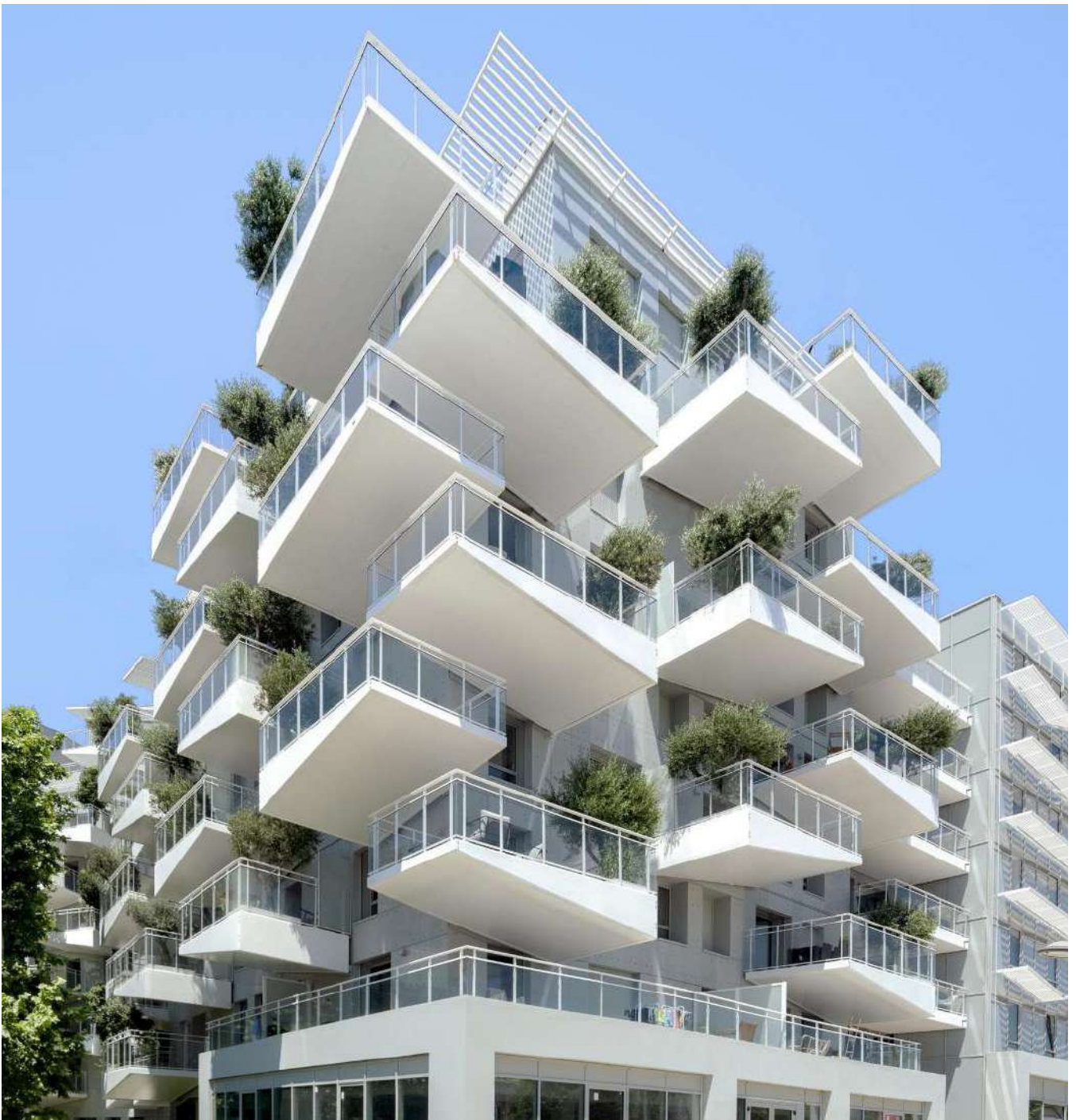
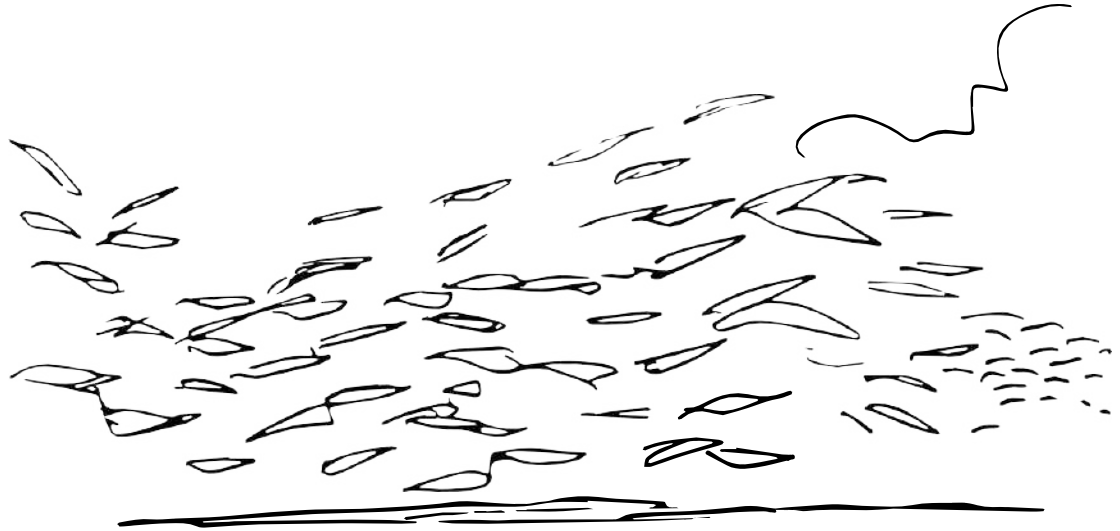


