea, etc.), and to studies on ways of life allowing to understand current social dynamics and those desired in the future.

The brief must, based on the characteristics of the site, express the intentions of the site representatives at different scales and clearly formulate the questions they wish to ask the competitors regarding the future of their contexts. Some interesting briefs from previous sessions are made available.

Questions for competitors

The challenge for competitors, in their project-processes, will be to converge the three types of resources because it is their intersection which will generate a promising spectrum of resilient projects in the face of the scarcity of resources and the vulnerability of sites.

The questions asked are:

- What are the new ways of designing to adapt to climate change: rising water levels, air pollution, drought, etc.?
- How to introduce into projects the regeneration and sanitation of soils making them more porous and alive, increasing the biodiversity of built spaces, in order to make them more livable?
- How can we imagine new dynamic and productive use scenarios to revitalize communities of humans and non-humans?
- How can we invent a new materiality that can result from bio-materials originating mainly from local resources and falling within the logic of a circular economy?
- How can we hybridize in teams the different skills necessary for these projects which combine the consideration of natural elements, new lifestyles and the use of bio-materials?
- which scales should be crossed to make the proposed answers relevant? Can a project on a proximity site be combined with reflection on the larger scale of the territory? Should an urban project also be available on a proximity scale to illustrate its impact?

GENERAL INFORMATION

SITE REPRESENTATIVE(S) :

Céline Azema, Head of the Town Planning Department, Nailloux municipality

Christophe Hardy, Director of Services, Nailloux municipality

Lison Gleyses, Mayor, Nailloux Municipality

PARTNERS INVOLVED : /

TEAM COMPOSITION :

Urban planner, architect mandatory, landscape architect

SKILLS REQUIRED TO TACKLE THE CHALLENGES AND**SITE CHARACTERISTICS:**

Urban planning, architecture, landscape, ecology

COMMUNICATION :**JURY – 1ST 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).

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

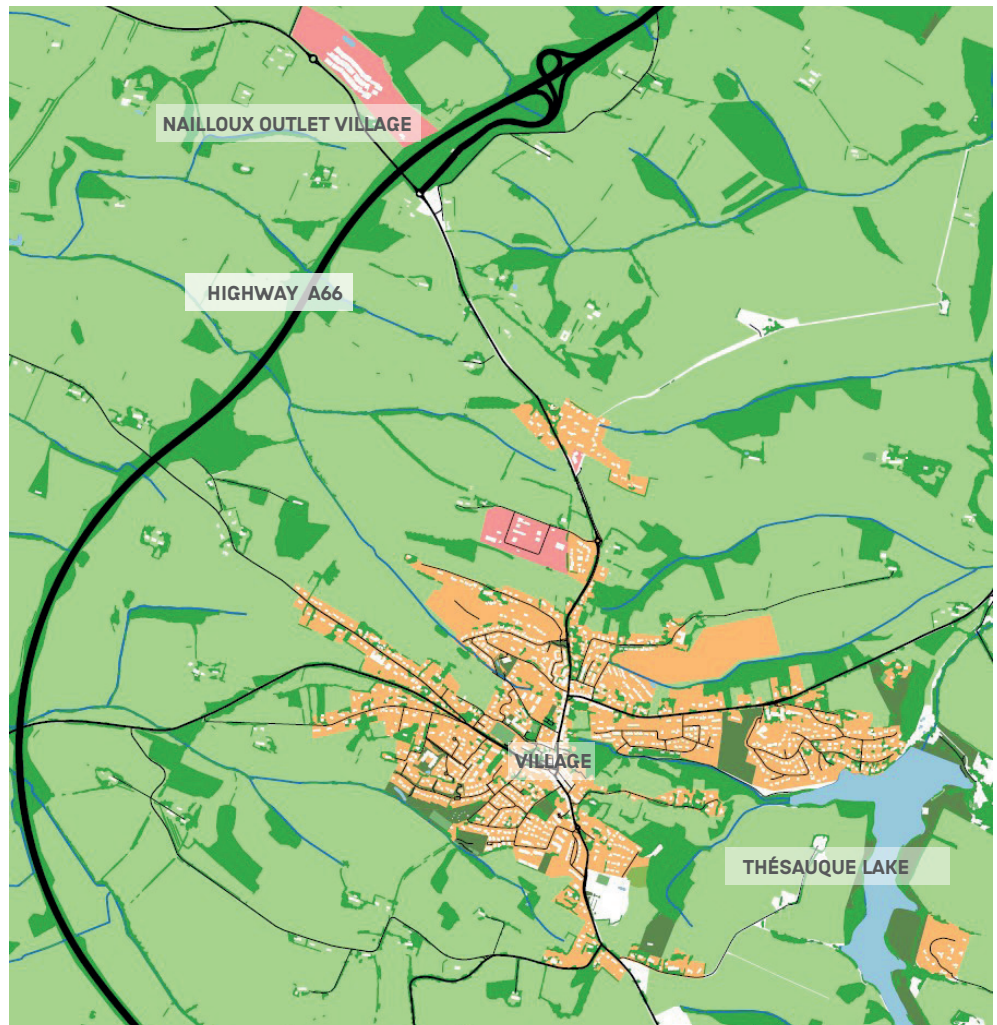
- Assistance and consultancy to the cities and partners, also their collaborators, for the implementations processes, by European France and GIP EPAU.

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

- Design and feasibility studies

- Project management

PANORAMIC VIEW OF NAILLOUX
FR-NAILLOUX-SS-AP2.2
(Ville de Nailloux)



NAILLOUX IN ITS ENVIRONMENT
FR-NAILLOUX-C-M1

THE COMPETITION SITE AND REQUIREMENTS

PRESENTATION OF THE EUROPEAN SITE

Situation and brief history: from agricultural development to residential development

Nailloux is a small town **nestling on the heights of the Lauragais hills**. The Lauragais is a cultural and historical region that has flourished thanks to its geography: situated between the watersheds of the Ariège (Atlantic) and Aude (Mediterranean) rivers, its landscape consists mainly of hillsides formed by molasses, clay soil eroded from the Pyrenees. **This highly fertile soil enabled the Lauragais region to supply the Languedoc region with wheat, woad and wine**, which became easy to transport following the digging of the Canal du Midi in the 17th century. Nailloux grew up against this backdrop of agricultural expansion, on a high point in the region, almost 300 metres above sea level.

In the 20th century, cultivation gradually specialised in cereal production, as farming became mechanised and farm consolidation occurred. **This process of agricultural intensification in the Lauragais** reduced the number of jobs in the area, a trend reflected in the demographic data: **in the 1960s, after the rural exodus, Nailloux had fewer than 700 inhabitants**, half as many as in the previous century.

From the 1980s onwards, Nailloux began to undergo peri-urbanisation. Located halfway between three cities with growing employment in industry, commerce and public services (Pamiers in the Ariège, Castelnaudary in the Aude and Toulouse in the Haute-Garonne), the population of Nailloux grew steadily, disproportionately relative to the number of jobs. In 2002, **the construction of the A66 motorway** cut the journey time between Toulouse and Nailloux by 7 minutes, a time saving that might seem almost trivial at first glance, but that has had a considerable impact on Nailloux: pressure on land increased in response to the demand for housing, and many housing estates sprung up on former farmland. **The municipality now has over 4,000 residents**.

