

Coeur de Maine

Creation of a virtuous and mixed block in a neighborhood undergoing transformation.

CLIENT

Angers Loire Habitat
CROUS

TEAM

Patriarche (architecture, interior architecture, landscape, all trades engineering, cost management)
Autumn | Patriarche
Bart | Patriarche
Partner:
BURGEAP SAS
Credits:
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KEYPOINTS

Mixed use.
Wide green terraces.
Serendipitous encounters and well-being.
Landscaped urban plot.

ENVIRONMENTAL PERFORMANCE

Collective housing: 57% improvement in bioclimatic indicator (Bbio) and 24% improvement in consumption in primary energy indicator (Cep)
MASHIN housing: improvements of 58% (Bbio) and 35% (Cep)
CROUS housing: improvements of 70% (Bbio) and 60% (Cep) Design for very low heating consumption.
Offices: improvements of 49% (Bbio) and 42% (Cep) Design greatly limits the need for cooling.

At the heart of the Quai St Serge development zone, currently undergoing transformation, our team has delivered for Angers Loire Habitat a mixed-use program of four buildings, including one rising to eight stories.

This real estate complex comprises 3,500 m² of office space, 170 student accommodations for CROUS, 30 social rental units in the eight-story building, 14 additional housing units, and over 150 m² dedicated to activity spaces.

Served by a tramway and interconnected by a network of pedestrian and vehicular routes, the proposed block offers a remarkable opportunity to develop a rich and ambitious urban project in harmony with those already envisioned.

We designed an urban concept that encourages interaction and conviviality. Despite the high density required, the various buildings are arranged to respond to the surrounding context.

Our intention was to create a lushly landscaped central courtyard, open up visual and pedestrian pathways, and ensure continuity with the main lines established by the master plan conceived by the urban planner. The project also promotes active ground floors along the street.

Typology Residential, Offices	Construction cost €19M	Statuts Delivery 2022
Surface area 11,000 m² of floor space	Location Angers, France	Allocation mode CREM



Design approach – Intentions

Our project incorporates private spaces, services, and areas dedicated to knowledge and experimentation, within a variety of typologies. These are all places that foster conviviality, serendipity, and well-being.

Block composition

Through the architecture and layout of the buildings, the most emblematic programs of the project—the MICA hall for meetings and events, the CROUS Wash and Coffee as a student gathering point, and the through-lobby of the offices—ensure the vibrancy of the block in connection with the landscaped mall of the park and the greenhouse garden of the neighboring Imagine block. These are all places that foster conviviality and offer multiple opportunities to create events: a real asset for the success of the neighborhood.

To highlight these living spaces, we proposed passages through the block that provide access to the various programs. These crossings also connect to the wide stair openings leading to the underground parking, bringing natural light and air cooling. This ensures the proper functioning of the parking during working hours.

[1] Diagram illustrating block crossings [2] Diagram illustrating the access points and building locations

Environmental concept

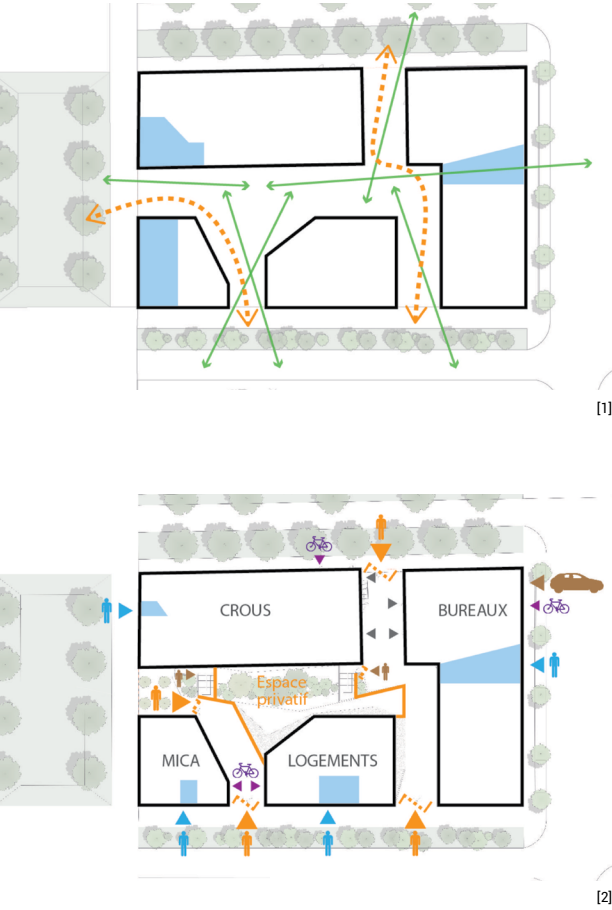
Designing a space that fosters both serendipity and harmonious living together must take into account the impact of new forms of work, sharing, and learning, as well as ICT. This is essential to meet the expectations of a generation born into the internet era, accustomed to nomadism and ubiquity, task hybridization, and a culture of sharing.

