

Le Grand Clos

Creation of 57 dwellings promoting the well-being of residents in an exceptional landscape.

CLIENT

Ediphis

TEAM

Patriarche Group
Patriarche (Architecture, Interior, Urban Design, Urban, Environmental management, BIM)
Patriarche engineering (MEP, Cost assessment)
Partners:
Lamotte.

KEYPOINTS

Integration into a site with complex characteristics.
An open and shared neighbourhood.
Through-housing.
Duplex.
Wellbeing.

SUSTAINABILITY

RT 2012 level.
Promotes eco modes of transport.
Optimal sunshine.
Wood-fired boiler room.
High-performance insulation.
Low -nuisance building site.
Ecomaterials.

The development of the Grand Clos district, located on the first heights of Chambéry, was an opportunity to develop a different range of living spaces.

The project consists of a hamlet of 14 buildings in the form of intermediate housing. This template allows us to fit into the continuity of an existing hamlet while maintaining a scale close to that of the individual house.

The design is modern and environmentally conscious. It offers a sober but elegant architecture of character.

Whether in terms of thermal performance, spatial organisation or architectural quality, this housing complex aims to optimise the well-being of its inhabitants.

Typology Lodgment	Construction cost 6.9 M€	Status Completed 2019
GFA 3 841 m²	Location Barby, France	Project delivery Private project management



Sustainable urban planning

The built-up area is made up of a diffuse fabric of individual houses accompanied by extensive vegetation. The landscape qualities of the area are linked to its wooded and natural character and its relationship to the wider landscape.

Each “house”, which is never more than 13m wide, is part of a network of roads that is itself connected to existing paths.

Numerous visual openings provide views of the valley or the surrounding mountains. In the main, the pedestrian can admire the landscape to the southwest, knowing that the perceived height of each house does not exceed one level.

The parking is integrated and there is no alignment of vehicles to disturb the visual quality of the area. The result is a picturesque vision, a harmonious whole, a place where it is good to live and where social life can flourish

This layout gives ample space to the vegetation and the whole is in harmony with the landscape of the surrounding hillsides.



Modern housing design



Through living room :

25 units on the top floors are organised into two main bays, one dedicated to bedrooms and bathrooms and one dedicated to the main living area.

Its proportion of 3.60 m by 12 m allows for 3 zones, a dining room capable of hosting a big table, an open kitchen with central island where to gather, and a living room where to rest comfortably while enjoying the views.

Whereas in conventional housing, these areas are "In this case, the layout is more functional and dedicated to the life of a couple with two children.

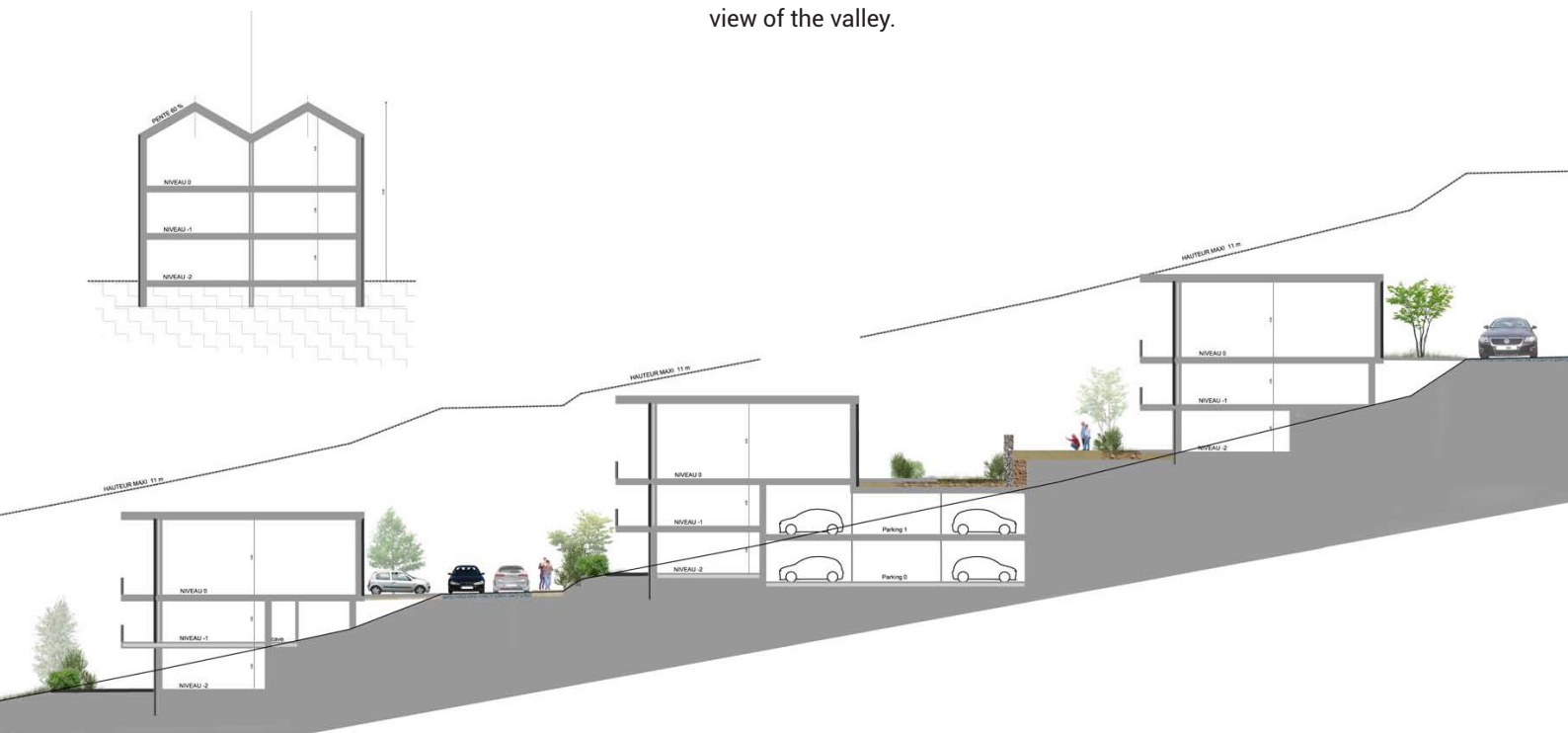
The ergonomics of the space allows for modern, quality furnishings that limit the crowded effect of a single square space. The space offers two possibilities of views on the valley side and on the mountain side.

