

Destination Gavy

Refurbishment of a former campus and construction of collective housing in the heart of nature.

CLIENT

Saint-Nazaire Region

TEAM

Patriarche (Architecture, Interior, Urban Design, Urban, Environmental management, BIM, MEP, Cost assessment)
Partners : Obras, D'Ici-là, Mars Architectes, Vendredi Architectes

KEYPOINTS

Creation of a new district.
Heritage rehabilitation.
Programatic diversity.
Landscaped park.

SUSTAINABILITY

Decarbonising - saving materials (life cycle analysis).
Level 2 bio-sourced label targeted.
Cool island.
Bioclimatic building.
Encouraging soft mobility.

The “Destination Gavy” project, winner of the “Action Maritime et Littorale” tender, is being developed in partnership with Obras agency (urban planner and project architect), D'ici là (landscape designers), Mars Architectes and Vendredi Architecture et Urbanisme. Supported by Icade Promotion (leader) and the Duval Group. Designed to enhance the attractiveness of the area, the innovative programming provides the development of new activities and services.

The project seeks to refurbish the former 10,600m² university campus, providing a 5,800m² complex of self build and social housing units. Our teams are paying particular attention to preserving the identity of the existing heritage, through subtle, controlled intervention. The aim is to enhance the site's original identity while taking advantage of the green setting offered by the Gavy site, on the seafront.



Typology Housing, Leisure	Construction cost N/C	Status Delivery 2030
GFA 16 400 m²	Location Saint-Nazaire, France	Project delivery Competition

A virtuous and attractive project with multiple uses

A new range of activities and services

A unique area in a privileged location, the Gavy site aims to become a genuine “maritime park”, a place that brings people together and encourages them to meet and exchange ideas. The project’s mixed-use programme aims to reveal and enhance the site’s qualities for the public through the deployment of new activities and services.

The project aims to offer a range of uses in order to boost and support the attractiveness of the local area. The new services on offer include a range of sports and leisure activities in association with UCPA, bars and restaurants, a WEFORM training centre, new offices for the Nantes Saint-Nazaire

Chamber of Commerce and Industry, a lookout point with a breathtaking view, a 3-star hotel and a housing programme.

Destination Gavy focuses on the architecture and identity specific to each situation, in response to the multiplicity of sequences offered by the site. For each of these, our team is committed to developing the most appropriate programmatic component.