While the Terres du Lauragais Intermunicipal Community, to which Nailloux belongs, is undeniably part of the Toulouse catchment area, Nailloux stands out for the large number of jobs in its shopping centre, its medical establishments and, above all, its Village des Marques, which is connected to the motorway. **Nailloux has 0.7 jobs for every working age resident**, compared with the than 0.5 for the Terres du Lauragais Intermunicipal Community as a whole.

Nevertheless, life in Nailloux remains highly dependent on the car, in part because of its distance from its job catchments, particularly in the direction of Toulouse, and because of its topography, but also partly because of the urban form generated by the housing estates: created in fits and starts, with no overall coherence, many of them are on dead-end streets leading off the main road that runs through the village.

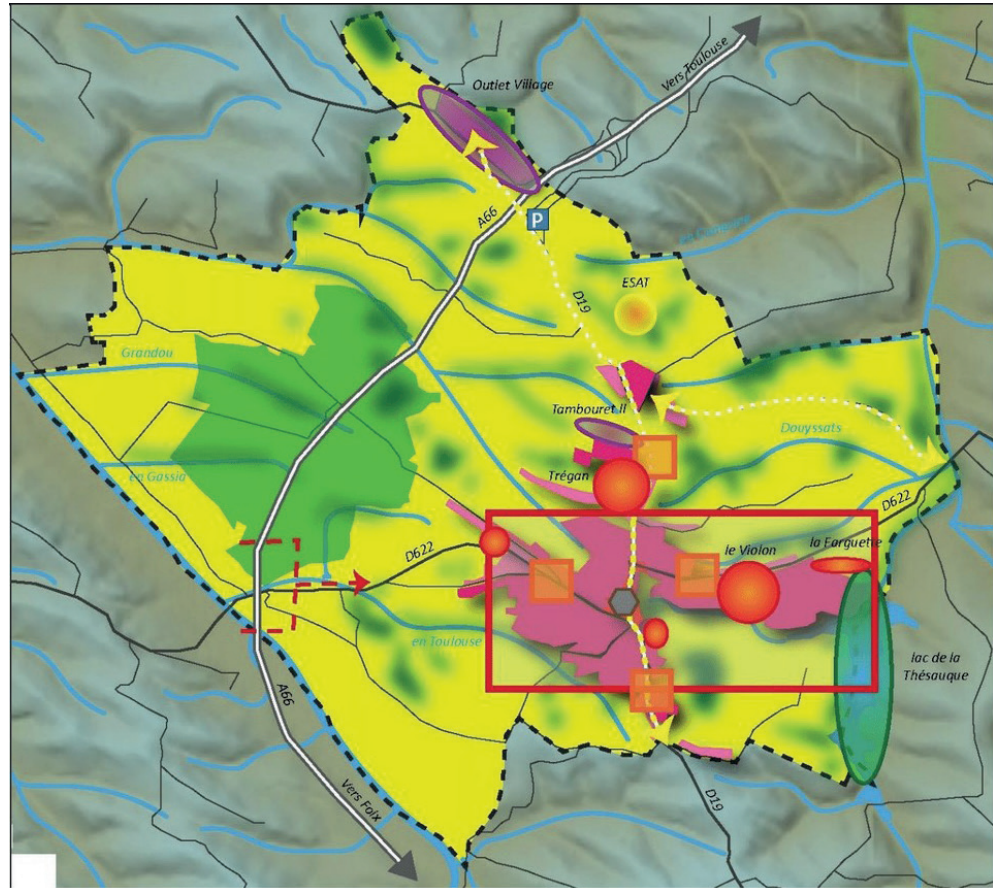
This residential dynamic in Nailloux and the Lauragais region **is representative of the process of peri-urbanisation**, which is particularly marked in France compared with the rest of Europe: it is not a question of urban sprawl (where an urban area grows), but of scattered urban developments linked by roads. **The ideas put forward in the competition for Nailloux will serve as inspiration many other French and even European towns in similar situations.**

Dynamics at work and factors triggering the project

The municipality's proposal of a site for EUROPAN 18 is prompted by two main motives:



- The revision of the Local Urban Plan came into force in the summer of 2024. The Sustainable Planning and Development Plan (Projet d'Aménagement et de Développement Durables - PADD), a strategic document defining the town's political vision, is entitled "**Defining a new urban development rationale**". In particular, it calls for a significant reduction in the quantity of artificial land. However, **how this new rationale of development can be transcribed into spatial terms, on the scale of the buildings and associated public spaces, has yet to be defined.** The European competition is an opportunity to specify the urban forms generated by this new development model.

- In order to stimulate the vitality of its village, the municipality has undertaken a number of initiatives aimed at **reconfiguring certain public spaces and relocating facilities**. It is now looking to **complete this process, with two sites identified, one at the northern entrance to the village (Tambouret - Abetsenc de Trégan), the other in the village centre (Fraternité)**. The aim is to create or relocate public facilities. The competition will help to define a framework for these future facilities.







TOWN PLANNING AND SUSTAINABLE DEVELOPMENT PROJECT (PADD)
 FR-NAILLOUX-SS-M2.2
 (Ville de Nailloux)




DÉFINIR UNE NOUVELLE LOGIQUE DE DÉVELOPPEMENT URBAIN

-  Exploration et valorisation des ressources foncières de la tâche urbaine existante
-  Requalification du centre-ancien
-  Secteur de développement mixte / pôle d'équipement
-  Entrée de ville

RENFORCER LES POLES ÉCONOMIQUES SPÉCIFIQUES

-  Pôle ESAT
-  Pôles Outlet Village et Tambouret II
-  Pôle lac de la Thésauque
-  Pôle agriculture