Prado Concorde

Castelnau-le-Lez, France



Prado Concorde



Castelnau-le-Lez is a town located near Montpellier in the South of France which enjoys a very mild Mediterranean climate. The new Prado Concorde development on the edge of the Lez river and at the entry to the town combines collective housing with school facilities and shops in a vast urban island surrounding a garden shaped like a valley.

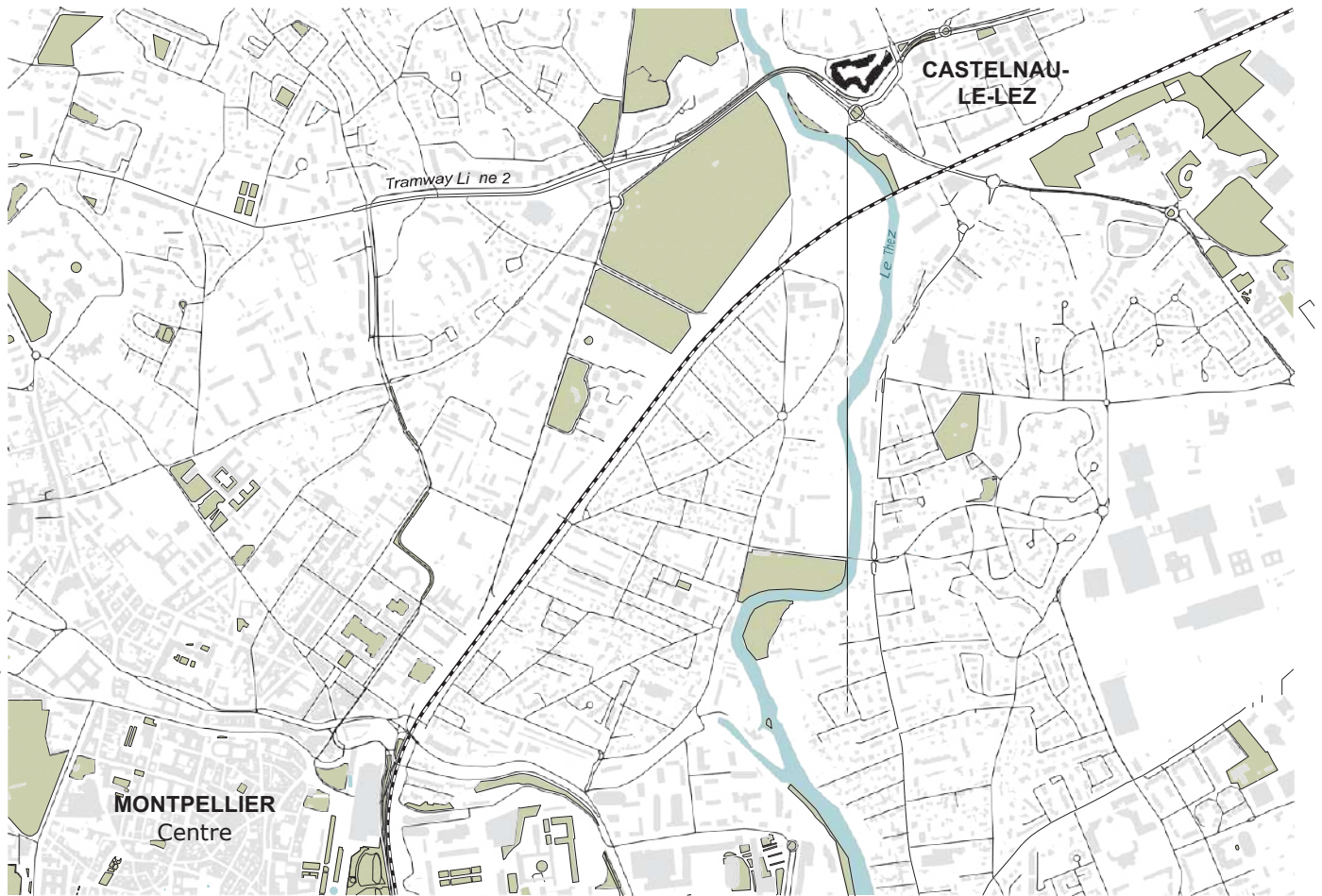
The accommodation architecture systematically gives pride of place to the external extensions of the dwellings so that residents can make the most of the advantages of the climate.

