

The Balleydier Operation

Annecy, France

A Lake view

The “Balleydier Operation” on the Annecy Lake

Emilio Antoniol

Annecy is a French town in Haute-Savoie overlooking the homonymous alpine lake, located near Geneva, where many residents work. The development of the economy linked to tourism, which has characterized the area in recent years, has produced a significant growth in the city, both in terms of services and inhabitants. For this reason, the municipality of Annecy has launched an extensive building program¹, aimed both at the recovery of the existing buildings and at the construction of new residential and vacation buildings. In the historic centre was planned the recovery of two important historic buildings: the convent of Saint-Joseph and the cloister of Soeurs, close to a new public park. On the lakeside, on the other hand, was proposed a project for the recovery and expansion of the swimming pools des Marquisats², and was started a new urban expansion called *Projet Avant Scène*³, which is located along the Annecy Lake on one of the city outskirts hills. The *Avant Scène* project involves the construction of over 680 apartments and a 100-room hotel within a public park of over two hectares, which will also include parking and community services. The project therefore aims to densify both the residential part and the tourist service related to the Lake, relying on the beauty of the mountain landscape and the attractiveness that the Lake offers for many sports and recreational activities.

The Balleydier project area is located exactly between the historic centre and the *Avant-Scène* urban expansion: a long and narrow sloping area descends from the top of the hills to the coast of the Lake, offering a magnificent view over it. The presence of the Lake offers to the future inhabitants wonderful views of the mountain landscape which therefore become one of the main objectives to be pursued in the project. Its strategic position has led the project towards a mixed use: the area will host new residential buildings but at the same time it acts as a fulcrum and a connection element between the historic centre

1 Please refer to the website prepared by the municipality of Annecy, major projects section: <https://www.annecy.fr/215-les-grands-projets.htm> (accessed on June 2020).

2 See: <https://www.annecy.fr/224-l-entree-de-ville-secteur-des-marquisats.htm> (accessed on June 2020).

3 See: <https://www.annecy.fr/228-les-tresums-avant-scene.htm> (accessed on June 2020).



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1-3. The Annecy Lake in various seasons of the year. The lake is the real focal point of the project offering some of the most beautiful views in the Alps.

and the new urban expansion of Avant Scène, creating new services, paths and commercial spaces aimed at encouraging the development of the area. The possibility of building up to the edge of the lake allows also to expand the functional program with other types of public service located near the lake edge like spaces for entertainment, sport or leisure.

Projects strategies

The relationship with the existing building and its surroundings is particularly significant for the project. The project area is currently used as a public park and it has a prevalent development in the north-south axis. To the north, on the lakefront, is placed a services area that need to be implemented. To the south of the project area, which extends for about 300 m with a difference of over 6 m in height, there is a multi-storey residential building, built in the 1950s which, overlooking the lake, serves as the head of the project area. On the west side there is an already partially built area that connects the site to the city centre. It is an urban portion characterized by large green spaces that requires an overall redesign. At the same time, however, they act as a link between the project site and the city centre, establishing an important relationship with the convent of Saint-Joseph and the cloister of Soeurs. This relationship becomes even more significant due to the nature of the place which has strong differences in altitude. The project therefore also acts as a connecting element, through cycle-pedestrian connections between the town and the lake, offering crossing paths, far from vehicular traffic, and surrounded by greenery. The east side is instead characterized by the new construction of the Avant Scène district, which is also located on a slope hill that rises to the south. Between the two sites, a road connects the neighborhoods of the southernmost areas with the main street that, passing along the lake, leads to the city centre. The aspect of the streets network, with the presence of two large and heavily trafficked roads that cut the project area, becomes an important element in the relationship between the project site and the lake, creating a clear separation between the two parts. Considering the need to maintain the two roads and to create important parking ar-



For new residences and shops, all the projects have tried to use the difference in height to hide the access roads and reduce their visual impact, trying to promote cycling and pedestrian mobility within the project areas.

Three design goals

The design phase started with three specific needs. The first was to build a relationship and a connection between the different parts of the city, currently separated by important differences in height that create discontinuity. Multi-storey housing solutions were therefore placed on the area, characterized by a progressive slope from south towards the lake. In some projects, this choice made it possible to maintain a sufficient height to “bypass” the street and to connect the portion of the project area near the lake. The second requirement was to ensure the view of the lake, that is the real focal point of the area, to all the apartments. For this reason, the projects have been developed on staggered levels, choosing the building orientation in order to allow maximum visibility of the surrounding landscape from each dwelling, so increasing their value and quality. For the same reason, each suite has been equipped with large terraces or covered loggias, in order to maximize the useful space even outside the building. On the lower floors, a basement was built in order to contain the underground park and commercial and service spaces. In this way, the third primary need was also solved: to build a system of

4. Different connection strategies between land and lake. The public space can be used as a path to connect the residences with the services located in the lake area, or the residences can constitute an inhabited path towards the lake. Students: Jessica Alberti, Chiara Piccini, Elena Tamiazzo (left) and Cindy Lim, Perrine Vemclefs (right).



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relations, mainly pedestrian, between the different levels of the area. This was achieved by designing a system of public spaces and elevated walkways that allow to connect, in a functional way, the public spaces at the basement level to the residential part and vice versa, maintaining an high degree of privacy for residents. Finally, the projects attempted to develop the public part of the functional program in the area near the lake, where public facilities, an auditorium, spaces for exhibitions and conferences and spaces equipped for sport and leisure were placed. The goal was to restore the continuity of this part of the city with the existing settlement principle of the historic centre, defining a threshold between the contemporary and the historic city and, at the same time, offering to the residents the best perspective on the natural landscape of the Alps.