RETROUVER LES FONDAMENTAUX DU PAYSAGE ET DE L'ENVIRONNEMENT

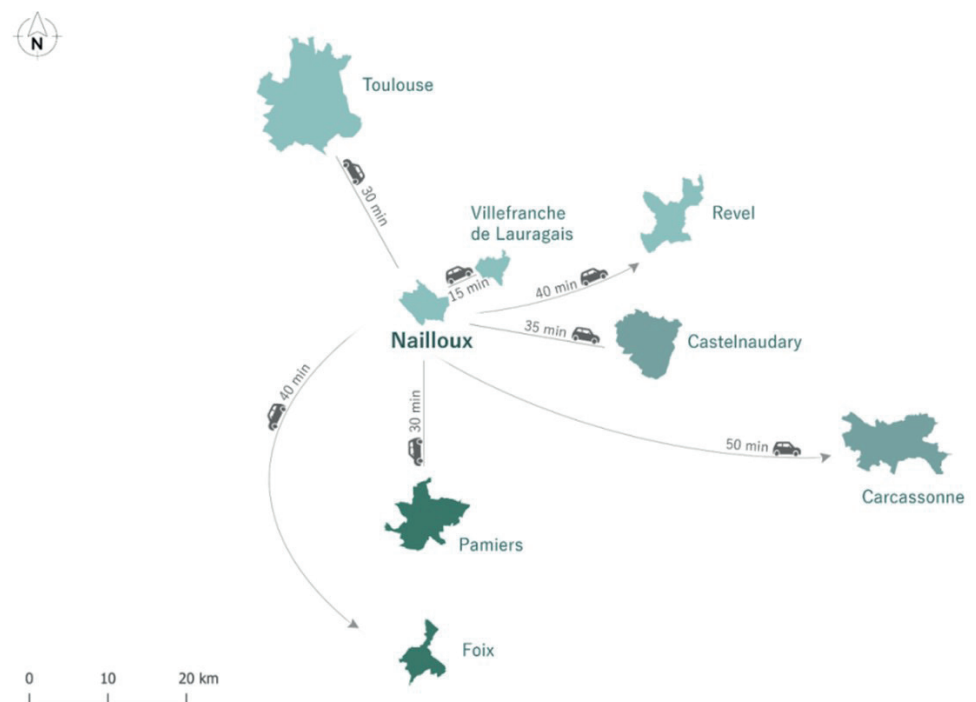
-  Protéger les bois, bosquets et haies
-  Protéger les cours d'eau
-  Protéger la ZNIEFF / TVB

POURSUIVRE LA FACILITATION DES TRANSPORTS

-  Aire de co-voiturage et pôle bus
-  Connecter et aménager en modes doux
-  Anticiper le nouvel accès A66



NAILLOUX IN THE 1960S
View of the Thésauque lake in the background
FR-NAILLOUX-SS-AP2.3
(Delcampe.net)



**DISTANCE-TIME BY CAR
FROM NAILLOUX TO THE MAIN
EMPLOYMENT CENTRES
(Ville de Nailloux)**

EXPECTATIONS FOR THE IDEAS COMPETITION

The aim of putting the site out to tender is **to explore the “range of possibilities”** for revitalising the community. The goal is to propose an integrated approach, which combines consideration of the environmental quality of the spaces (built and unbuilt) and the conviviality generated by the design principles. Ultimately, the project should help to renew the way people live and work in Nailloux.

Various programming options are being considered at this stage: some are essential to improve public services (school, central kitchen). Others stem from requests from residents and civil society organisations (sports fields and facilities). Still others meet the need to attract new residents (new housing). Finally, economic activity programmes are expected to mitigate the imbalance between housing and employment and hence reduce dependence on the Toulouse conurbation.

Whatever the programmes envisaged, the design ideas are also expected to meet the municipality’s political requirements (economical use of land and money, carbon footprint, efficient use of facilities) and its characteristics (topology, attention to heritage in a protected area). **The project will need to focus on the factors that make Nailloux attractive:** the aim is that new residents should move to Nailloux not just because of its proximity to Toulouse but above **for its intrinsic qualities.**

The project-process dimension is decisive: the project will have to take the time factor into account to **allow the municipality to maintain an even level of investment over time.** The project must also leave room for manoeuvre in order to incorporate directions or ideas arising from **participatory processes involving local residents and users.**

In view of the size of the two sites, the European teams have the option of focusing on a particular programme or site, with priority given to the Tambouret - Absentenc de Tregan site, or of choosing an “entry point into the project” that provides a demonstrative and innovative character for the postcompetition operational phase.

THE SITE'S CHALLENGES IN RELATION TO THE THEME AND THE AREA

SITE ISSUES IN RELATION TO THE EUROPEAN THEME

The Lauragais region and the town of Nailloux offer an opportunity to apply the “Re-sourcer” theme by weaving links between local heritage, natural resources and the dynamics of services, civil society organisations and businesses. Classified in the “Creating new urban relationships” category, this site invites candidate teams to reinvent the relationships between rural and urban spaces, between humans and non-humans, while reinforcing the area’s resilience. Based on the general theme of European 18, three major motifs within the general theme are proposed to characterise the challenges of the site and the expected components of the projects:

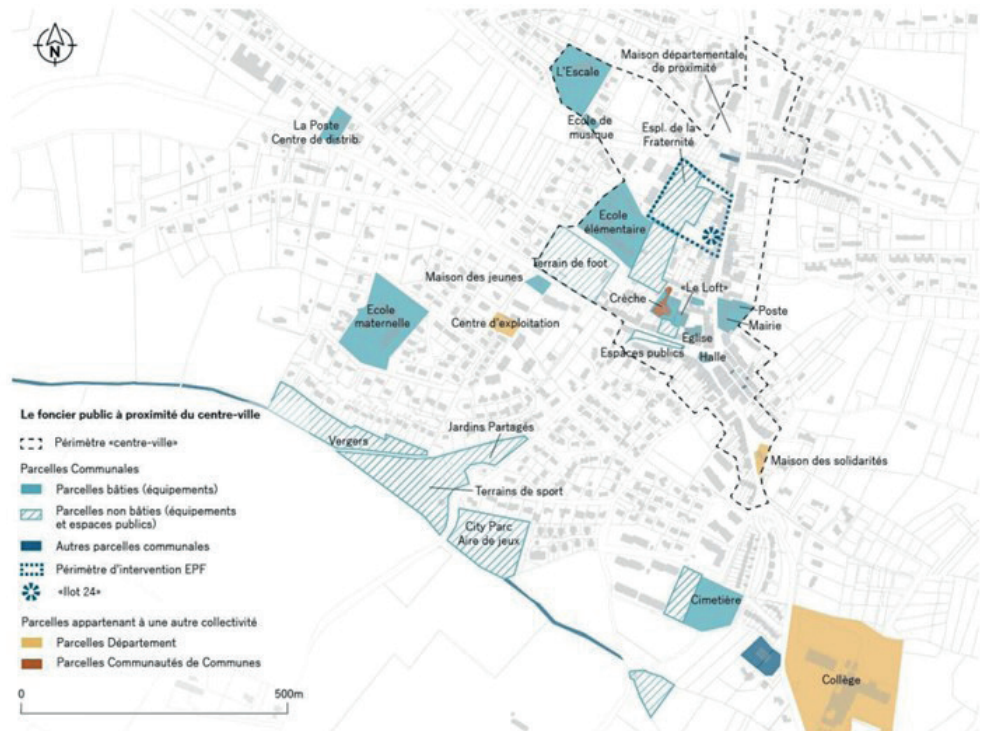
- **Connections:** the Nailloux site calls for a rethink of the links between places where people live, work and socialise. As far as people are concerned, projects should encourage the practice of green mobility (walking, cycling) while creating places where people can meet and communicate. For the environment, the aim will be to (re)create links between natural entities in order to enhance biodiversity. The aim is to knit a network that reinforces social cohesion and improves accessibility inside and outside the town.

- **Resurgence:** The landscape around Nailloux, its natural resources (sunshine, wind, water, vegetation) and its intangible heritage (crafts, gastronomy) are elements that the project will need to bring to the fore. These components need to be integrated in a visible and meaningful way into public spaces, facilities and everyday practices in order to nurture a collective imaginary geared towards sustainability.