A genuine outdoor room increases the habitability of each dwelling, a living space where everyone has their own tree providing shade at meal times.

To achieve this objective, the project exploits an innovative concept of a large balcony whose triangular geometry with variable cross-section takes up the efforts through cantilevers in line with the tree container built into its thickest part. This high-performance prefabricated concrete component is systematically offset between floors to allow enough air for each tree to grow.

The advantages of these balconies go beyond their practical use; the play between their offsets and inversions and the combination of triangular prisms floating one above the other bring movement and lightness to the façade like a flight of birds.

Technical data sheet



Programme

Creation of a new mixed complex around an internal garden:
Accommodation (private, social, student),
shops, offices, retirement homes, teaching

Project Owner

Helenis (subsidiary of the GGL Group) Opalia

Floor area:

28,000 m² on a 1 ha site

Delivery

2019

Architects:

Lead Valode &
Pistre PUP
programme
(Partnership Urban Project)
Antoine Garcia-Diaz Social
housing
Tourre & Sanchis

Key figures

28,000 m² on a 1 ha site

**Stands out for its
generational,
social and
functional mix**

336 apartments created

Including 162 student campus rooms
Including 143 privately-owned
apartments
+ 522 private and public parking
spaces

Privately-owned housing 10,000 m²,
Social housing 6,000 m²
Retirement homes 4,000 m²
Student campus 4,200 m²
Montessori School 1,000
m²
Shops, businesses, offices 3,000 m²

Terraces

116 cantilevered terraces of 15 m²

i.e. the equivalent of an extra room per
dwelling.

The variable cross-section terraces allow a tree to be planted
in a metre of earth approximately.

Planted at 3 m, they grow to 6 m.