Project Sheets

a.a. 2017-2018

École Nationale Supérieure d'Architecture Paris Val de Seine
prof. Hervé Dubois

Escuela Técnica Superior de Arquitectura, Universidad de Sevilla
prof. Sara De Giles Dubois, José Morales Sánchez

Università Iuav di Venezia
prof. PierAntonio Val



Cindy Lim
Perrine Vemclefs

a.a. 2017-2018
École Nationale Supérieure d'Architecture
Paris Val de Seine

The project proposes to rediscover what was once the historical boundary of the city of Annecy with its landscape by creating a linear building-neighborhood whose roof offers a public promenade. This walk extends horizontally the urban soil of the boulevard de la Corniche towards the landscape of Annecy's lake and opens onto an urban park that accompanies it, highlighting the Tresums building built in 1951 by Robert Cottard in a modern urban planning summary.

The complex detaches to the south the development of the contemporary suburb identified by the recent residential operation designed by Christian de Portzamparc. The proposed built complex mixes dwellings and public or common spaces in a series of full and empty spaces, making the whole appear not as an opaque limit but rather as a permeable urban fabric whose association with the Park ensures the transition between historic city and contemporary extension.

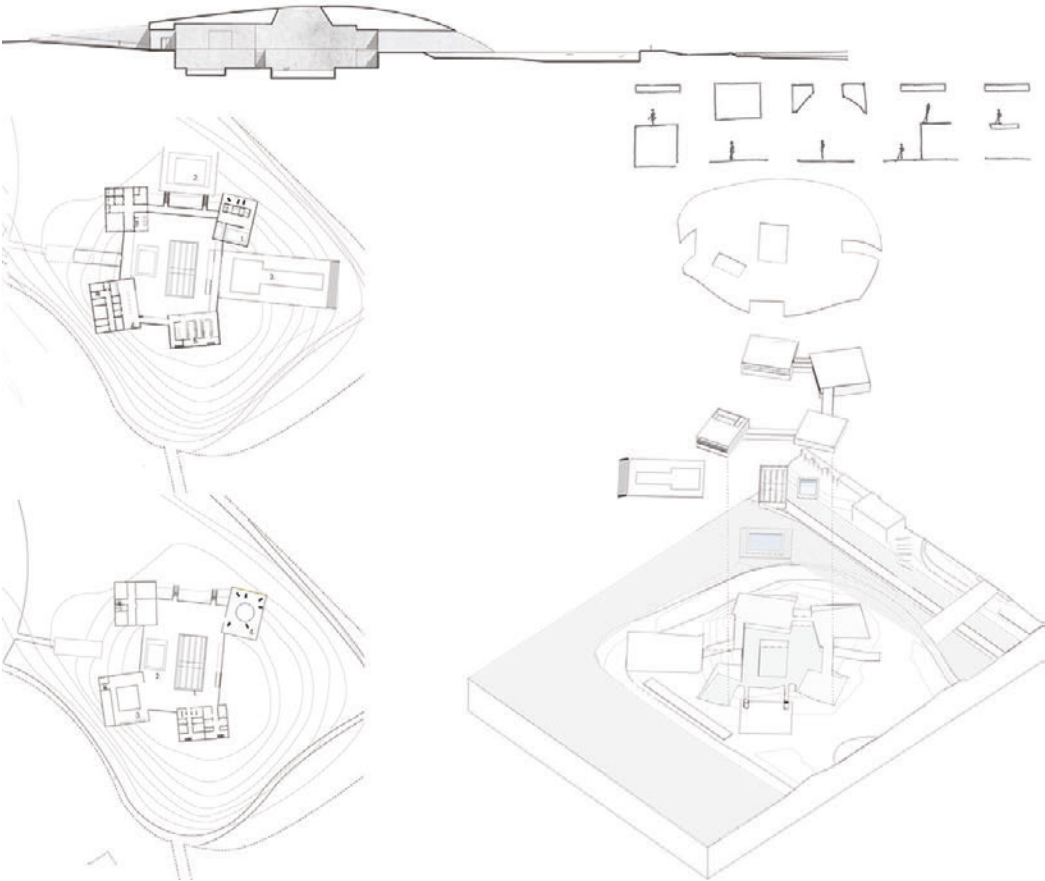
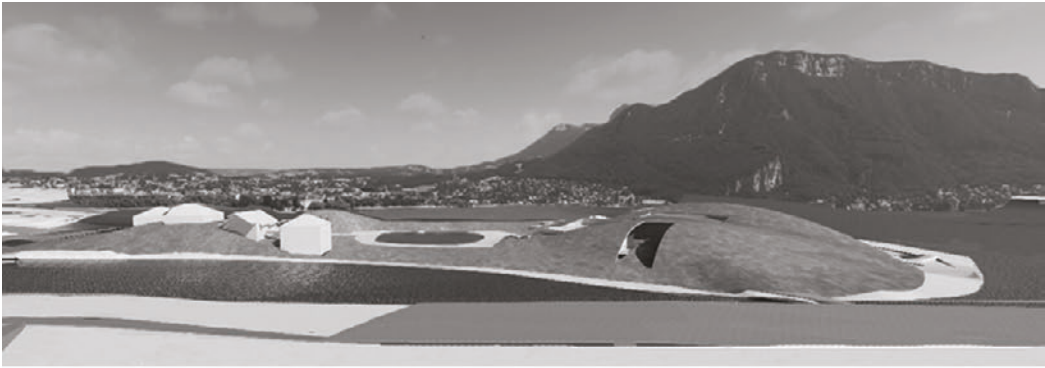


Steven Aubois
Aurelien Dour

a.a. 2017-2018
École Nationale Supérieure d'Architecture
Paris Val de Seine

This project deals with the site marking the entrance into the old town of Anney by distinguishing two sectors of intervention. The surroundings of the former convent, located on the edge of the old fabric and overhanging by about 6 meters compared to the lake, whose direction gives a founding geometry of the project and allows the constitution of a belvedere associated with public facilities. On the other side the direct approaches to the shore, today occupied by parking spaces

and private houses. This part of the area is dedicated to collective dwellings combining various typologies with courtyards forming a new district in continuity with the park and Robert Cottard's «bottle locker». These devices try to constitute, at the territorial scale, a chaining "Quinconce" on both sides of the access road of three major urban voids, two oriented towards the lake and one to the entry into the historical centre, in a sequenced relationship with the alpine landscape.