- **Urban-rural interface:** the agricultural fabric has been seen as a resource for developing human settlements. The aim now is to identify richer and more complex interactions between the inhabited and the natural, by looking at development as a potential instrument for improving the environmental quality of a site.



NAILLOUX IN ITS LANDSCAPE ENVIRONMENT
FR-NAILLOUX-C-M2



PUBLIC PROPERTY
FR-NAILLOUX-SS-M2.3

ISSUES THAT THE SITE RAISES FOR THE TOWN OF NAILLOUX

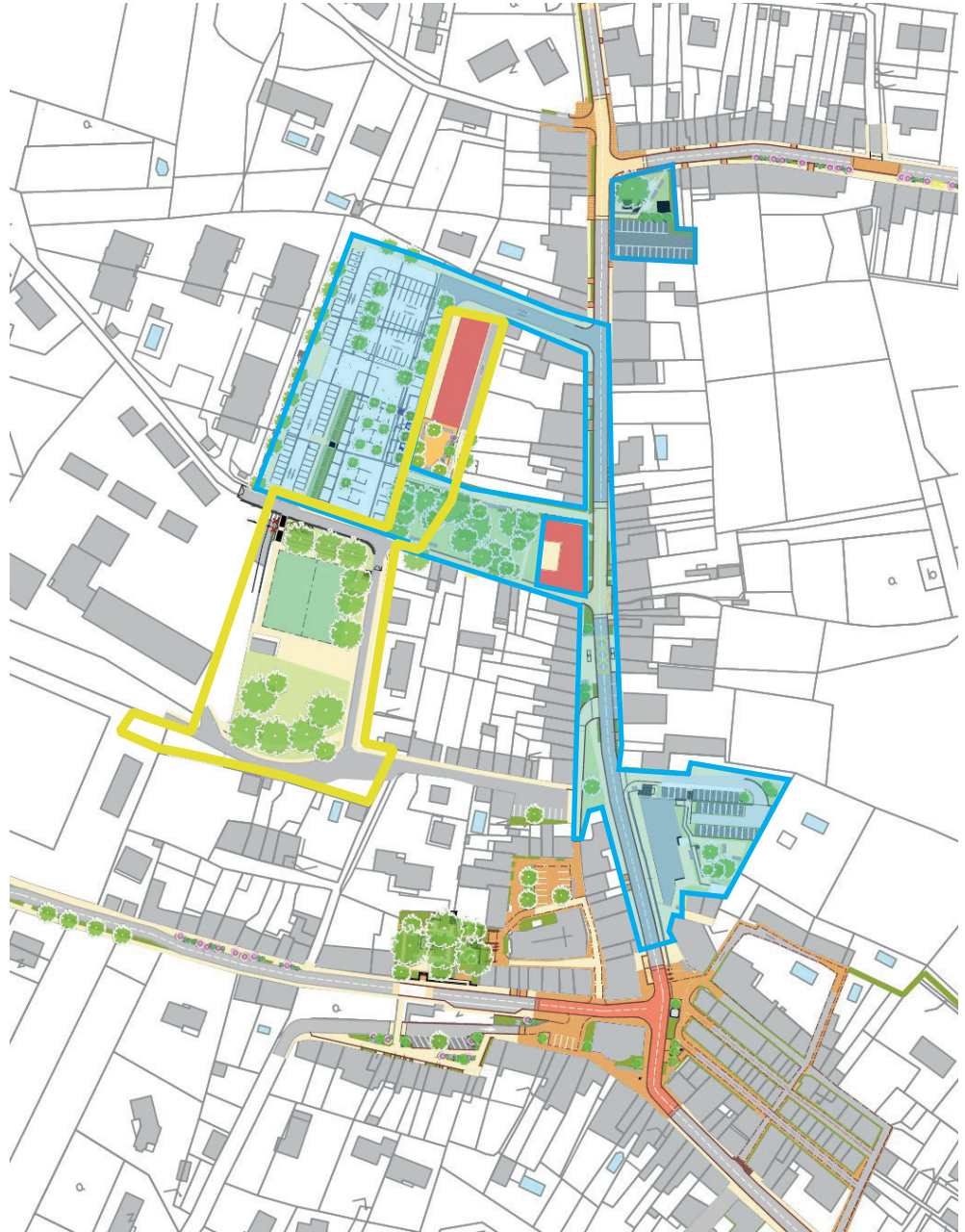
Initial revitalisation initiatives undertaken by the local authority

Today, Nailloux is **taking a critical look at the development model** it initiated in the 2000s. Admittedly, the creation of housing estates made it possible to attract new residents, and each estate has some kind of link to the town via footpaths. However, **the various housing estates were built in fits and starts, as land became available**, at a time when local town planning schemes were much more permissive in terms of the quantity of land that could be developed. Amenities were also positioned relatively independently of each other, without any overall consideration of the mobility outcomes. Finally, Rue de la République, the main street in the town, although dynamic from a commercial point of view, was not very pedestrian friendly.

Pursuing this development dynamic in the 2000s would have led Nailloux to adopt all the characteristics of a dormitory town. Faced with this situation, **the municipality undertook a number of initiatives aimed at reorienting its development model**. The new Local Urban Plan provides for encroachment on agricultural and forestry areas to be halved, in anticipation of the application of the Climate and Resilience Act (2018). In terms of development, **the municipality has drawn up a masterplan associated with the “Petite Ville de Demain” programme**. All these actions aim to improve quality of life in Nailloux by enabling residents to become less car-dependent and boosting the local economy.

The majority of the main initiatives set out in the masterplan have been completed or are underway, namely :

- **the redevelopment of Esplanade de la Fraternité** in 2021 (started before the masterplan);
- **the creation of a footpath between the bastide and Thésauque lake;**
- **Rue de la République will be upgraded** between now and April 2025: in parallel with this upgrade, parking pockets will be introduced in order to relieve Nailloux high street of parking for the benefit of pedestrians;
- between Esplanade de la Fraternité and Rue de la République, **the town’s first public park** has been created: Parc de la Fraternité
- entre l’esplanade de la Fraternité et la rue de la République, le premier parc public de la ville a été créé : **le Parc de la Fraternité**
- with the support of EPF Occitanie, a building on Rue de la République, which had been vacant for several years, has been acquired with a view **to creating housing and a restaurant.**



EXTRAIT DU MASTERPLAN 2022

In yellow, the European project site
In blue, developments completed
by April 2025
FR-NAILLOUX-SS-M2.4

**THE RUE DE LA RÉPUBLIQUE
REDEVELOPMENT PROJECT**

Work to be completed by spring
2025
(Ville de Nailloux)



New initiatives to combine quality of use and environmental quality

For the municipality, the European competition is an opportunity **to come up with** design and programming **solutions**, for both public spaces and buildings, **that can continue the momentum created** by the initial initiatives. The main aim is to propose new facilities that meet the needs expressed by local residents, but also to identify avenues for the development of private employment and housing. In addition, the town of Nailloux wishes to identify ways of **minimising the environmental impact of the construction and operation of the programmes** it is planning, and to enhance the green and blue spaces identified in its Local Town Planning Scheme

The aim of creating high quality public spaces and well situated amenities is to demonstrate to the entire population that it is possible to live in Nailloux without a car. After an initial revitalisation phase representing a major investment for the town, ideas are sought that remain within the budgetary capabilities of a town of 4,000 inhabitants: Nailloux is **looking for innovative, unusual and ambitious proposals, which nevertheless maintain a certain pragmatism with a view to postcompetition operational follow-up.**

A word from the Mayor - Lison Gleyses

This is a unique opportunity and a real chance for a dynamic rural community the size of Nailloux, a fast-growing town on the outskirts of a metropolis, to take part in a prestigious competition of architectural ideas.

