

The Aviator

ALTA

ARCHITECTES | URBANISTES

ZAC la Courrouze – Saint-Jacques-de-la-Lande
France



Press kit

2024

Location	France, Saint-Jacques-de-la-Lande, ZAC la Courrouze
Project Managers	Espacil Accession + Espacil Habitat
Architect	ALTA architectes - urbanistes
Developer	Territoires
Urban planner	Studio Paola Vigano + Charles Dard (landscaper)
Deliveries	2022 to 2024
Project completed	mission completed
Surface area	3 462 m ² GFA (Gross Floor Area) - 3 135 m ² Living Area
Program	22 social rental housing + 30 housing subsidy including 16 social rental loan + 2 commercial units
Performance	NF Habitat HQE 9 stars - RT 2012-10%
Credits	photographs : @ Charly Broyez graphic documents : @ ALTA

Intervenors

Project Managers Espacil Accession + Espacil Habitat

Architect ALTA architectes - urbanistes
General Contractor ELEMENT.

Structure Engineering Ouest Structures
Fluids / Thermal Engineering Thalem
Acoustic Engineering Acoustibel – Polyexpert Environnement
Business Cabinet Lemonnier
Control office /
Safety & Health Protection BTP Consultant
Project Manager Assistant Polyexpert Environnement
Cerqual 9*
Landscape D'ici là