Calypso Poret

a.a. 2017-2018
 École Nationale Supérieure d'Architecture
 Paris Val de Seine

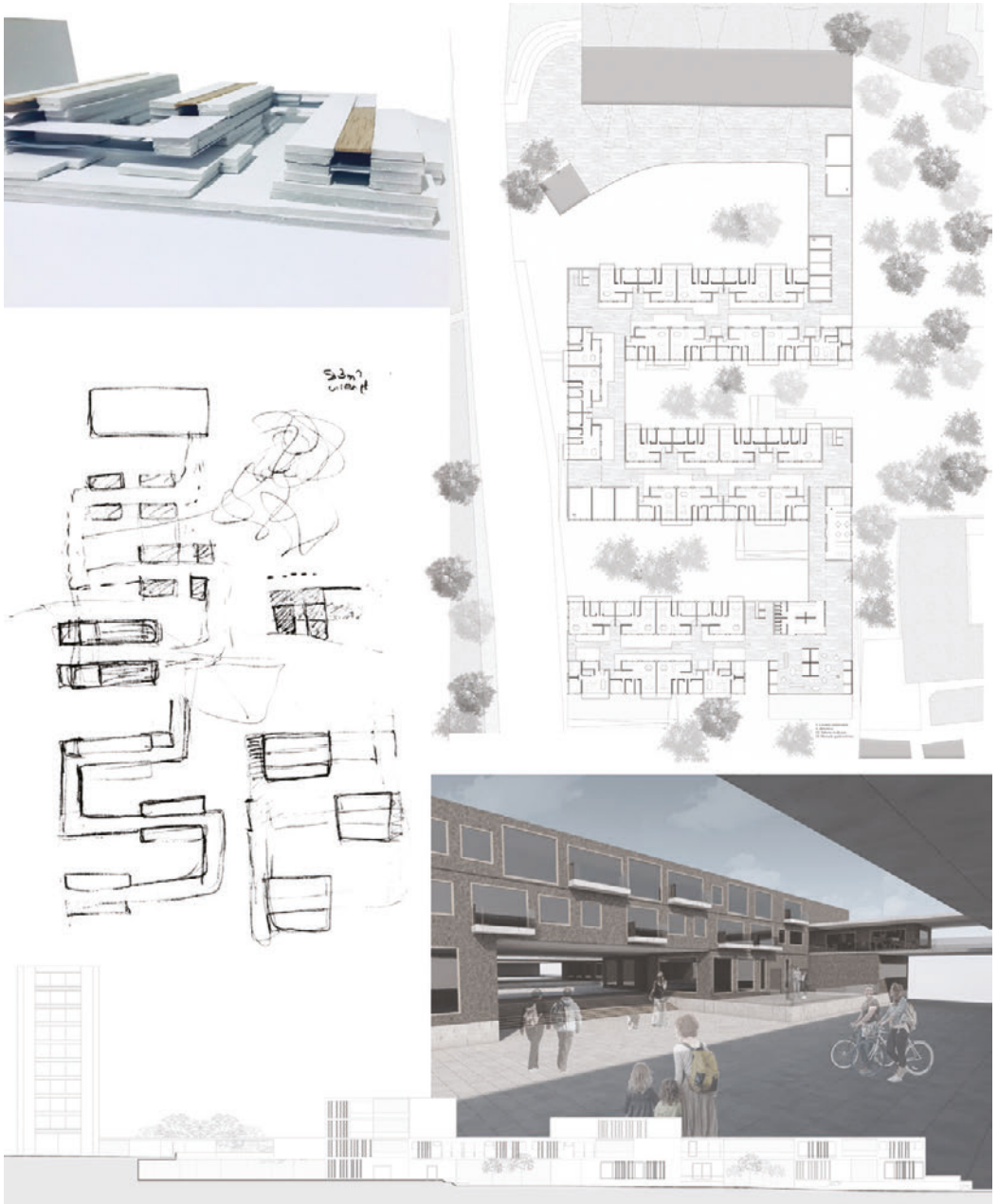
The project is started by the definition of a new topography of the bank to restore a continuity of soil accompanying the delineation of the shore.

The full-empty relationship is reversed and the old pavilions whose facades are preserved become so many gardens in patios dedicated to childhood activities.

To the south a new nautical centre is drawn in this new ground and establishes its relationship to the landscape through openings

and frames. Natural illumination of different basins and services are provided by public spaces opened to the sky.

The new soil is accessible and allows to vary the relations to the lake according to the altitude relative to the surface of the water. It confirms the principle of a park-shore developed on the entire northern bank of the lake that gives its identity to the city of Annecy while allowing the implementation of recreational facilities in direct contact with water.



Génesis Pérez Montero

a.a. 2017-2018
Escuela Técnica Superior de Arquitectura
Universidad de Sevilla

We are located in front of the one of the most important icons of the city, the Lake of Annecy.