At the start of our term of office, the municipal team undertook to restructure the town centre in order to meet the new challenges facing the community. To achieve this, a comprehensive study was carried out to gain a better understanding of how the town centre functions and to rethink its organisation.

In the wake of this study, the municipality, driven by a policy of proactive intervention, has committed to meeting the challenges of the ecological transition through a process of gradual transformation. This commitment is reflected in a number of ambitious initiatives: encouraging people to use green modes of travel, with facilities that encourage walking and cycling; reducing the town's carbon footprint by using sustainable materials; promoting renewable energy sources; and developing eco-responsible architecture to minimise environmental impact. The municipality has also signed a contract with the French government as part of the "Small Towns of Tomorrow" programme, and with the Occitanie Region under the "Bourg Centre" scheme.

The architects' expertise will be a real asset in designing a new vision and creating innovative public amenities tailored to the needs of tomorrow.

GUIDELINES FOR THE EUROPEAN TEAMS

STUDY SITE: NAILLOUX, A SMALL TOWN WITH MANY SERVICES

From listed monuments to ordinary monuments, a town with a rich history

Nailloux has an ancient heritage:

- The old town comprises two parts separated by Rue de la République: to the west, the castrum (old fort district) with its north gate, church and square; and to the east, the bastide with its parallel streets. A small square and market hall separate these two parts.
- The church of Saint Martin: this church with its wall belltower is a remarkable building, dating from the late 15th/early 16th centuries, during the golden age of pastel production in the Lauragais region. It is a pastel church in the Southern Gothic style (austere construction - use of buttresses rather than flying buttresses - openings few in number and narrow), with a single nave and side chapels. The vault was restored in 2011.

The old centre of Nailloux is typical of Lauragais villages, with narrow buildings aligned with the street, terraced facades and private gardens at the heart of the housing blocks. The village house was ordered, generally narrow, consisting of 2 to 4 bays and consisting of a ground floor (arched porch/arcades/windows), 1 to 2 main storeys and an attic (square, rectangular, diamond-shaped, round or oblong windows).

In the old Bastide district, once home to craftsmen and shopkeepers, there are buildings used as warehouses and barns, as well as more modest houses with no decorative features or layout, with wooden frames and lintels and mud walls. In terms of materials, terracotta still predominates, with brick facades often covered with rendering. On the roof, barrel tiles are the predominant material.



PLACE DE L'ÉGLISE
FR-NAILLOUX-SS-P4
FR-NAILLOUX-SS-P5



PERIODS OF URBAN DEVELOPMENT
FR-NAILLOUX-SS-M2,5

A legacy of opportunity-driven development, encouraging car use

Although Nailloux's demographic growth is particularly linked to its proximity to Toulouse, "la ville rose", via the motorway network, car use in the town is not limited to people working in the Toulouse metropolis: **intermittent housing estate development has not created a hierarchical and connected network**, particularly for pedestrians. The creation of large numbers of cul-de-sacs is no doubt also due to the topography, which limits the possibility of creating different access points for vehicles and cycles. Finally, the location of amenities may encourage car use: for example, schools are located in the centre or south of the town, but the main commuting flows pass through the north of the town. Thus, in 2023, 68% of journeys were made by car in the Villefranche sector of the Household Travel Survey, to which Nailloux belongs. However, walking remains the preferred mode of transport, accounting **for a quarter of all journeys**. In Nailloux, the construction of pedestrian walkways in the 2000s provided opportunities for walking, but some walkways remain unappealing due to the speed of vehicles close to pedestrians. Public transport accounts for 4% of journeys. Cycling is the least popular mode of transport, accounting for 1% of journeys, although the town has recently seen an increase in the number of cyclists.

Initial initiatives to encourage new uses

Recent initiatives undertaken by the local authority aim to encourage the use of active travel modes and thereby **to improve the health of local residents**. One way of doing this is to **create new east-west links**, which have been because of the town's historical focus around a main street. The creation of the park aims to create a comfortable public space between Esplanade de la Fraternité, which hosts the weekly market, and Rue de la République, the town's main shopping street. In addition, the pedestrian path created between the Bastide, to the south of the town centre, and Lac de la Thésauque, saves time for residents living to the south of the town who want to reach this leisure and recreation area. This development has been very popular with the town's residents.

Reconfiguration and diversification of facilities to be completed for a lively small town

Following the preliminary set of initiatives, the municipality has expressed a number of needs in the context of the competition, which candidate teams are invited to include in their responses:

Amenity needs :

o The town is planning to create a **central kitchen** to serve meals to local schools and medical establishments, as well as meals delivered to people's homes. The floor area of this building has not yet been determined, but it could be between 500 m² and 750 m². This is a definite need, requiring a regular logistical service.

o The sports associations have told the local authority that they need a new sports ground, given the high level of use of the existing facilities. The council is therefore planning to create a **competitive multi-sports ground** capable of hosting football and rugby matches. This is a definite need. Furthermore, in the event that the tennis courts on the Fraternité site are removed to accommodate a new building programme or development, it is expected that these courts will be transferred to the Abetsang de Tregan site.

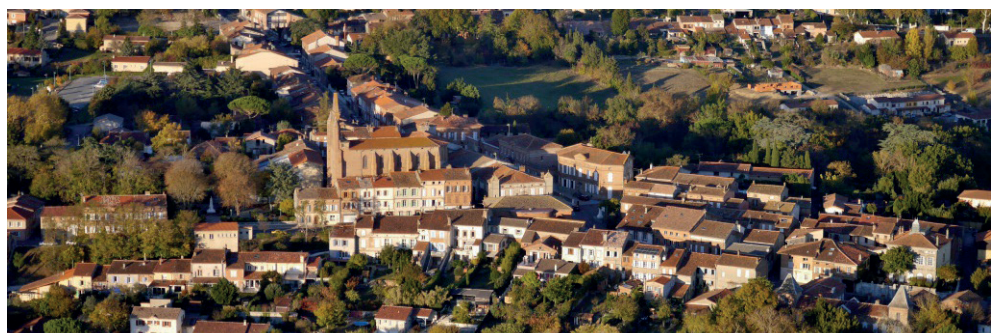
o The arrival of new populations put pressure on existing school facilities up to 2023. For around ten years, the municipality has been considering building a new facility. However, at the start of the 2024 school year, the number of pupils on rolls fell. **The need for a new school facility is currently uncertain.**

Economic development needs:

The Lauragais region is seeking to rebalance its ratio between population and workforce, in a context where the Toulouse metropolitan area accounts for a large number of regional jobs. The Tambouret business park is currently experiencing marketing difficulties (see page 28). Teams may propose **new economic sectors** (productive economy) or, conversely, **services** specific to the running of the community (residential economy). If applicants explore these possibilities, their proposals need to be backed up with rational arguments (no such offering in the area, offering consistent with local identity, etc.).