Thus, our project integrates private spaces, services, and areas dedicated to knowledge and experimentation within a diversity of typologies. The 'empty' spaces that encourage informal exchanges have been highlighted in the plan: outdoor areas, thresholds, entrances, exits, and circulation spaces.

The proposed environmental concept is based on three pillars: Energy, Carbon, and Resilience. Overall performance goes beyond energy efficiency, aiming for a positive balance across all uses, between production and consumption.

Environmental performance is part of a broader vision encompassing all its components, particularly in terms of carbon impact, comfort, and health.

We approach the facility as a 'living' entity that must be efficient, sustainable, resilient, and exemplary in terms of workplace well-being. Naturally, we aim to align with strong ambitions for sustainable development.





Signage



The signage developed for Angers Cœur de Maine is part of a set of four buildings: offices, housing, and CROUS facilities.

Under the supervision of Angers Loire Habitat, we implemented a range of supports tailored to each building and adapted to their specific requirements. Both functional and integrated into the architecture, the signage for the offices and housing is designed to be simple, discreet, yet refined.

More specifically, the CROUS signage required a dedicated approach involving the definition of a pre-planned color scheme, deployed across all levels and circulation areas of the building, meeting both aesthetic criteria and the functional requirements of the Center.

Local – Short-circuit management

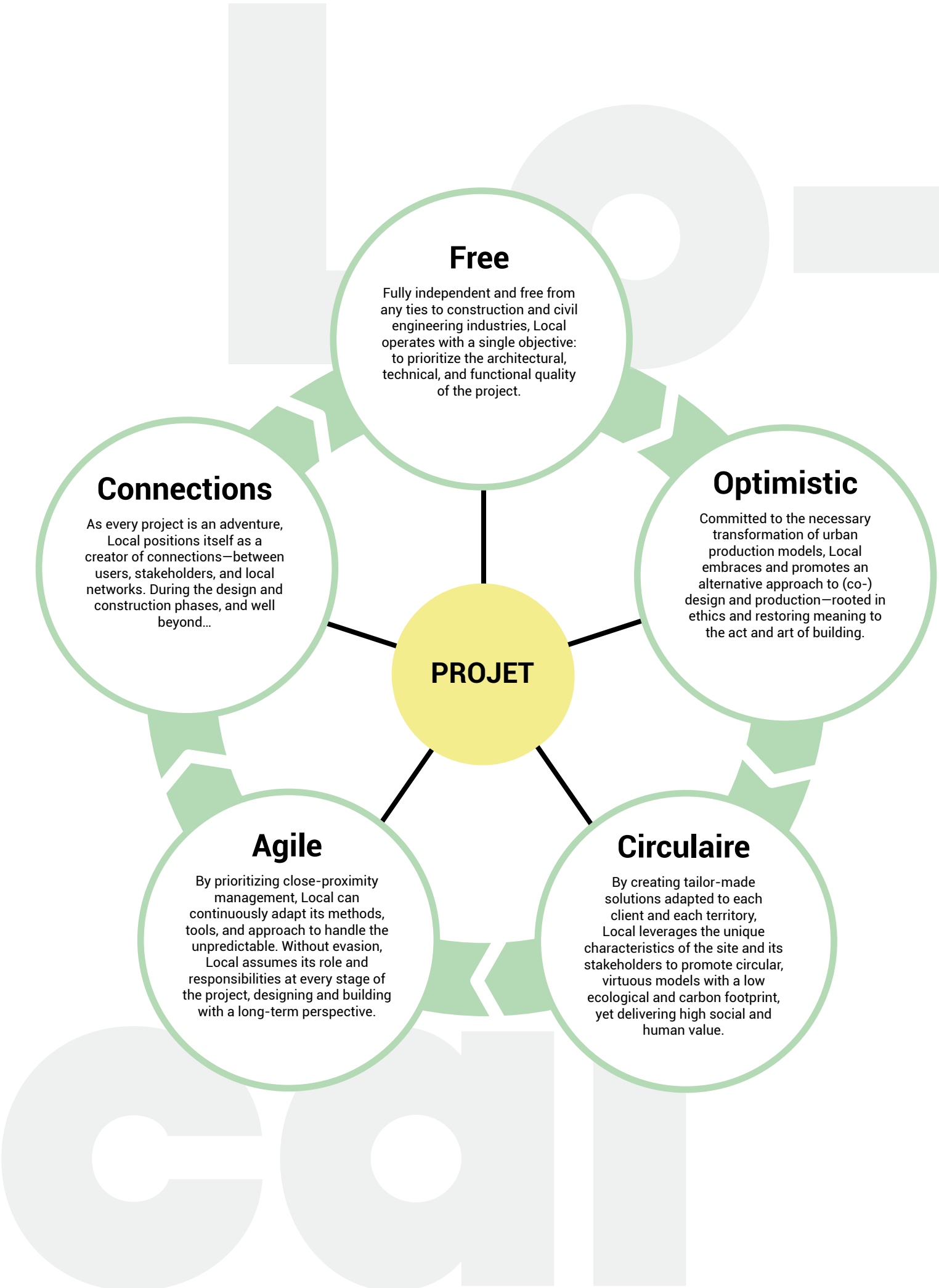
The agility and transparency of the design and construction teams at Groupe Patriarche enable project management that is consistently focused on proximity—with the client and local stakeholders.

From the very early design stage, the teams at Bart (real estate developer of Groupe Patriarche) supported the client in rebalancing the programming of the tertiary building and proposing a flexible, innovative, and attractive real estate offer. Throughout the design process, Patriarche's architect-engineer teams prioritized architectural, technical, and functional quality by proposing sustainable, efficient, and therefore timeless design choices.