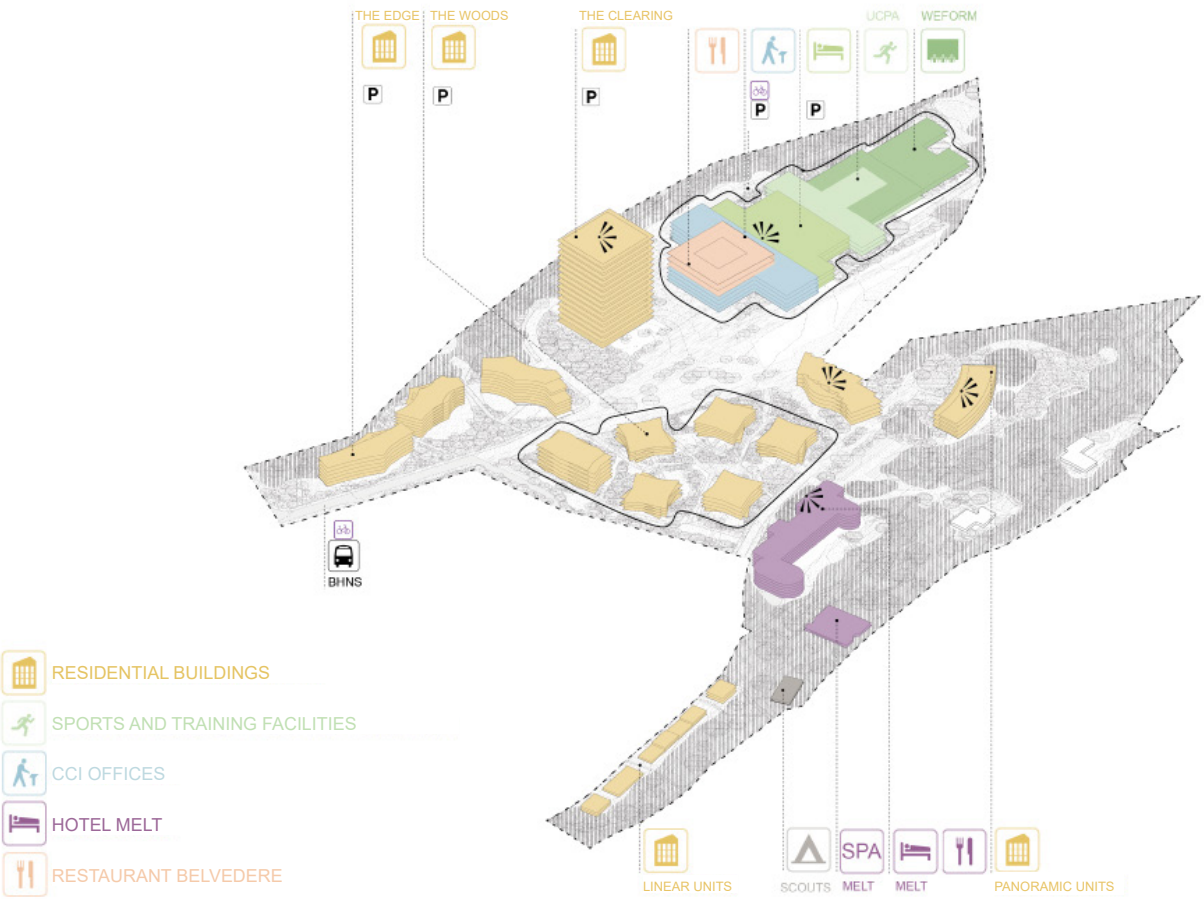
A responsible and virtuous project

At the heart of a green neighbourhood, the project is committed to preserving the surrounding environment. With the ambition of being awarded the Biodiversity label, it is deploying a number of actions to support this aim. These include the planting of over 600 trees, which will help to maintain and enhance the natural, wooded character of the site. The development of soft mobility and light vehicle traffic will be carried out in accordance with the PLUi regulations.

With a view to preserving biodiversity and minimising our carbon footprint, the programme focuses on rehabilitating existing buildings and conserving natural areas, in particular by maximising open spaces and minimising earthworks.

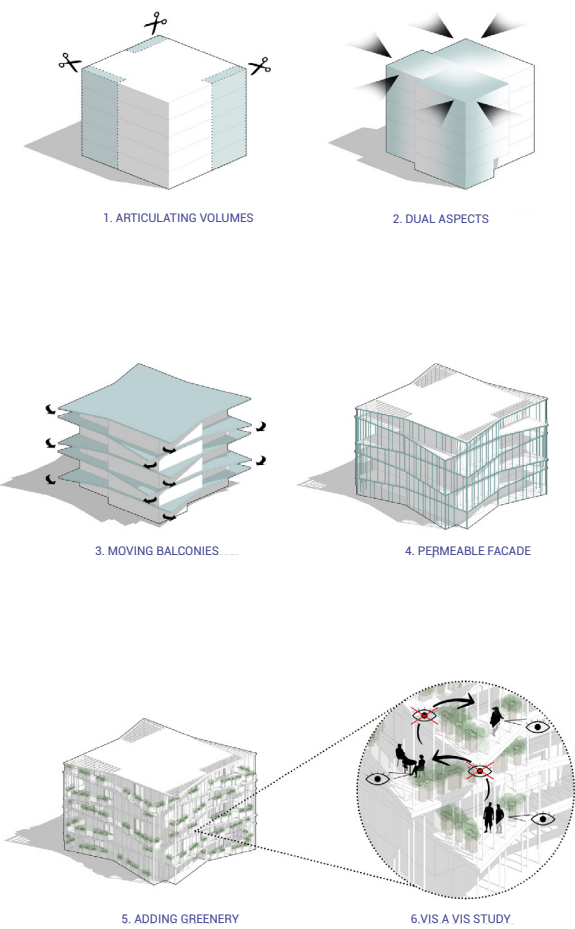
The “Destination Gavy” project is more broadly in line with the SNBC (Stratégie Nationale Bas-Carbone - National Low-Carbon Strategy), thanks to its circular and low-carbon approach: for new buildings, the 2028 thresholds are defined by the RE 2020, and the target label is at least level 1 or 2. Renovated buildings, for their part, are aiming for the BBC Energie +- Carbone renovation label.

In addition, particular attention is being paid to the installation and use of renewable energy systems such as geothermal and agrothermal energy. Among other things, the project will benefit from the operation of the heating network set up by the Saint-Nazaire public utility, in 2023-2024.



Housing and nature : “Plots in the wood”

Connected to the surrounding wooded environment, these attractive homes for the town’s residents also benefit from double orientation and large terraces, a real guarantee of comfortable living for the occupants.



Conceived as small, compact units incorporating between 12 to 14 homes each on 2 to 5 levels, the “Plots in the wood” are designed in harmony with the surrounding environment, in a natural, wooded spirit.

Simple, assertive shapes combined with domestic-style architecture help to strengthen social ties, at the heart of the project. These dynamic, independent elements interact with each other and adapt to the scale of the site and to the residents of the neighbourhood. A great deal of thought to ensure that each flat benefits from maximum sunlight and unobstructed views of the surrounding countryside. The heart of the block also offers a lively, central space for residents, in direct contact with the landscaped environment. The interplay of terraces and balconies interspersed with and balconies interspersed with structural elements give a random rhythm to the facades.