The project, due to his strategic position, explores the possibility of opening up to this lake through meandering routes. Both vertical and horizontally, the proposal goes gradually from the most porous spaces to the densest, looking for a balance between the interior, private areas and the public connections with the surroundings.

The residential area develops a series of spaces that are compatible with the private and the public use. The proposal wants to take advantage of the topography of the place to organize easily the complexity of uses. Three levels are defined, with the support of the existing building, creating a balanced connection.



César Caminos Fernández

a.a. 2017-2018
 Escuela Técnica Superior de Arquitectura
 Universidad de Sevilla

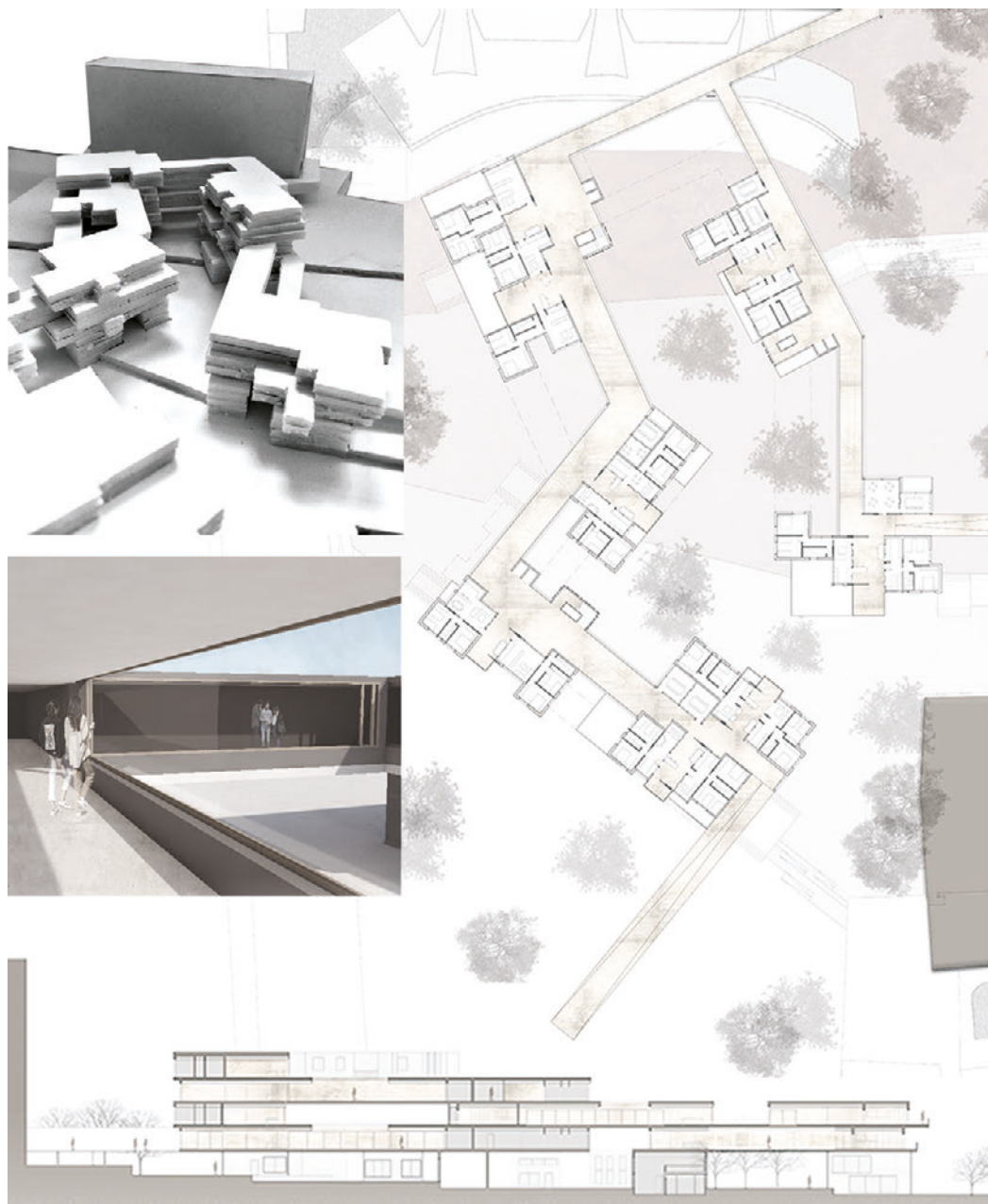
The aim of the project is to show the idea of "land art": the total or partial transformation of a specific natural environment to the artistic thought an action.

The project wants to connect directly the physical environment with nature, respecting the natural slope of the area without transform it.

Therefore, small underground houses have been connected with open underground streets to allow the entry of natural light

into houses. So each home has a direct contact with nature in the city.

To conclude, small shops and offices have been created to give life to these underground streets.



Claudia Sabán Reyes

a.a. 2017-2018
Escuela Técnica Superior de Arquitectura
Universidad de Sevilla

This area located near the lake in Anney presented us with a major challenge: how to connect the existing city with the new residential complex.

This space requires a connection-based intervention, so we designed a public and porous ground floor, which invites passage and allows you to go up to the upper floors. Connection paths between public spaces were developed to encourage people to walk through the building, visiting

its different parts. The strategy changes at the higher levels: there is a gradual transition from a public path, full of commercial activities, to a shared space for residences, to reach, finally, private homes.

Programmatically, the project consists of a residential building, but to break the traditional concept of a dwelling, it develops a flexible area, where several families can share time and space.