An open-book dialogue was immediately established between the general contractor Autumn | Patriarche and the client, with the aim of ensuring optimal quality of services at all times, rather than increasing the contractor's profit at the expense of the project or subcontractors.

The selection of subcontracting and partner companies by Autumn | Patriarche favored local players, as 100% of the construction companies are based in the Maine-et-Loire department.

A reintegration policy for neighborhood residents was implemented in close collaboration between the Angers Loire Développement agency and Autumn | Patriarche, enabling the hiring of personnel dedicated to the joint organization of the construction site.



Free

Fully independent and free from any ties to construction and civil engineering industries, Local operates with a single objective: to prioritize the architectural, technical, and functional quality of the project.

Optimistic

Committed to the necessary transformation of urban production models, Local embraces and promotes an alternative approach to (co-) design and production—rooted in ethics and restoring meaning to the act and art of building.

Circulaire

By creating tailor-made solutions adapted to each client and each territory, Local leverages the unique characteristics of the site and its stakeholders to promote circular, virtuous models with a low ecological and carbon footprint, yet delivering high social and human value.

Agile

By prioritizing close-proximity management, Local can continuously adapt its methods, tools, and approach to handle the unpredictable. Without evasion, Local assumes its role and responsibilities at every stage of the project, designing and building with a long-term perspective.

Connections

As every project is an adventure, Local positions itself as a creator of connections—between users, stakeholders, and local networks. During the design and construction phases, and well beyond...



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