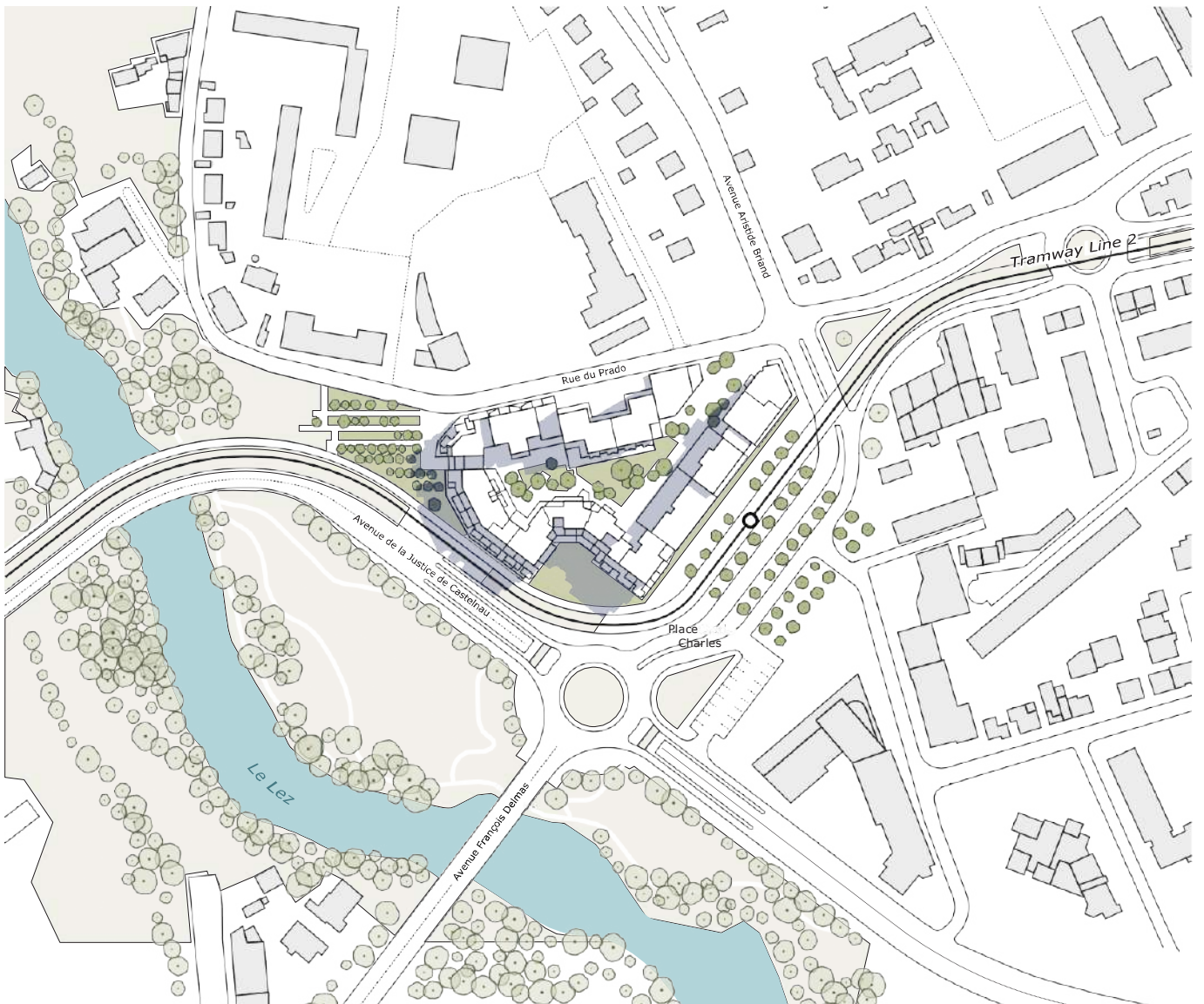
They will be arranged on the edge of
the island facing the sunny side.

Tree species: *Laurus nobilis* - Bay tree. The
tree is especially interesting given its hardy
foliage; it remains green all year long,
forming a perfect screen, its flowers are
perfumed and its leaves are edible and used
in cooking.

**Around the Valley (at the heart of the
island)** Existing trees retained: pine,
plane and cyprus trees.

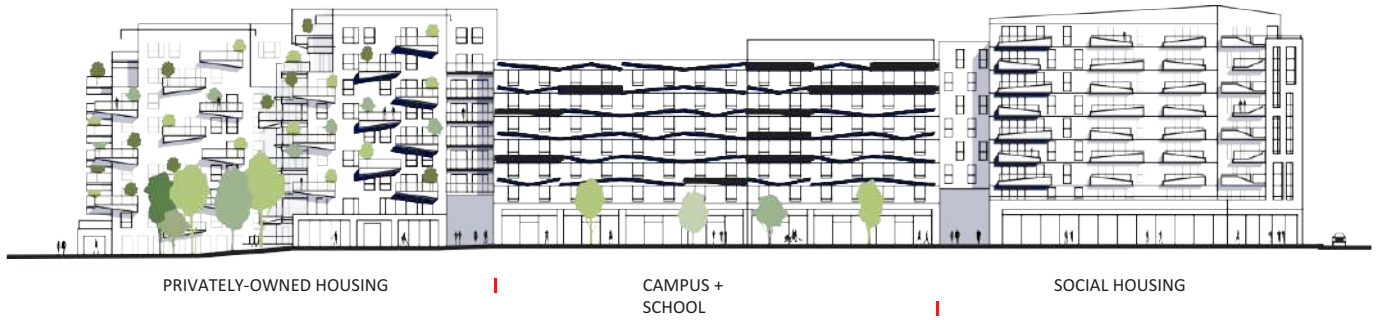
New trees:

Judas trees, almonds,
cherries, oaks, pine, palm
trees.



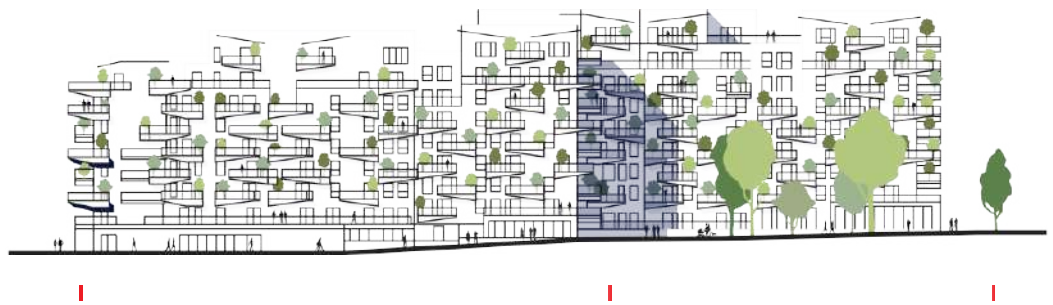
Block plan





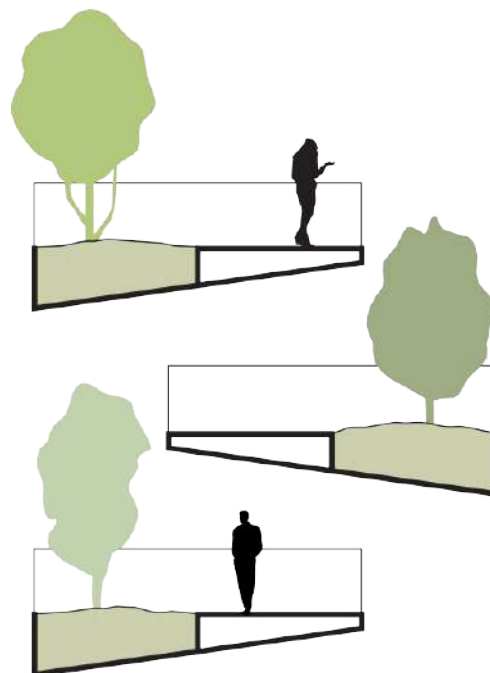
South-East elevation

0 10 20 m

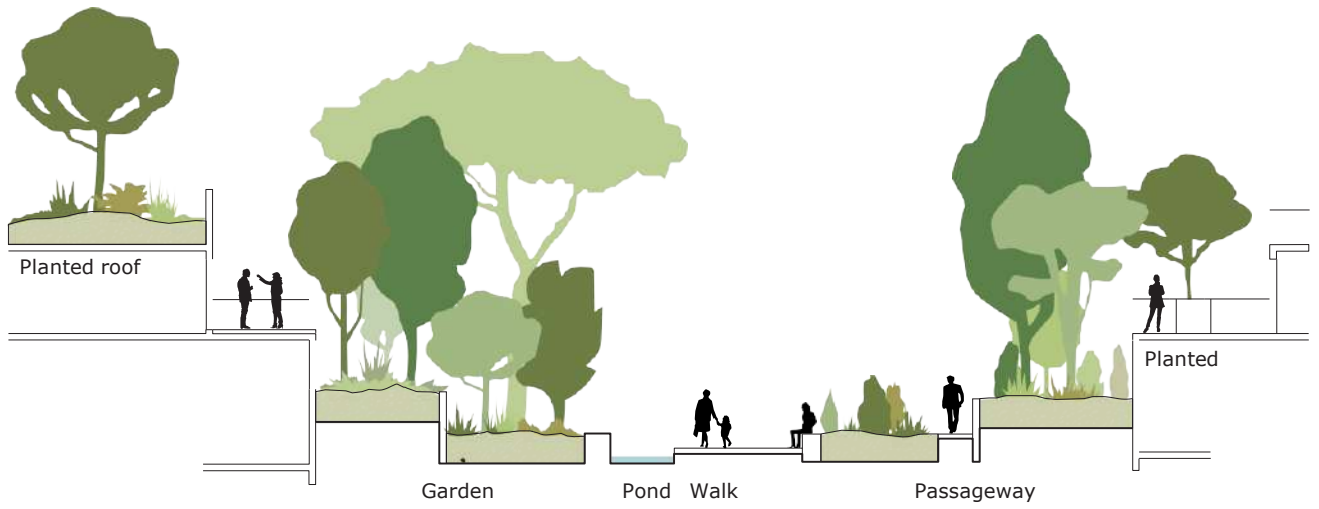


South-West elevation

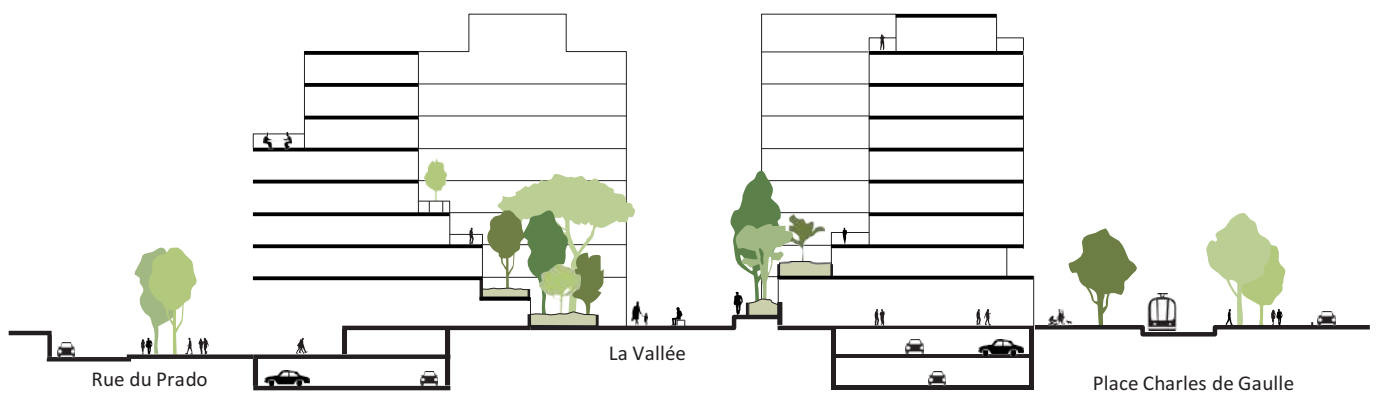
0 10 20 m



Detail planted balcony



Les jardins de la Vallée



Cross-section



Plan of the garden

















Valode & Pistre is today
one of the leading French firms of
architects and town planners.

Founded in 1980
 by Denis Valode
 and Jean Pistre

—

200 architects
 of 30 nationalities

—

150 projects
completed
 worldwide (35
 countries)

—

Installed in Paris,
 Beijing, Dubai
 and Moscow

Based in Paris with subsidiaries in Beijing, Moscow and Dubai, it develops projects in France and around the world. Europe, Russia, Asia, Middle East, Maghreb, Sub-Saharan Africa.

Valode & Pistre's practice is highly diverse, from devising master plans for new towns to designing items of furniture. It also covers a wide range of programmes, with particular expertise major facilities, towers, headquarters, cultural projects and new mixed-use neighbourhoods.

Wherever they work, the architects endeavour to transfer contributions and innovations from one field to another and above all to propose new and original in-depth reflections that go beyond the project itself. This is especially true in terms of the quality of living and working places as well as public spaces. To achieve this, the firm taps into the heart of multiple questions, as much sociological and scientific as ecological, ethical, aesthetic and cultural. This desire to be "where all roads meet" - a ground with shifting geometry - nourishes mental gymnastics, the very embodiment of the creative process. *"Our primary interest is to create buildings that could not have been born somewhere else. The architectural gesture then has a meaning, some roots".*

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