A university building with innovative programming

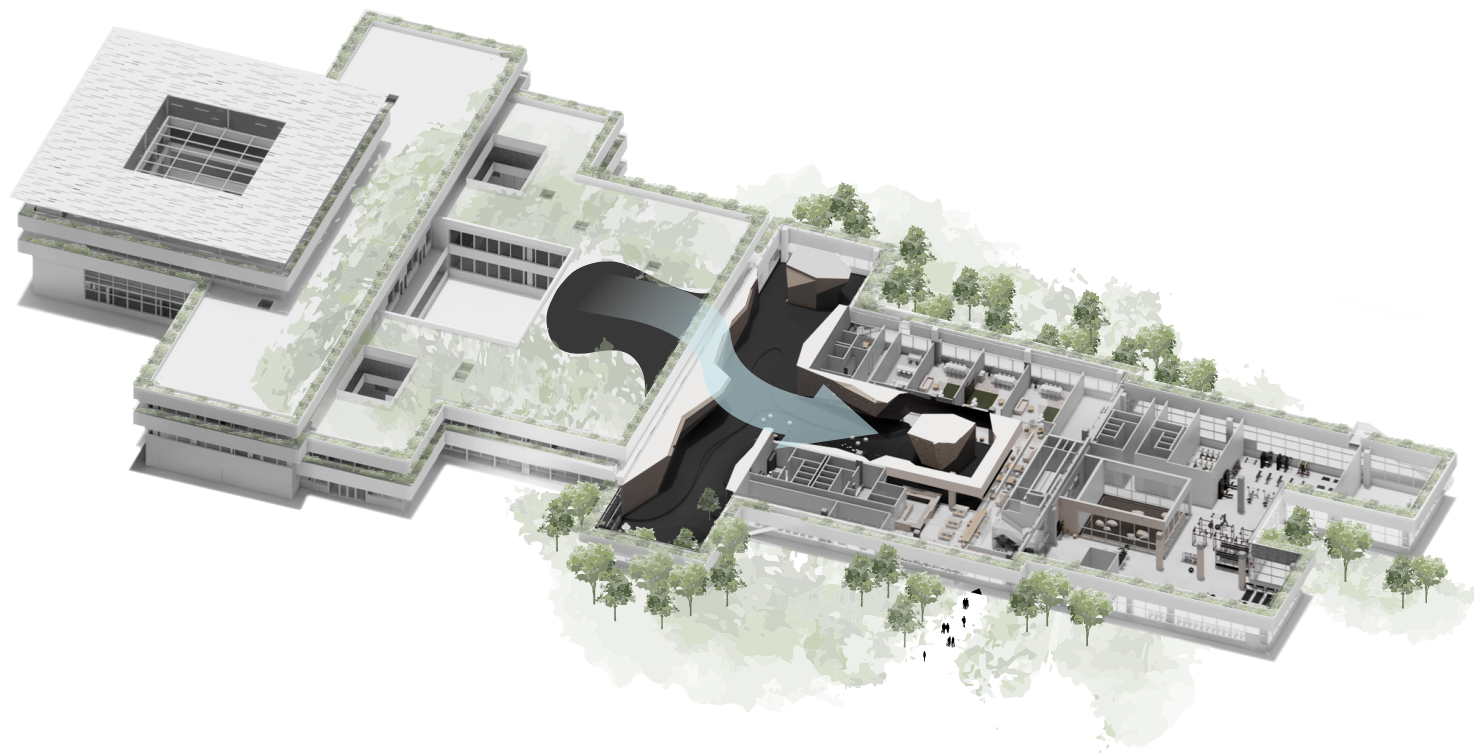
The University building is considered to be a central piece of heritage that conveys the site's identity. The challenge of the project is to renovate the university building by integrating a mix of programmes within it, while preserving the identity of the existing building through a subtle and controlled intervention that respects its original layout.

The architectural intervention follows the transverse division of the existing building, while preserving its topographical anchorage. The different volumes of the building ensure a balanced distribution of the entire programme, so that each function has its own dedicated space.

This educational campus, with its diverse and innovative new programme, is complemented by the sports and leisure facilities mentioned above.

Extensively planted with patios, the building features large glass roofs that provide users and students with an enhanced connection with the surrounding natural environment. The wide terraces that adorn the campus have also been preserved and reinvested to offer as many people as possible magnificent views of the sea and the site as a whole.

Sensitively modifying the existing architecture and reinvigorating the site with an innovative programme.





Destination Gavy

Typology	Construction cost	Status
Housing, Leisure	N/C	Delivery 2030
GFA	Location	Project delivery
16 400 m²	Saint-Nazaire, France	Competition

JULY 2025	NOVEMBER 2025	MAY 2026	OCTOBER 2027	2028	2028
University building + PC filing Plot phase 1	Start of works University building	Start of works Plot phase 1	PC filing Plot phase 2	Delivery University building + Plot phase 1	Start of works Plot phase 2