**PATH BETWEEN THE VILLAGE
AND THE LAC DE LA THÉSAUQUE**
FR-NAILLOUX-SS-P8



AERIAL VIEW OF NAILLOUX
FR-NAILLOUX-SS-AP2.1
(Henri Florido)

SOCIO-ECONOMIC PROFILE OF NAILLOUX

Population

Nailloux's population has been growing steadily since 1982, with more sustained growth from the 2000s onwards following the construction of the A66 motorway. The population rose from 2,325 in 2008 to 4,213 in 2021. The population is essentially made up of two distinct groups: long-term residents and new arrivals, often attracted by the proximity of the Toulouse metropolitan area. The municipality is seeking to put in place measures to make it easier to receive new residents and integrate them with existing residents.

Nailloux is particularly attractive to **families**, with a significant increase in the number of children under 14, who now represent 23.3% of the population. It should be noted that 16.1% of households are single-parent families. People aged over 60 account for 18 percent of the total population, a figure comparable to the departmental average. The town has two retirement homes, and its ability to offer a friendly environment is also a valuable asset for this population.

The rapid population growth between 2000 and 2020 and uncertainty about the prospects for the future demographic balance means that there is also uncertainty about future needs in terms of facilities geared towards specific age groups (schools in particular).

Jobs

Although farming was the main sector of activity in the town before the 1960s, there are now ten farmers living in Nailloux, representing 0.3% of the working population. Since 2000, the proportion of office workers and blue-collar workers has fallen, while that of managerial categories has risen. Finally, 13.6% of the working population is unemployed, compared with 8% in 2009. The town is concerned about these figures, which could lead to a **form of social breakdown** and the isolation of these individuals: the creation of facilities and public spaces that bring people together is a significant challenge in the light of these figures.

Dynamisme associatif, culturel, commercial et touristique

Nailloux is a dynamic community with almost 40 active clubs and voluntary organisations in a wide range of fields (sport, culture, leisure) and a media library that stages exhibitions and events and acts as a meeting place. This wealth of organisations and cultural activities strengthens the social life and attractiveness of the local area.

The town offers a varied range of commercial activities, including local shops, services (schools, crèches, sports facilities), and the **Nailloux Outlet Village**, with 90 shops that generate a large proportion of the €30 million in annual retail activity.

The inter-municipal tourist office attracts a million visitors a year, but Nailloux is keen to diversify its range of shops in the town centre to encourage local consumption.

In terms of tourism, the Moulin de Nailloux provides tours and workshops, while Lac de Thésauque offers water sports and outdoor activities. Last but not least, the town benefits from being included within the boundaries of the Grand Site Occitanie “Aux sources du Canal du Midi”.

TAKING ADVANTAGE OF THE GEOGRAPHY

The Lauragais, “land of a thousand hills”

A legacy of erosion from the Pyrenees, **the hills of the Lauragais are a major marker of the region’s identity**. Whereas most human settlements are linked to the presence of water, what is particular about the Lauragais is that many of its villages are on high ground, as the soil is less fertile on the hillocks: when the towns took form during the Middle Ages, **human societies favoured agricultural yields in the immediate vicinity of watercourses**. So the fields spread out over the slopes of the hills, made up of silts, colluvium and marl. The steepest slopes are generally wooded.

The village of Nailloux therefore stands on a promontory, proffering particularly distant vistas. This strategic location was the reason for the establishment of a bastide (fortified village with a grid street plan) in the 14th century. From the 1980s onwards, detached dwellings were mostly built on the hillsides, offering many households houses with views, although low walls and hedges regularly block the distant view from public space.

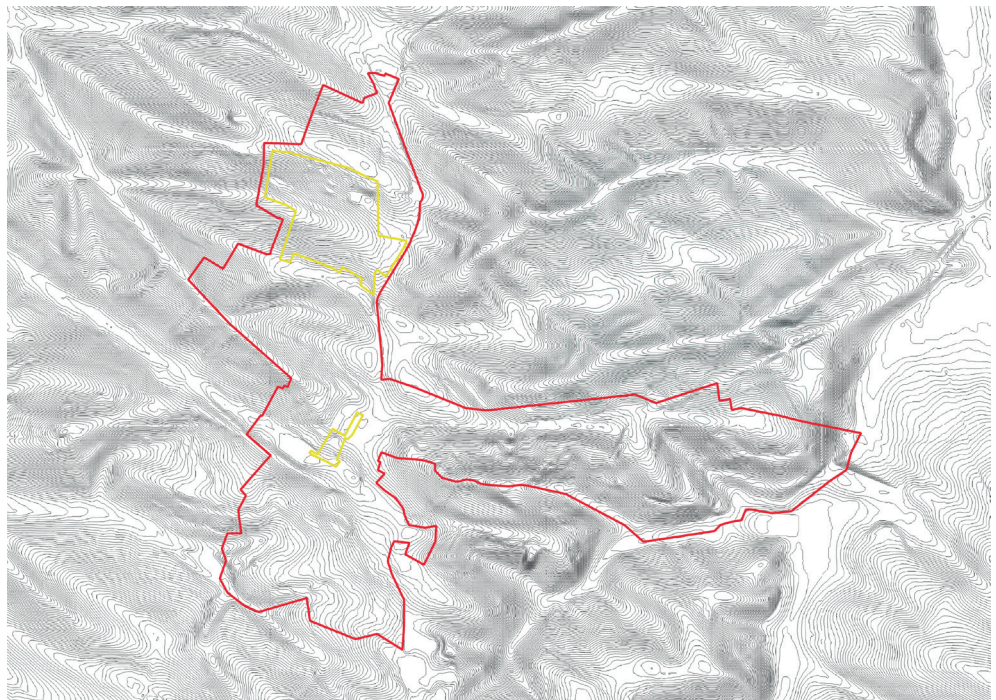
Applicants should therefore give careful consideration to the topography of both the study site and the two project sites.

The richness of the soil, the wind and living things

Although the molasses inherited from the Pyrenees enabled the Lauragais region to develop economically, **changes in the agricultural model** (reparcelling, removal of hedges, homogenisation of crops and use of inputs), **coupled with the artificialisation of the soil, have made Nailloux’s environment relatively “arid”**: water is barely retained in the soil by the plantings, which have become fewer in the last fifty years, shaded areas are often limited to the town, and periods of intense heat, which are set to intensify with global warming, are physically difficult to bear, particularly for older people. While the artificial Thésauque lake remains a genuine cool spot, **the town is keen to reduce its vulnerability to summer heat waves**.