The perspectives projected outwards are longer and give a sense of space.

Duplex :

Approximately half of the flats have a duplex layout. This type is particularly appreciated for its ability to reproduce the quality of a house since it gives the dwelling a vertical dimension.

The living area is on the first floor to provide an unobstructed view of the valley.

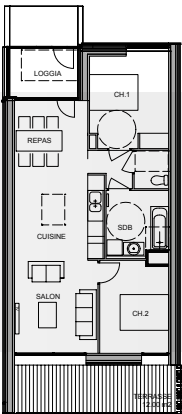


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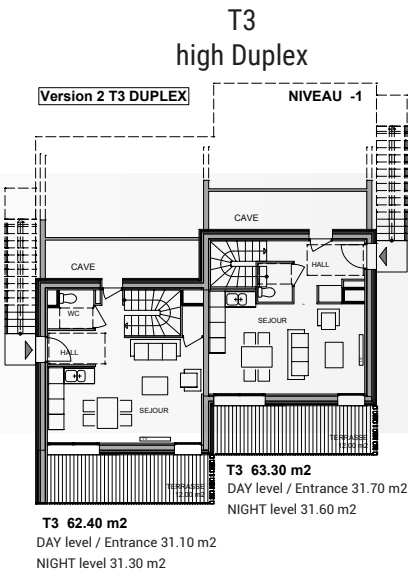
T2 TRAVERSANT
45.70 m2

T3
through



T3 TRAVERSANT
66.50 m2

n-1



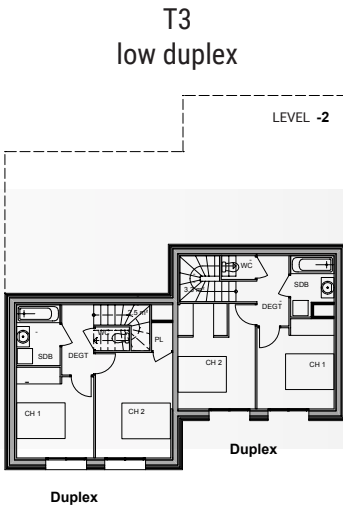
T3 62.40 m2
DAY level / Entrance 31.10 m2
NIGHT level 31.30 m2

T3 + T3
lengthwise



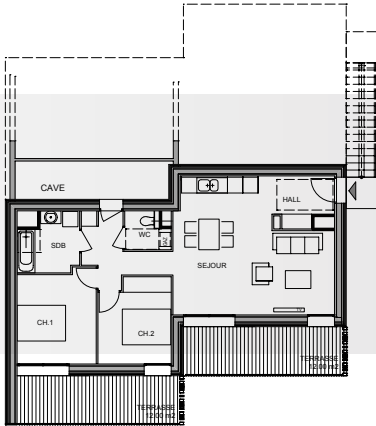
T3 68.00 m2

n-2



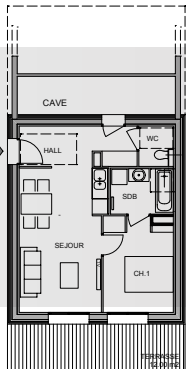
Duplex

T3
in width



T3 Horizontal 66.60 m2

T2



T2 42.50 m2



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