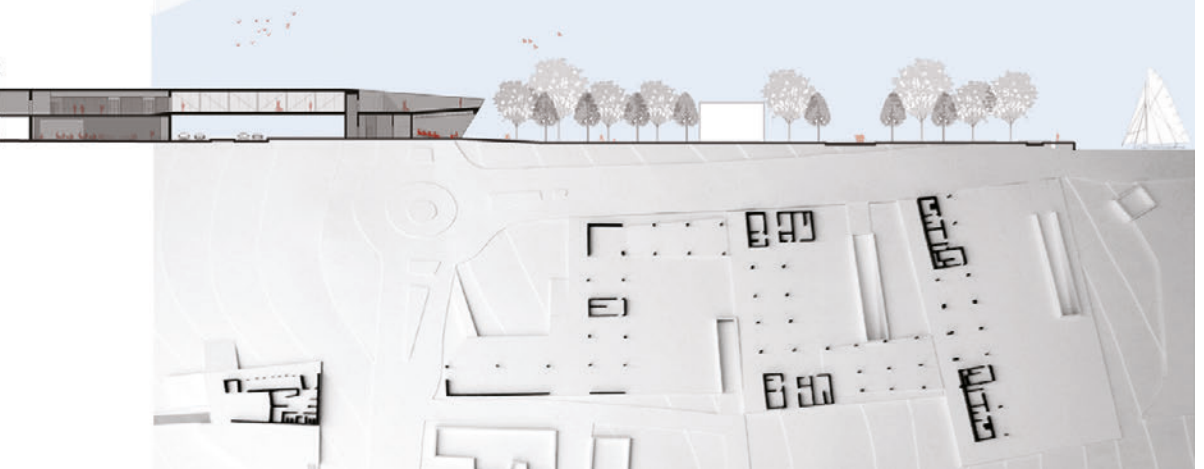
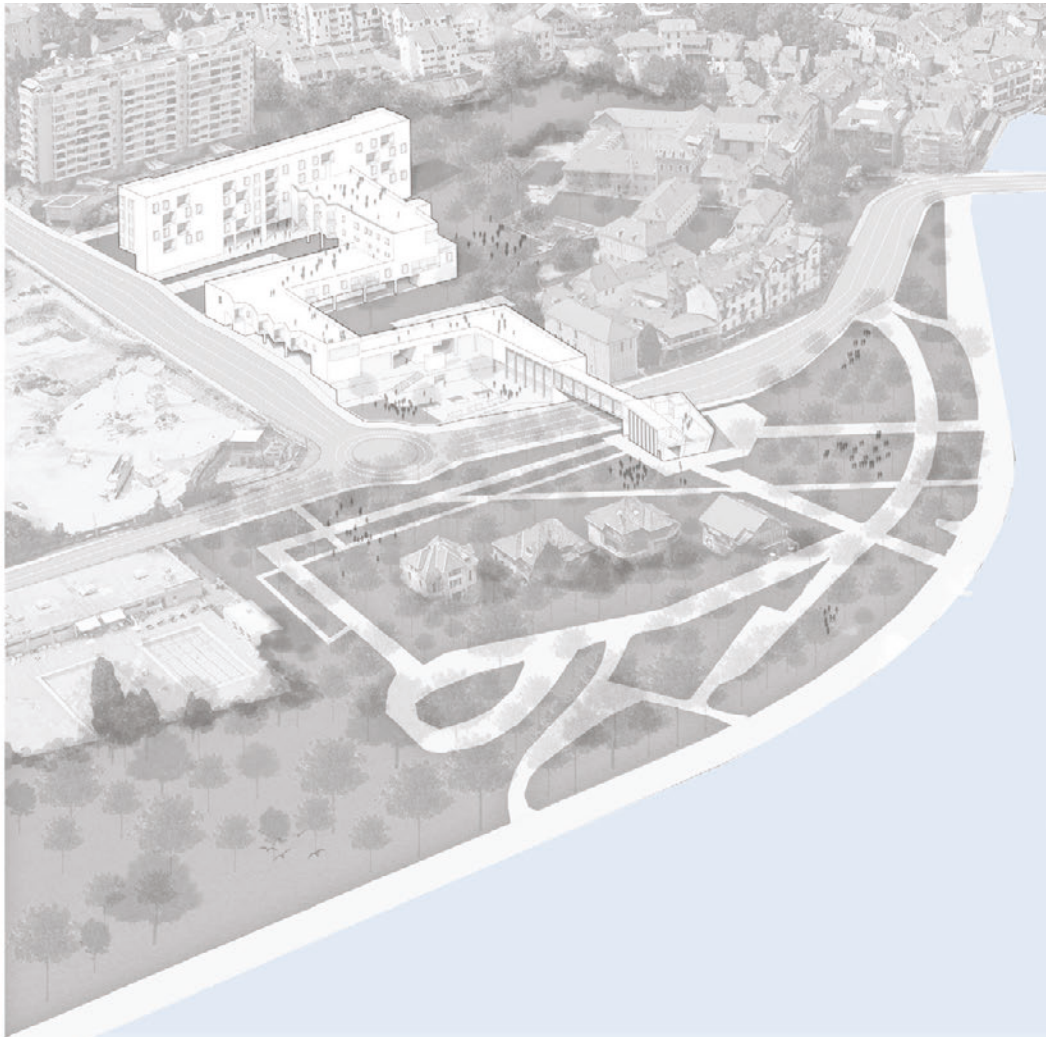


