

REVERSED ARCHEOLOGY

edited by PierAntonio Val

International Network of **Research** and **Teaching**

GINZBURG 2015-2020



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The International Network of Research and Teaching - INReTe wants to be a platform for critical dialogue, for ordering and comparing didactic and research experiences. It aims to offer an open space for reasoning where stimulate the interconnections and the comparison between different knowledge and skills on the project.

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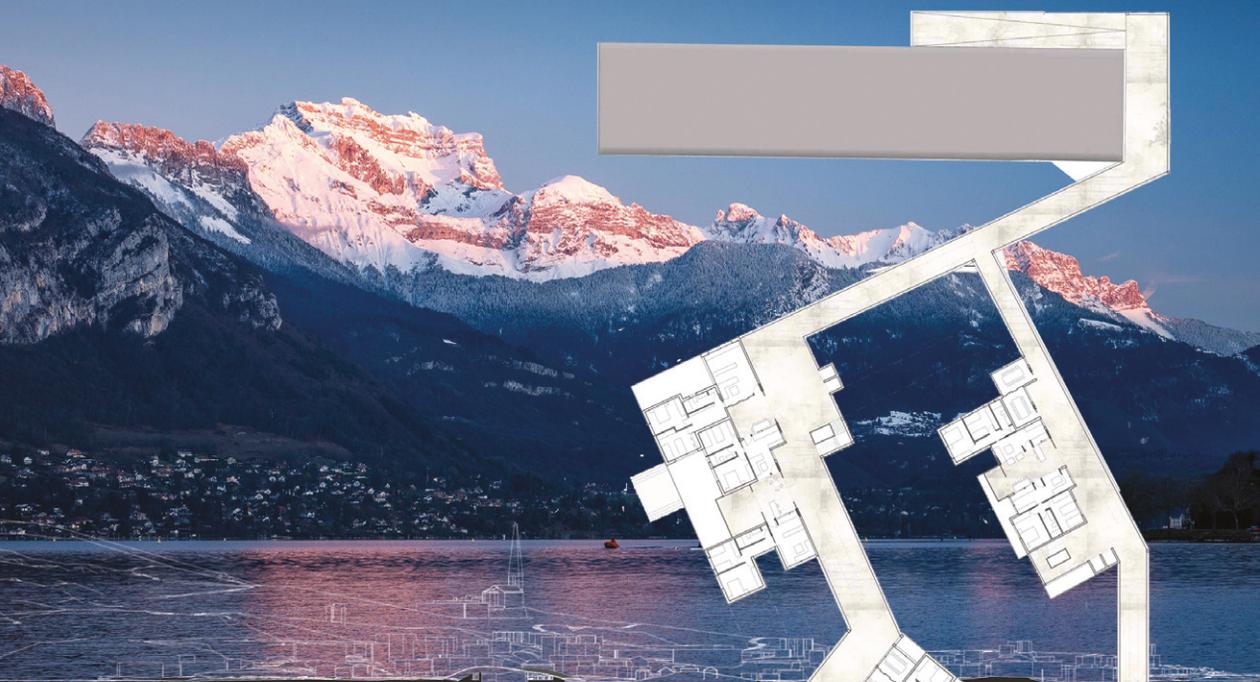


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The Balleydier Operation

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).



1



2



3

1-3. The Anney 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-

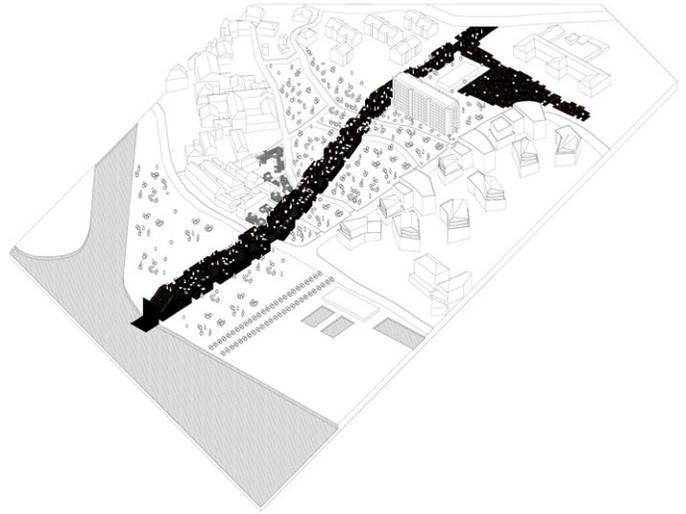
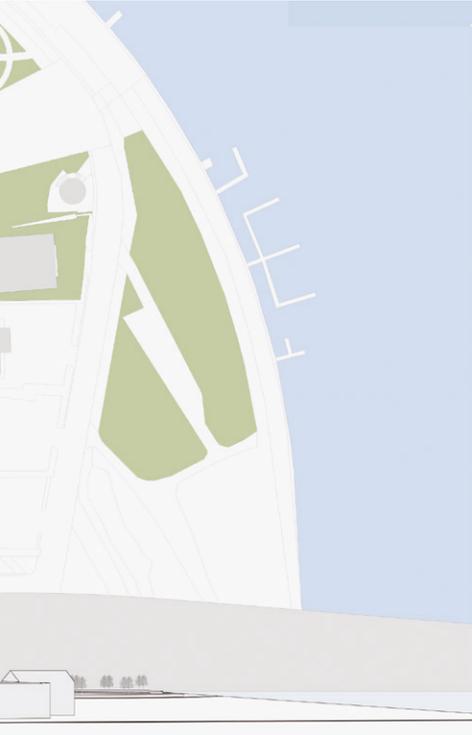


For new residences and shops, all the projects have tried to use the difference in height to hide the access roads and reduce their visual impact, trying to promote cycling and pedestrian mobility within the project areas.

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.



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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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