**NAILLOUX OUTLET VILLAGE,
CLOSE THE HIGHWAY**
(Nailloux Outlet Village)



RELIEF OF NAILLOUX
FR-NAILLOUX-M1.2

The region is also marked by the presence of the “vent d’autan”: this is a wind that originates at the coast and then forms in the Aude valley (to the east). Surrounded by mountain ranges (Pyrenees and Montagne Noire) the valley brings the winds together and direct them towards the Garonne valley (to the west). **The Lauragais is therefore a windy region, which has harnessed this power in the past with numerous mills.** A 6-wing mill once stood in Rue de la République in Nailloux: it collapsed in 1926, but its model was reused a few kilometres from the town, in 2005, along the motorway, to house the headquarters of the Intermunicipal Community.

As the highest point in the Lauragais region, Nailloux is unusual in that it has no watercourses running either side of it: **all the streams and gullies that run through the village have their sources in Nailloux.** There are thirteen in all, most of which begin around Route Départementale 19, which runs along a ridge. There are occasional copses along these watercourses, but the green corridors do not contain blue corridors along their entire length. Intensive farming, which has led to the consolidation of land parcels, has reduced the area’s woodland and hedgerows compared with the beginning of the century.

Questions put to EUROPEAN teams

- How can the municipality’s new urban development strategy be translated into concrete terms in its Local Urban Plan?
- How can we complete the process of relocating facilities and redeveloping public spaces that has been underway since 2020?
- How can the town be better structured while preserving its identity, status and environment, in a context of transition?
- How can we manage the interfaces between the town, infrastructure and the surrounding countryside while preserving the ecological and landscape balance?
- What are the solutions for improving water flows in a hilly region that is increasingly subject to drought and heatwave hazards?
- How can we improve walkability and cycleability in the town?
- What levers can be used to reduce dependence on the Toulouse metropolitan area and commuter flows?
- How can we ensure that amenities are reconfigured in a coherent way across the municipality?

PROJECT SITE 1 : TAMBOURET - ABETSENC DE TRÉGAN, A MIXED-USE ENTRY TO THE TOWN

This first project site is located along the main entry route to the town of Nailloux. It comprises two distinct sectors: to the north, the Tambouret sector, and to the south, the Abetsenc de Trégan sector. These two sites are located on opposing slopes, which meet to form a largely dried up watercourse in the hollow of the depression, a tributary of the Pourquiers stream.

Le Tambouret, a business park where development is limited by the topography

While the Outlet Village, created in 2011 to the north of Nailloux, is designed to attract a regional clientele, the Zone d'Activités Economique du Tambouret was conceived as **a site with a local economic purpose**. The roads were laid in 2008, and the first plots were occupied by businesses that would not otherwise have found suitable premises in the town: a medium-sized store with a Carrefour, a car dealership, the Municipal Technical Centre, construction and public works, etc. However, it has been **difficult to market the plots in the business park since it was created**: while the layout of the business park may look very rational in an aerial view, in reality it is ill-suited to the terrain, as it generates **steep gradients** (up to 19%), **making it difficult** or even dangerous **for lorries to manoeuvre**. Over time, some plots have found takers with activities that generate few logistics flows: a dental surgery, for example, is currently under construction on plot ZC79. However, the development outlook for the remaining plots remains uncertain at this stage.

La zone du Tambouret sera complétée au Nord par la future zone d'activité d'Emperseguet, prévue au plan local d'urbanisme. A l'Est de la Route Départementale se situe la zone d'activités du Buisson qui est actuellement discontinuée avec le bourg.

Abetsenc de Trégan, an agricultural hillside

The Abetsenc de Trégan sector faces the ZAE du Tambouret. **The slopes are relatively gentle** along Route Départementale 19, **but become steeper** than in the business park Le Tambouret after around 100 metres. The site is now used for intensive cereal farming (barley, sunflowers, wheat).

It is located between

- Chemin de Trégan at its highest point to the south: the road is located on a ridge line and is now home to around twenty detached houses and a building and civil engineering site
- At the lowest point, a **frequently dry spring** separates the Abetsenc de Trégan site from Tambouret. This trickle irrigates shrubs and trees that form a **grove 700 metres long**.



LE TAMBOURET
FR-NAILLOUX-PS-AP1.1



A RETAIL AND OFFICE BUILDING
FR-NAILLOUX-PS-P1.7



LE TAMBOURET
FR-NAILLOUX-PS-AP1.8

Route Simone Veil, which is close to the site, was created with the aim of serving the Abetsenc de Trégan site in the future. However, this access is intended to be secondary, and a more direct link to the Route Départementale should be considered with a view to accommodating facilities.

Programming guidelines: a purpose to be confirmed

New development opportunities to be identified at Tambouret :

The difficulties in marketing the business park mean that we need to think about potential activities that have not been investigated at this stage: applicants are invited to **define new potential for programmes** geared towards economic development. For example, proposals should be pragmatic about attracting very high value-added activities, since R&D-type companies generally choose to locate in the heart of or on the outskirts of a metropolis such as Toulouse.

In the Abetsenc de Trégan sector, the opportunity to create the last of the town's space-consuming facilities

The various facilities planned by the municipality (central kitchen, football/rugby pitch and possibly a school – see page 22) are expected to be located on the Abetsenc de Trégan site. This choice is carefully considered, based on the recognition that no equivalent land opportunity exists in the municipality.

To the south of the site, the municipality is planning to create around 600 homes over the period 2023 to 2033, as a back-up to the Chemin de Trégan. The morphology of these homes has yet to be defined.

Given the constraints of the site (access, topography), **the local authority is challenging applicants** with specific programmes, which require a flat site (sports) or efficient access (central kitchen). **Applicants can tackle this challenge by proposing design solutions** that reconcile the constraints. However, **the teams can also challenge the local authority by proposing a sidestep** or a different framework: in this case, they should not ignore the needs expressed by the local authority but must **justify how their proposal enables the needs to be met in a different way**.

Increasing the ecological value of the site

With the fine trickle of water created by the slopes of the Abetsenc sector of Trégan and Tambouret, the site's potential for ecological value is undoubtedly greater than it is today. Applicants are invited to **devise strategies for enhancing this local green grid** and/or linking it up with other networks. The local authority has also expressed strong imperatives regarding the carbon footprint of potential developments and constructions. Applicants will be able to find support in the regulations of the Local Urban Plan, which sets out an initial set of requirements to be met

**VIEW OF THE ROUTE
DÉPARTEMENTALE**
FR-NAILLOUX-PS-P1.3



**VIEW FROM THE ROUTE
DÉPARTEMENTALE**
FR-NAILLOUX-PS-P1.10



VIEW TO THE WEST
FR-NAILLOUX-PS-AP1.3



Questions put to EUROPEAN teams

- How can we create a better dialogue with the farming community?
- Can the gradient of the site be modified to suit the programme that the municipality wants, or does the programme need to be adapted to the gradient?
- What economic programmes or services that do not require HGV access could be developed on the Tambouret site?
- How can urban development be reconciled with improving the ecological quality of the Abetsenc de Tregan site, which is currently dedicated to monoculture?
- Where should strategic access points be created to create links within the site?