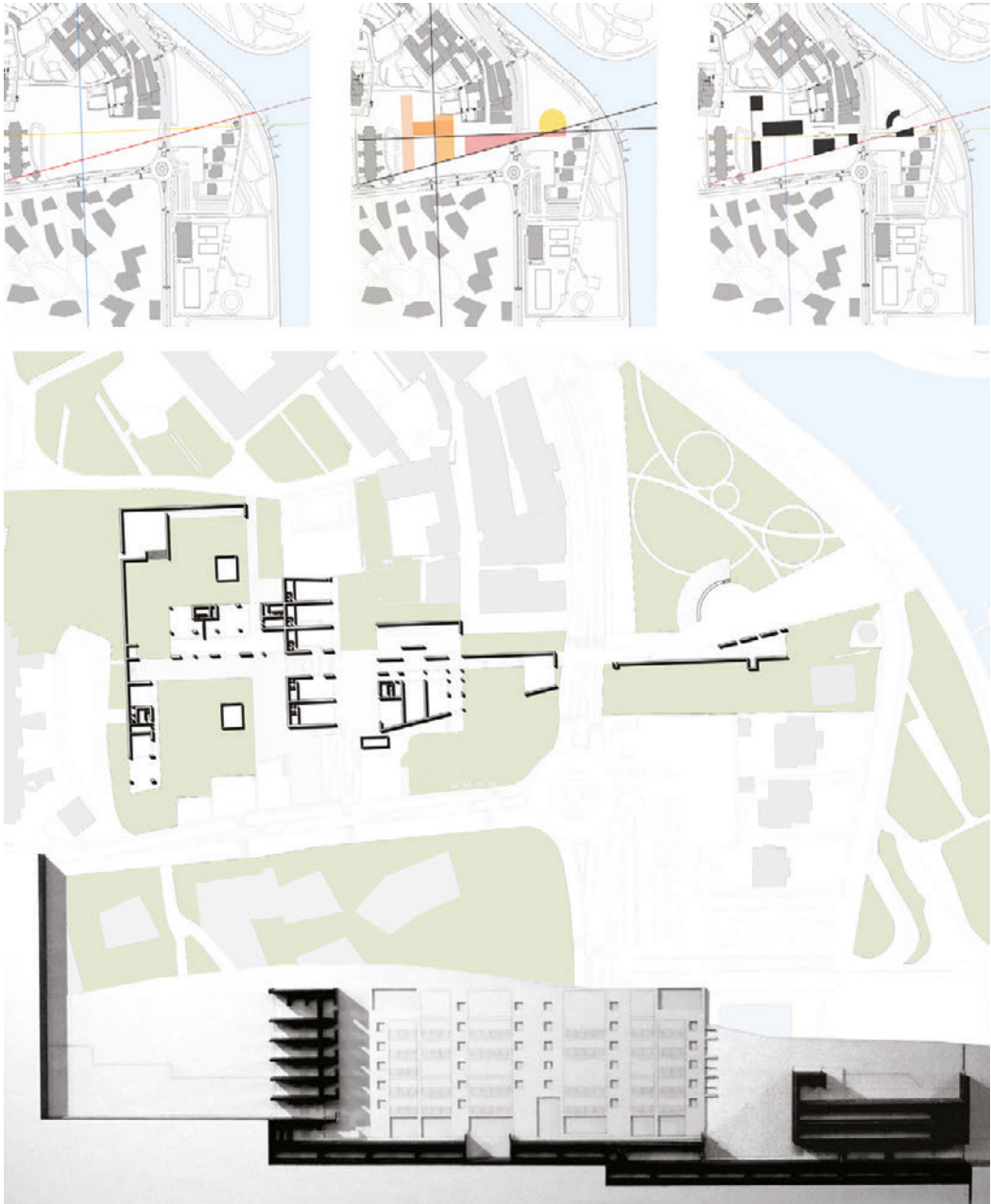
Samuele Perina
Alessandro Puglierin
Marco Zullato

a.a. 2017-2018
Università Iuav di Venezia

The project represents an excellent opportunity to connect a residential area to the public zone in front of the lake. The architectural project represents a single entity with commercial spaces, different services and living areas. The "snake's head", dominating all the green area and the Annecy's Lake, is an auditorium. The initial idea was to create buildings with different height and width in order to get a connection between the lake and the big construction

behind. As it get closer to the lake, all the buildings decrease their height, to ensure the continuity of the uneven ground. The project includes three underground blocks as parking areas in order to create some public spaces on the ground floor. Living areas and public terraces are created by perpendicular volumes connected to the "snake", making a "promenade" that starts from the first building for reaching easily the lake.



