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Modern Co-owned Properties: Architectural Heritage challenged by the Climate Transition

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► To cite this version:

Fanny Gerbeaud, J. Kent Fitzsimons, Aline Barlet. Modern Co-owned Properties: Architectural Heritage challenged by the Climate Transition. ICOMOS GA2023 "Heritage Changes", Aug 2023, Sydney (AUSTRALIA), Australia. ICOMOS GA Proceedings. halshs-04213257

HAL Id: halshs-04213257

<https://shs.hal.science/halshs-04213257>

Submitted on 21 Sep 2023

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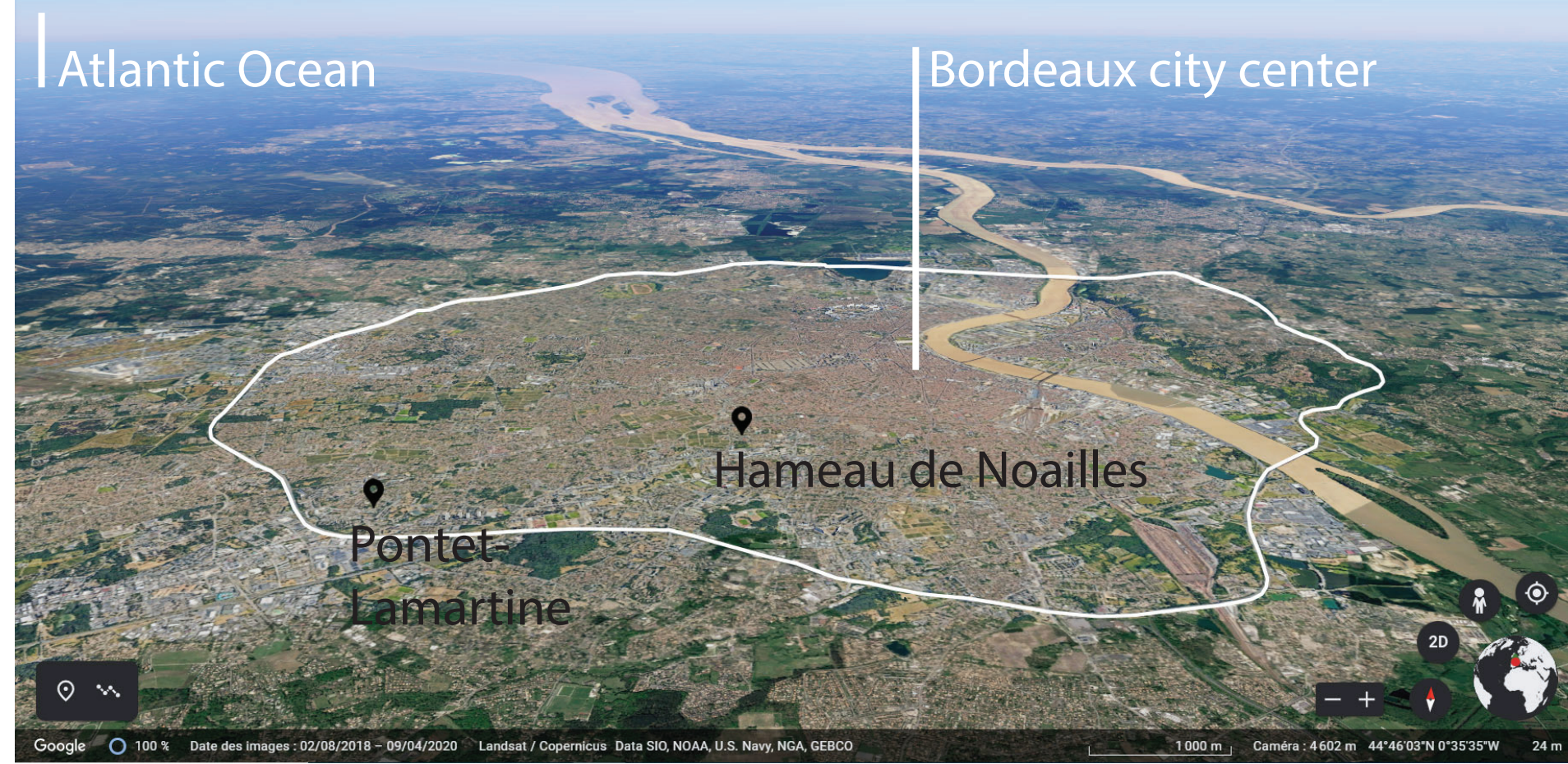
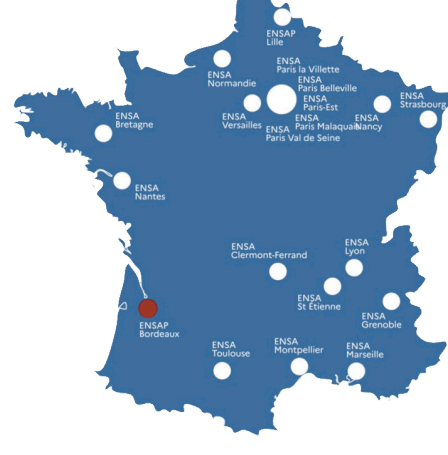
Fanny Gerbeaud, Kent Fitzsimons, Aline Barlet

