



The Lyon Confluence site

CONCERTO - RENAISSANCE PROGRAMME



LYON CONFLUENCE

This 150 hectare site is located at the southern tip of Lyon's Presqu'île peninsula, on land which was originally reclaimed from the surrounding waters in the late 18th century. Cut off from the rest of the city by the railway tracks and motorway, the site is currently home to a lively, working-class neighbourhood, originally established in the 19th century, as well as a vast expanse of industrial wasteland (70 hectares).

The Lyon Confluence project is one of the most ambitious city-centre urban regeneration projects in Europe. It will extend the centre of Lyon to the very tip of the Presqu'île peninsula by means of high-quality development projects that will meet stringent quality criteria in terms of urban planning, architecture, environmental impact and landscaping. The aim of the project is to create a vibrant, bustling neighbourhood which is both economically and socially diverse. This will involve:

- > creating a retail and leisure zone (cinemas, recreational activities, shopping centres);
- > creating local parks and squares, as well as two larger-scale communal spaces: the Berges de Saône riverside park, which will in turn open out onto the Place Nautique square;
- > emblematic cultural structures: Port Rambaud docks, the Musée des Confluences (Confluence Museum), and Lyon's city archives;
- > creating housing, shops, offices and local public amenities (schools; youth, community and cultural centres ("MJC's"); outdoor recreation centres; sports pitches);
- > The new headquarters of the Rhone-Alpes Regional Council which is intended to be a beacon of High Environmental Quality construction.

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The Concerto-Renaissance programme as seen from the Place Nautique square.



ADEME



Agence de l'Environnement
et de la Maîtrise de l'Énergie

Rhône-Alpes Région



www.lyon-confluence.fr

GRAND LYON
communauté urbaine



The future Lyon Confluence site



The Place Nautique square with residential and tertiary-sector buildings

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A number of constructions within the Lyon Confluence urban development project form part of Grand Lyon's European Concerto-Renaissance programme. Three blocks ("îlots"), located at the very centre of the site, are being developed as part of the Concerto-Renaissance project: **Îlot A**, **Îlot B** and **Îlot C**.

All these construction projects must respect the specific criteria laid down for energy efficiency and the use of renewable energy sources. They must also comply with High Environmental Quality ("HQE®") criteria: reinforced insulation, careful selection of materials, and rainwater management. By 2009, a total of 620 new homes, 14,000 sqm of office space and 4,300 sqm of shops and other street-level premises will have been built within the three blocks.

The project foresees the arrival of almost 1,400 new residents, as well as the creation of 800 jobs in the new offices, shops and amenities.

A wide and well-balanced range of housing will be on offer:

- > luxury properties: 44% of homes;
- > standard and mid-price rental: 33% of homes;
- > social housing schemes: 23% of homes.

Three teams of promoters and architects have been recruited for these constructions, and as they are being developed as part of the Concerto programme, they benefit from funding from the European Commission and the EU Directorate-General for Energy and Transport.



© NEXITY - APOLLONIA

Îlot A - Saône Park: NEXITY APOLLONIA

Nexity Apollonia has chosen to work with T. Concko, Dusapin & Leclercq, H. Vincent, and S. Brindel-Beth, a HQE® specialist. This project was selected for its sensitive, considered architecture, perfectly in keeping with the landscape of the Saône riverbank

Îlot B - Lyon Islands: BOUWFONDS - MARGINAN / ALLIADE

Bouwfonds-Marignan and Alliaide, along with architects M. Fuksas, V. Amantea, C. Vergely and the firm HTVS, are offering a highly diverse collection of buildings, whose design and creation draws inspiration from quayside ambiances. The project will incorporate different types of housing, ranging from luxury apartments to social rental properties. A crèche facility and street-level retail units will complement the project.



© Fabrice THERON at ASYLUM pour Novada



© ARTEFACTORY pour ING Real Estate - ATEMI

Îlot C - le Monolithe: ING Real Estate - ATEMI

ING Real Estate-Atemi, in collaboration with W. Maas, M. Gautrand, P. Gautier, E. van Egeraat, E. Combarel and D. Marrec, have devised a highly innovative project, characterised by its vast exterior hall which opens out onto the Place Nautique square. The project offers a mixed use of space, combining social housing, mid-price rental property, a residence for disabled people, office space and commercial premises.

ENERGY EFFICIENCY – OUR COMMITMENT IN FIGURES

CONSTRUCTING ENERGY-EFFICIENT BUILDINGS (bioclimatic design, insulation, ventilation, etc.)

For residential buildings:

- > Heating: consumption of less than 60 kWh/sqm/year (national average: 110 kWh/sqm/year, i.e. a reduction of around 50%).
- > Domestic hot water supply: consumption of less than 25 kWh/sqm/year (national average: 40 kWh/sqm/year, i.e. a reduction of around 37%).
- > Electricity consumption per household: less than 25 kWh/sqm/year (national average: 50 kWh/sqm/year, i.e. a reduction of around 50%).

For office premises:

- > Heating: consumption of less than 40 kWh/sqm/year.
- > Domestic hot water supply: consumption of less than 5 kWh/sqm/year.
- > Other electrical consumption: less than 35 kWh/sqm/year.
- > Air conditioning: consumption of less than 10 kWh/sqm/year.

SIGNIFICANT USE OF RENEWABLE ENERGY SOURCES (wood-fuelled heating system for each "îlot", solar energy)

For residential buildings: 80% of energy for heating and domestic hot water within private homes; 50% of electricity consumed within communal areas.

For office premises:

80% of energy for heating,
30% of electricity used for air conditioning.

For comfort during the summer months, an indoor temperature of below 28°C will be maintained for all but 40 days of the year.

For more information:

www.renaissance-project.eu . www.lyon-confluence.fr . www.grandlyon.com