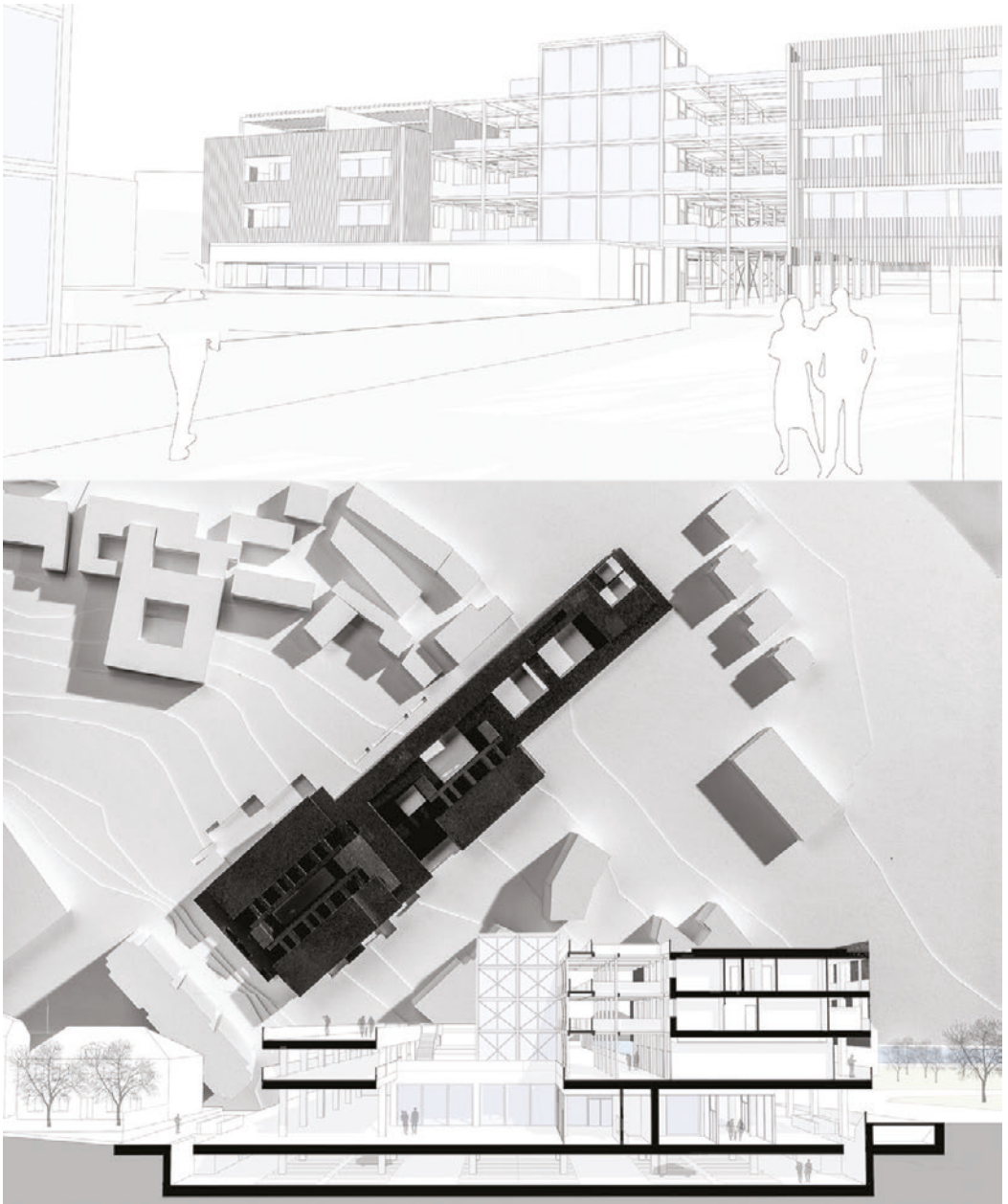


Jessica Alberti
Chiara Piccini
Elena Tamiazzo

a.a. 2017-2018
Università Iuav di Venezia

The initial approach to the project took place through an initial study of the spaces involved, observing the context and the function that structures should play. The plans of the area have been studied, observing the differences in height, the proximity to the lake and to the city. To achieve our project, three guidelines were drawn. They have shaped our buildings and they allow us to relate both the historic centre and the lake. Our project

includes three main buildings used for both residential and commercial use in the area, while at east, near the lake, there is a building for exhibition use which it relates to the other area through a walkway. This walkway follows our main axis which wants to connect the building of modest size already existing with the lake, which is the point of reference for our choices design.



Federico Bonomo
Maurizio Garzetta
Ermanno Zulian

a.a. 2017-2018
Università Iuav di Venezia

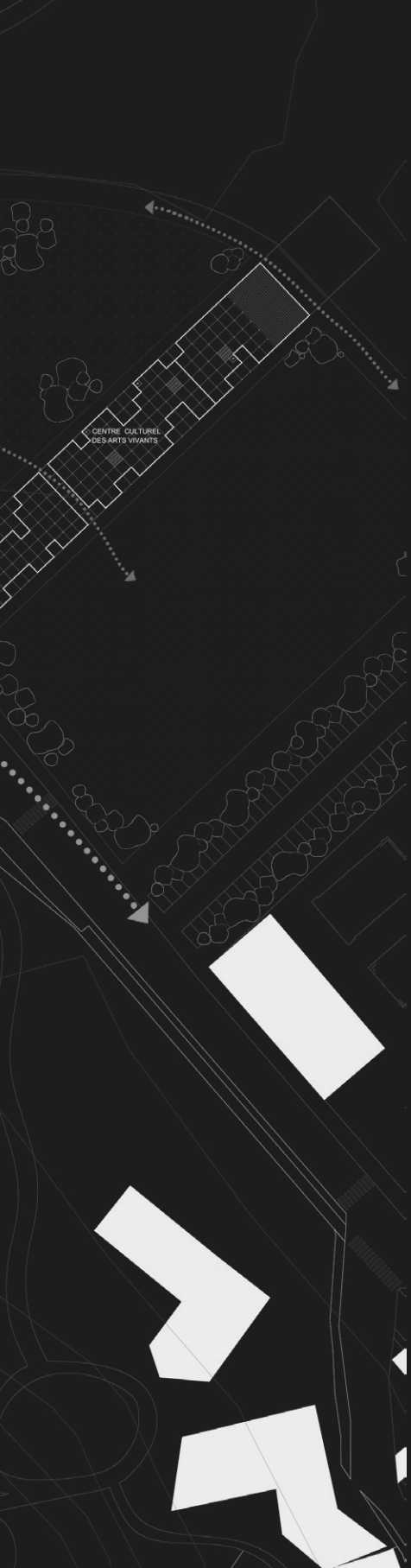
The project is conceived as a large service basement plate (commercial and park) that connects the hill to the lake where the plate ends with some public services. Above the plate, which becomes a large terrace overlooking the lake, there are three apartment blocks whose visual focus is facing the lake. For this reason, the access paths are located on the internal fronts, while large loggias and windows, overlooking the lake, are opened to the outside.