Ecole Nationale Supérieure d'Architecture et de Paysage de Bordeaux - ID 419

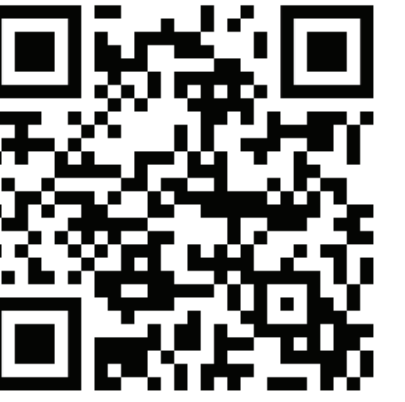
REDIVIVUS RESEARCH PROGRAMME | 2016-2021
FUNDED BY THE FRENCH MINISTRY OF CULTURE

REPUBLICAINE FRANÇAISE | ENSAP | GRECCAU | PAVE

KEY-WORDS: Interdisciplinary research | interviews (inhabitants, stakeholders...) | socio-spatial analysis | thermal and solar measurements | workshops



MODERN CO-OWNED PROPERTIES: ARCHITECTURAL HERITAGE CHALLENGED BY THE CLIMATE TRANSITION



In Bordeaux (France), Post-war Housing neighbourhoods and infrastructures once symbolized progress, modernity and quality of life. Now facing the climate transition, these co-owned districts are commonly seen as energy thieves under the threat of destruction.

Far from being outdated, though, several emblematic post-war neighbourhoods are being adapted to nowadays uses and climate challenges, thus offering interesting features and options for both resilient and preserved urban environments.

RESEARCH AIMS

> UNDERSTANDING WHAT 'HERITAGE' AND 'SUSTAINABILITY' MEAN IN POST-WAR RESIDENTIAL DISTRICTS

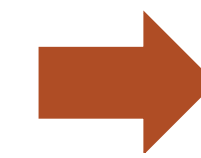
> DEFINING GUIDELINES TO UPGRADE THESE NEIGHBOURHOODS IN LINE WITH CLIMATE CHANGE

AN UNDERESTIMATED HERITAGE, SEVERAL THREATS...

+ A REAL QUALITY OF LIFE
Use quality, functionality, modular spaces, views...

+ ARCHITECTURAL QUALITY
balancing some unsatisfying thermal conditions

+ URBAN GROWTH = SOFT MOBILITIES & AMENITIES
in preserved environments



SECURITY & LAND USE ISSUES IN SHARED SPACES
LOW INTEREST IN HERITAGE PRESERVATION
AGING BUILDINGS
LAND PRESSURE & COST



PONTET-LAMARTINE (Pessac) 28 patio row-houses | Architect: Pierre Calmon (AUA33) | construction:1970-71



HAMEAU DE NOAILLES (Talence) 40 villas -140 flats | Architects: Lajus, Courtois, Salier, Sadirac | construction: 1968-73

"Some new owners don't realize it's something... We may tell them it is labelled on the World Heritage list, it doesn't make sense for them, they don't care about it"
house owner – Hameau de Noailles



"The co-property requires to loosen the rules [...] If we don't adapt, the hameau will become a ruin, nobody will want to buy or live there"
house owner – Hameau de Noailles



"We were all the more happy to live in Pontet-Lamartine during the lockdown. Many inhabitants from the surroundings came to walk the dog or relax outside, in the park, there are no other open green spaces around"
house owner – Pontet-Lamartine