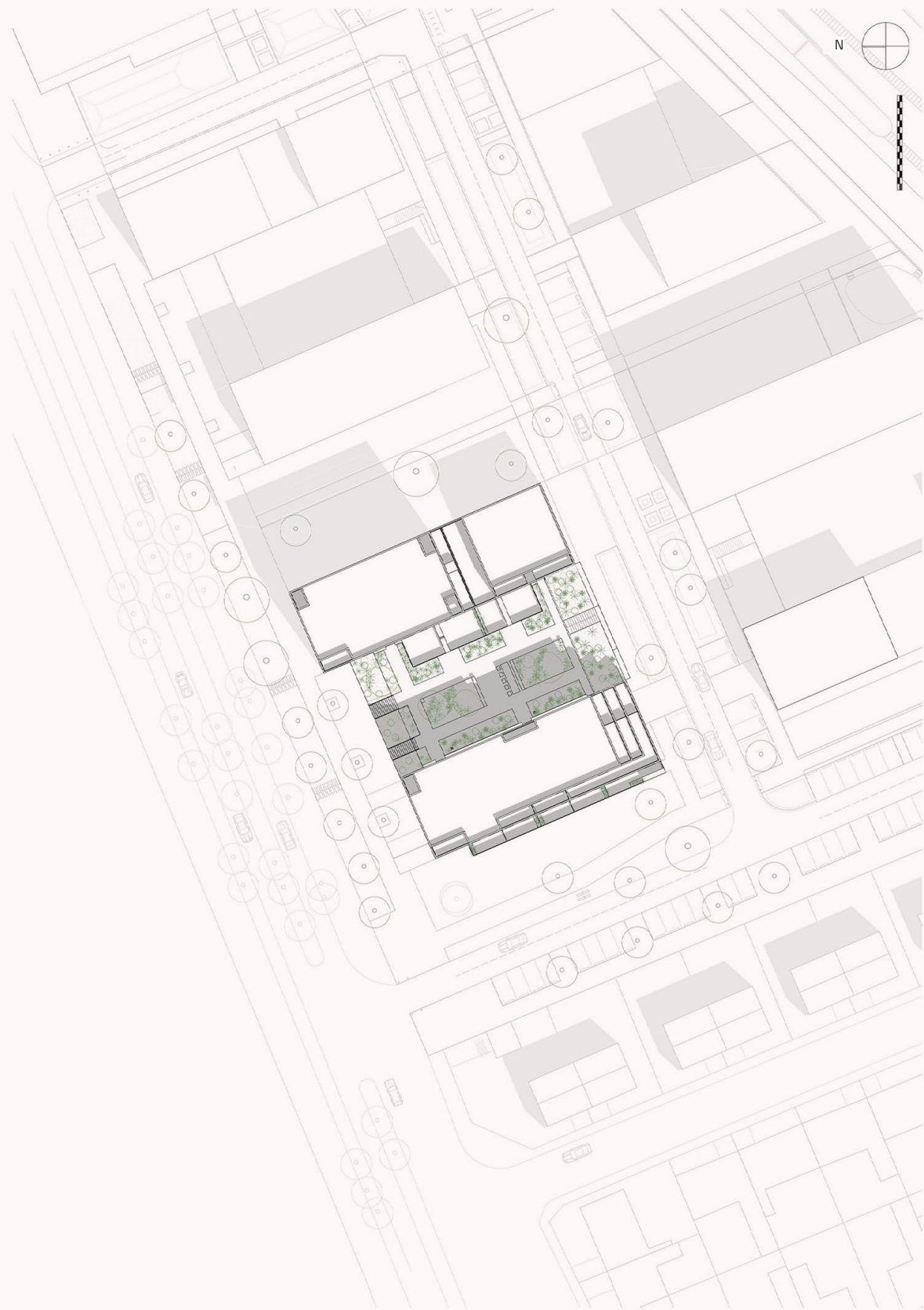
Companies

Major works Angevin
Facades cleaning GONI
Waterproofing Soprema
Exterior woodwork Menuiserie Brossault
Locksmith / Metalwork SER AL FER
Collective garage door ABF
Interior woodwork Menuiserie Brossault
Drywall / Insulation Gadby
Floor coverings / Earthenware Audran
Wall painting GONI
Elevator KONE
Plumbing / Heating / Controlled
mechanical ventilation BST
Electricity Bernard Electricité
Low voltage Lepage Electronique
Green spaces / Landscaping Jourdanière Nature

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At Saint-Jacques-de-la-Lande, ALTA launches the Aviator.

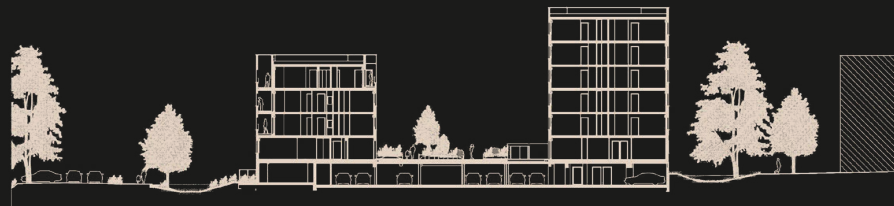
The Rennes-based ALTA agency (Maxime Le Trionnaire and Gwenaël Le Chapelain) has delivered the Aviator, a 52-home (3,462 m² GFA) program in Saint-Jacques-de-la-Lande (Ille-et-Vilaine), between 2022 and 2024, for Espacil Accession + Espacil Habitat, the contracting authorities. The project is composed of two buildings linked by a planted slab. Discovery.

Located on former army industrial and storage sites in the Mermoz sector of the ZAC la Courrouze (mixed development zone) in the Rennes metropolitan area, the Aviator is a housing development completed by the requalification and redevelopment of the boulevard Jean Mermoz. This new gateway to the city gives pride of place to soft mobility (bicycles and pedestrians), directing traffic to the Saint-Jacques-Gaîté Multimodal Interchange Hub (bus, metro and park-and-ride facilities), located just a few minutes' walk away.

Along the boulevard, the buildings of the various blocks in this sector are laid out in a comb-like pattern, with the urban planners (Studio Paola Vigano) having designed regular sequences of alternating buildings and landscaped areas (valleys and planted slabs) to create north/south porosities. Each block is designed along the same pattern: two buildings perpendicular to the boulevard, linked by a planted slab above the semi-underground parking lot.

ALTA's project is composed of two buildings whose skyline varies from GF+5 to GF+2 to create an urban signal on the boulevard Jean Mermoz and to insert beautiful terraces to the south that open onto the landscape. The planted slab overhanging the street unifies the composition and provides a green space for exchanges and meetings, enhanced by a large picnic table.