CENTRE
JEUNESSE
1600m²

COMMERC
BOUTIQUES
2100m²

COMMERC
BOUTIQUES
2100m²



PROJECT TEAM

Sara De Giles Dubois is PhD architect and professor at the architectural project department at the School of Architecture in Seville since 1999. She has given lectures and been visiting professor at many national and international universities, such as Ecole Nationale d'Architecture Paris Val de Seine (France), USAT of Chiclayo (Peru), International University of Catalunya (Spain), University of Applied Sciences Hochschule Bochum (Germany) and Washington University in Saint Louis (USA). She joined the architectural firm MGM Morales de Giles arquitectos, with main office in Seville and branch office in Paris, as partner in 1998.

Her work has received national and international recognition, and she has won numerous architecture competitions and awards. Her work has been exhibited in national and international exhibitions, including Venice Biennale. Her work has been widely published in books and in national and international magazines of architecture.

Hervé Dubois is an architecte, graduate from the Paris-Belleville-school. Associate of Philtre workshop from 1983 till 2008, then free professional. He wins the albums des jeunes architectes in 1990 and then realized several social housing buildings and public equipments in and outside Paris published in french and few international reviews. He was assistant teacher at the Geneva school from 1990 till 1994 then teacher at ENSA Lille till 2008, at ENSA Marseille till 2015 and at ENSA Paris Val de Seine until today where he teaches and preside the pedagogical and research council. He is also visiting professor at the Politecnico di Milano till 2013. From 2008, he is also State Consultant Architect first in the department of Indre, now in French Guyane.

José Morales Sánchez is PhD architect and professor at the architectural project department at the School of Architecture in Seville. In 2006, he received the first prize FAD Award for research and criticism. He has been visiting professor at many universities, including the International University of Catalunya in Barcelona (Spain), Navarra University (Spain), Bochum University of Applied Sciences (Germany) and Washington University in Saint Louis (USA). In 1985, he founded the architectural firm MGM Arquitectos – now called MGM, Morales de Giles Arquitectos – with its main office in Seville and a branch office in Paris. His work has received extensive recognition and it has been included in national and international exhibitions, including the Venice Biennale. Morales' work has been widely published in books and international architecture magazines and in monographic books.

PierAntonio Val teaches Architectural Design at the Università luav di Venezia. From 2000 to 2003 he taught at the School of Architecture at the Politecnico di Milano. He has participated in various educational programmes and held conferences in Italy and at universities abroad. His research focuses on the relationship between architecture and context, between theory and practice,



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1. José Morales Sánchez, Sara de Giles, (MGM Morales de Giles Arquitectos), Renovation of five dwellings in the populo district, c/ Fray Félix, 3, Cádiz, Spain, 2004-2007. Promoter: EPSA Junta de Andalucía. Office for the Rehabilitation of the Historical Centre of Cádiz. Photo by: Jesús Granada.

2. Hervé Dubois, Philippe Vion. Low Cost apartments, Quartier de Méan - St. Nazaire, 2008.

3. ENSAPVS, photos of the French students at the end of the Collective Review in the presence of all the course professors international team.

between educational goals and professional demands. His work incorporates the perspectives of several disciplines and strives to address the rapidly changing tradition of architecture. He has participated in numerous national and international competitions, as well as various architecture exhibitions in Italy and Europe. Some of his drawings are part of the International collection of Modern Architecture of the Beaubourg Museum. He is scientific director of research, author of monographs and member of scientific committees of editorial series.

Marta Andrei is an architect. She received a Master Degree in Architecture for the New and Old in 2017 and a 2nd level Master in Urban Regeneration and Social Innovation in 2019 at the Università Iuav di Venezia. She collaborated as teaching assistant at Università Iuav di Venezia in the Integrated Architecture Laboratory from 2016 to 2018 and in the international architecture workshop “Hypothèse(s) pour Paris XIII” in 2018 promoted by the ENSAPVS University of Paris. She collaborated in the editing of the publication “Leçons Parisiennes d’Architecture” in 2018, by PierAntonio Val. She deals with urban regeneration processes realized by social innovation strategies and community engagement projects.

Emilio Antoniol is an architect, PhD in Building Technology. He is a research fellow at the Università Iuav di Venezia. He carries out teaching activities at Università Iuav di Venezia and Università degli Studi di Udine. He collaborated as teaching assistant at Università Iuav di Venezia in the Integrated Architecture Laboratory in 2017-2018. He worked at the architectural firm Architetti Associati Ricci Val. He is author of essays and articles in scientific journals. He is editor in chief of the scientific journal OFFICINA* and founder of the publisher Anteferma Edizioni.





agosto 2020
PRESS UP Roma

For more than 8 years, long before distance learning became a widespread constraint in recent months, for COVID-19, an international group of professors, from various European universities, has gradually wanted to put “online” the study to share thoughts and experience, using IT tools for e-learning.

The network was formed with the intention of building a low-cost international comparison, supplementary to traditional teaching. It was born to cross research and teaching, the themes and the respective experimentation places, in different and subsequent academic years. The network brings together more than a dozen professors from various universities, not only in Europe. While the number of those who have been indirectly involved is higher. This book is the second moment of reflection. The titles and subtitles in the form of slogans in the index of the book build a taxonomy: Metamorphosis of living, International network, Changing the present, Open project, Pietas Latina, Ginzburg 2015-2020, Architect-professor, A reversed archeology, The space explains the times, Potential spaces.

They define the field of interest and the reasons that gave birth to the international group.

Everything happens in the common belief that the architectural project is not only a solution for a place, but is also an analytical tool, to describe the context. It is an effective reflective hermeneutic tool of itself, to be examined, however, only if it is critically confronted with the metamorphosis of civil reality, with the world, with which it must necessarily dialogue in order to modify.

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