PROJECT SITE 2 : FRATERNITÉ, THE TOWN'S EVENTS HUB

While Rue de la République is the town's main shopping area, Esplanade de la Fraternité is its counterpart for events: it now hosts a weekly market and the Spring Festival once a year. Esplanade de la Fraternité is adjacent to Jean Rostand primary school, and has recently been redeveloped to include children's play areas. The esplanade is used on a daily basis for school entrances and exits. It is therefore a key venue for Naillous residents. The esplanade was relatively isolated prior to the development work carried out as part of the Bourg Centre and Petite Ville de Demain programmes, and is **now fully integrated into an overall walking trail.**

As a result of these measures to open up the area, two sites with potential for change have been identified:

- **To the east of the Esplanade**, between the Post Office building (recently built to the north) and Parc de la Fraternité, a potential building site has been identified. The site currently consists mainly of grassy areas, punctuated by trees at the bottom of the plot, bordering the town's terraced gardens.
- **To the south of the Esplanade**, an area bounded by rue Jules Ferry, rue du Champ des Pauvres and rue de la Fountasso, with two tennis courts, a children's play area and a grassy area punctuated by a dozen large plane trees in a row. Although this area does not present any particular problems, it is used for relatively few purposes given its strategic location in the town. The average gradient between rue Jules Ferry and rue de la Fountasso is 9%.



L'ESPLANADE FRATERNITÉ
FR-NAILLOUX-PS-AP2.1



VIEW TO THE EAST OF THE SITE
FR-NAILLOUX-PS-P2.11



**VIEW OVER THE TENNIS
COURTS**
FR-NAILLOUX-PS-P2.5

Programming guidelines: address new programmes around the central esplanade

The town plans to produce housing to the east of the Esplanade, possibly accompanied by commercial premises and/or services. The production of housing is likely to generate revenue that will help finance the facilities built by the municipality. The typology of the buildings, their siting and their materiality will nevertheless have to remain consistent with the historic town: **the site is in the Historic Monument sector** of the church of Saint-Martin de Nailloux, so the Architecte des Bâtiments de France (architectural review board) will have a right of review when the project is implemented.

To the south of the Esplanade, teams may propose to develop or build on the tennis courts, provided that a proposal is made to relocate these courts, preferably to the Abetsenc de Trégan site. Any programming of buildings remains to be proposed by the applicants. Given the presence of plane trees on the grassy area, it would be difficult to envisage construction there: the aim will be to propose developments that generate **frequent use, value to the life of the town.**

Questions put to EUROPAN teams

- How can the construction of a building help to improve the Esplanade's role as a venue for events and a meeting place?
- What morphologies should be created between Parc de la Fraternité and Rue des Agriculteurs, combining urban intensity with respect for the historic town?
- What kind of use could be made of the existing tennis courts, or could they be built on?

AFTER THE COMPETITION

ASSIGNMENTS LIKELY TO BE AWARDED TO EUROPAN TEAMS

Following the competition, Nailloux municipality – or the contractor acting on its behalf to manage and commission the project – may entrust the teams selected by the European France jury with one or more assignments which aim to further explore the urban and architectural feasibility of their proposals. Depending on

the results of the competition and the project implementation methods selected by the Nailloux municipality, these assignments may include:

Strategy assignments

The purpose of the proposals submitted by the European teams will be to reinforce the project to revitalise Nailloux and the spatial planning process. The teams selected may be called upon to develop and implement a landscape and ecological strategy for the study site, to identify potential adjustments to be incorporated into a future amendment to the Local Urban Plan, or to develop the programmatic guidelines further, for example by updating the 2022 masterplan. The assignment for more in-depth studies may include a consultation process as part of the brief.

Feasibility studies on project sites and areas identified by the European teams

The Municipality may commission feasibility studies on one or more of the project sites presented in this brief or identified by the European teams. In line with the philosophy of the EUROPAN process, this will entail implementing an experimental approach for one or more buildings with a project initiator to be identified. Demonstrator sites will be identified in order to develop project processes by identifying the public or private players involved in such initiatives (local authorities, companies, civil society organisations, residents, etc.), particularly for amenities.

One-off design and project management assignments

Lastly, after re-consultation, the town may assign a project management role to the European teams in areas controlled by the local authority.

SUGGESTIONS FOR THE COMPOSITION OF EUROPAN TEAMS

European France and Nailloux municipality invite applicants to form multi-disciplinary teams comprising architects, landscape architects and urban planners, drawing as far as possible on complementary skills in the fields of ecology, sustainable development, programming and consultation. The teams selected may be called upon to reinforce their skills for the subsequent operational phases.

DOCUMENTS LIST FOR DOWNLOAD

CONURBATION - TERRITORIAL SCALE

FR-NAILLOUX-C-AP1	.jpg	Aerial photography
FR-NAILLOUX-C-M1	.pdf .dxf	Land cover map
FR-NAILLOUX-C-M2	.jpg .dxf	Landscape map

REFLECTION SITE - URBAN SCALE

FR-NAILLOUX-SS-AP1.1 and 1.2	.shp .pdf .jpg	Aerial photography, perimeter
FR-NAILLOUX-SS-AP2.1 to 2.3	.jpg	Semi-aerial pictures
FR-NAILLOUX-SS-M1.1	.pdf .dxf	Land cover map
FR-NAILLOUX-SS-M1.2	.pdf .dxf	Topographic map
FR-NAILLOUX-SS-M2.1	.pdf .dxf	OAP of the municipality
FR-NAILLOUX-SS-M2.2	.jpg	PADD of the municipality
FR-NAILLOUX-SS-M2.3	.jpg	Public property map
FR-NAILLOUX-SS-M2.4	.jpg	Masterplan
FR-NAILLOUX-SS-M2.5	.jpg	periods of urban development
FR-NAILLOUX-SS-P1 to P8	.jpg	Reflection site pictures

PROJECT SITE - ARCHITECTURAL SCALE

FR-NAILLOUX-PS-AP1.1 to 1.3	.jpg	Semi-aerial pictures - site 1
FR-NAILLOUX-PS-AP2.1 to 2.3	.jpg	Semi-aerial pictures - site 2
FR-NAILLOUX-PS-M1	.shp .pdf .dxf	Perimeters- site 1 and 2
FR-NAILLOUX-PS-M2.1.1	.pdf	Aerial photography - site 1
FR-NAILLOUX-PS-M2.1.2	.pdf .dxf	Land cover map- site 1
FR-NAILLOUX-PS-M2.1.3	.pdf	Location of photographs - site 1
FR-NAILLOUX-PS-M2.2.1	.pdf	Photographie aérienne - site 2
FR-NAILLOUX-PS-M2.2.2	.pdf .dxf	Land cover map - site 2
FR-NAILLOUX-PS-M2.2.3	.pdf	Location of photographs - site 2
FR-NAILLOUX-PS-M3.1	.pdf .dxf	Topographic map- site 1
FR-NAILLOUX-PS-M3.2	.pdf .dxf	Topographic map - site 2
FR-NAILLOUX-PS-P1.1 to 1.11	.jpg	Pictures - site 1
FR-NAILLOUX-PS-P2.1 to 2.11	.jpg	Pictures - site 1

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E U R O P A N ^{FR}