GOALS OF THE EXPERIMENTAL PHASE

> ADDRESSING SOCIAL, CULTURAL AND TECHNICAL ASPECTS ALLTOGETHER

> GETTING TO KNOW (BETTER) THIS HERITAGE

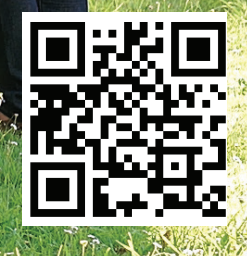
Gathering experts, inhabitants & stakeholders

Sharing knowledge on buildings adaptations / climate transition / modern heritage

Discussing everyday challenges and maintenance



watch the research video here ->



> ENHANCING THE STAKEHOLDERS' COMMITMENT TO BOTH PRESERVE & ADAPT THESE NEIGHBOURHOODS

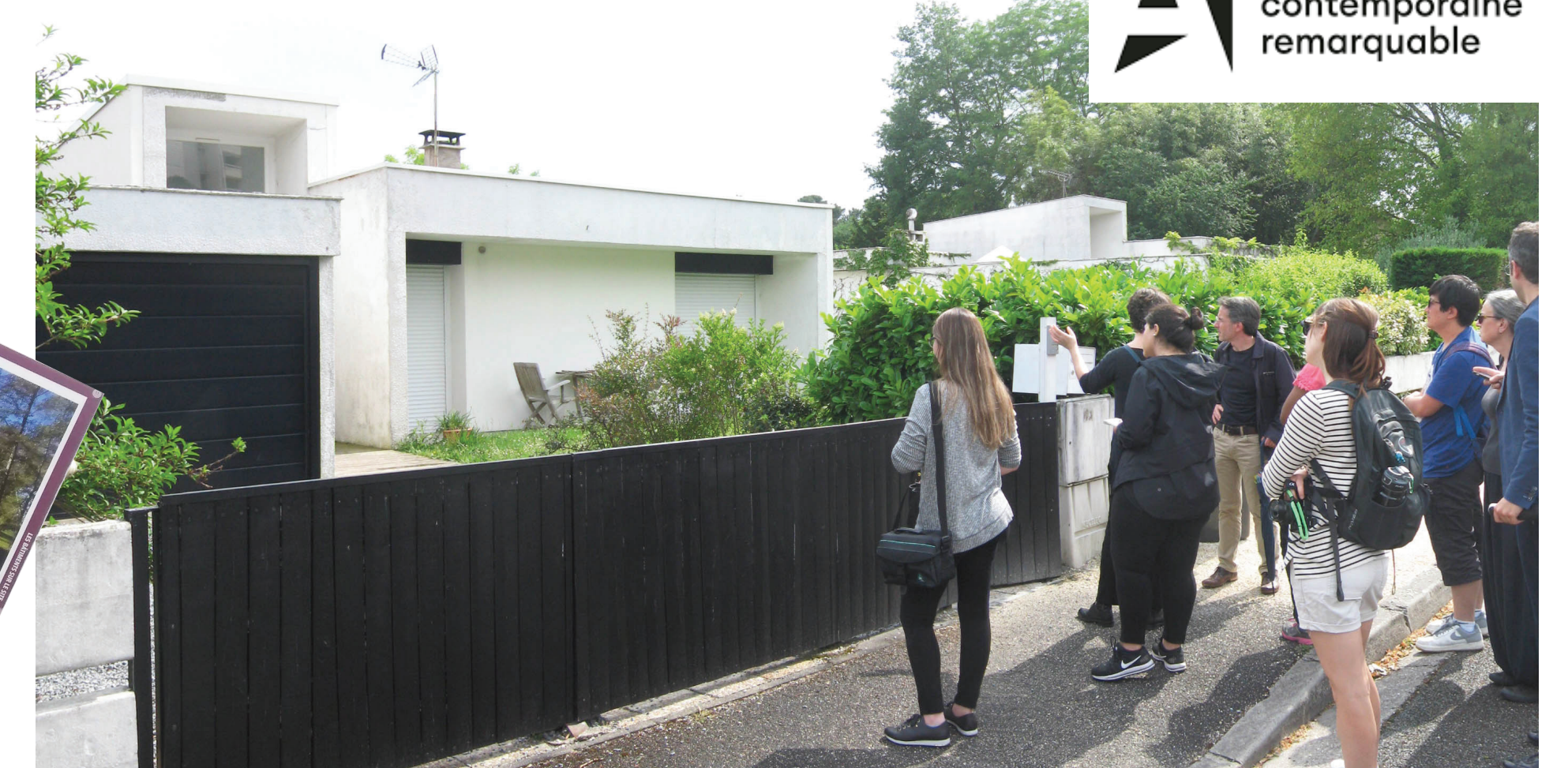
Testing tools to raise interest