The homes are wide-open, with double or triple orientation. The loggias, carved into the building volume and located in the corners, are designed as additional rooms, protected from the nuisance of the street by a masonry window sill. On the south-facing side, where these nuisances are less of a concern, the housing units open out onto the distant landscape via stepped terraces.



Sectional drawing



The Aviator project offers a variety of housing types: compact T2 or T3 apartments on the street, souplexes with small gardens on the west facade, and homes with independent entrances and large terraces on the planted slab. All units are treated in the same way, regardless of how they are financed.

The concrete of the facades, the layout of the hollow joints and the recesses are enhanced by a light grey stain. The woodwork and locksmithing warm up the overall effect with a brown hue, echoing the stone wall on the opposite side of the boulevard. The halls, activity rooms and bicycle rooms, differentiated by large trapezoidal bays borrowing from the vocabulary of arcades, punctuate the first floor.





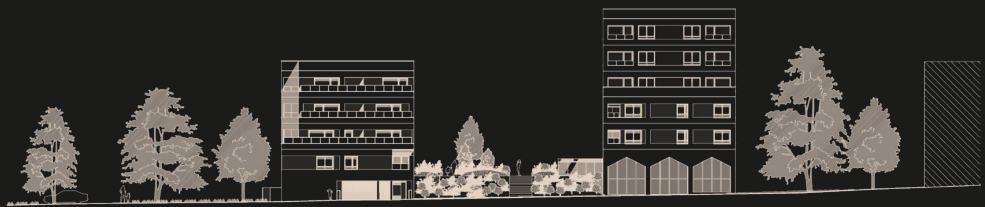
Based on a social rental loan (BRS) scheme, this program is exemplary in its social mix: 52 housing units, including 22 rental units, 5 controlled-access units, 9 free-access units and 16 units covered by the social rental loan scheme. With this in mind, the association Habitat et Humanisme Ille-et-Vilaine has fitted out 14 apartments and a third-living space in one of the Aviator's two business units. These units can be rented/sublet for a limited period of time under a temporary occupancy agreement.

Finally, as the ZAC la Courrouze (Joint Development Zone) is committed to sustainable excellence, and to better anticipate future housing regulations, a series of measures integrated into the development of new housing has resulted in the certification of a performance level specific to the district: NF Habitat HQE Courrouze.

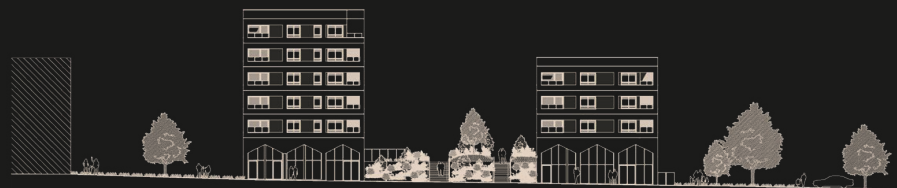
The Aviator, which is one of the first projects to be built in the Mermoz sector, is pushing the boundaries in terms of environmental quality, requiring all its operations to reach the «Excellent» level (9 stars), compared with the «Very High Performance» level (6 stars) for the rest of the ZAC.



Axonometry



South facade



North facade















Saint-Jacques-de-la-Lande — France

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The Aviator — ZAC La Carrouze







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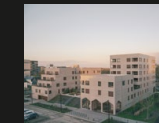
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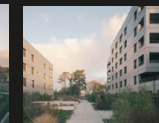
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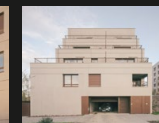
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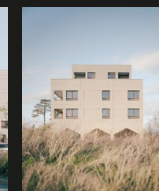
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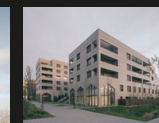
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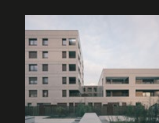
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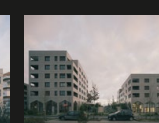
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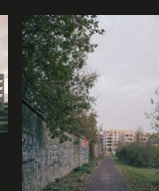
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