Involving and training architecture students, heritage and construction experts

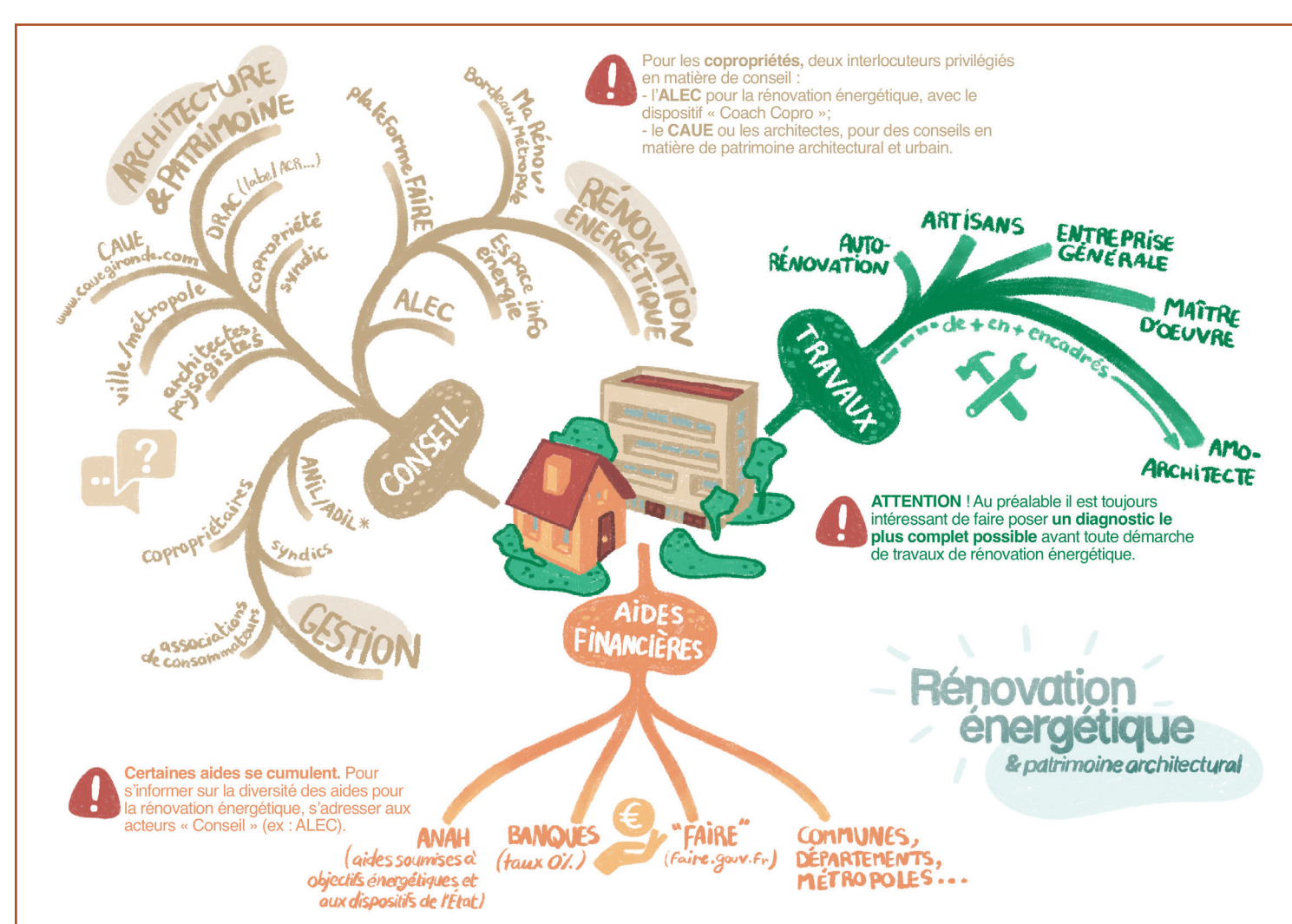


GOING FURTHER WITH MODERN DISTRICTS UPGRADING & HERITAGE PRESERVATION

ENSAP Bordeaux takes part in the national 'ACR labelling campaign', allowing for co-owners to get helped in their district's preservation and retrofitting projects. After the REDIVIVUS research, co-owners intend to experiment bio-sourced materials for energy renovation.



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Scientific Symposium



<https://icomosga2023.org/>



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