Belario 大楼综合体

公司: 古美商铺及商务有限公司

Area: 法国

Type: 住宅

Label: 酒店、公寓、餐饮

The challenges of the project

This is an important project for the City of Montpellier and its development agency, the SMUR, as it holds a strategic position between the city's hyper-centre, characterised by its esclusively residential, and new surrounding districts that have appeared in succession. Its particular position is in fact on the prow of the Nouveau Saint Roch development zone, and the first of the zone's projects to be completed. To characterise this zone, the city highlighted the importance of a diversity of programmes, which our team interpreted as a hybrid project, interweaving two hotels, apartments, a seminar venue and an independent restaurant.
The site, the contact

The site is right opposite Montpellier’s central Gare Saint-Roch train station, and the BELROIA is the first building you see as you come out of the station. The north terraces of the station overlook the project.
The mazzing
The small site led us to stack up the functions, literally one on top of another, sharing some of the vertical circulation between different elements of the programme. The complex triangular form of the site led us to design a continuous volume with a succession of folds that unfurl along the north and the east facades, topped by a wide bridge along the south facade. At the middle of these folds is set a large hollow volume, orientated to the south and sheltered by the bridge that overhangs it. This magnificently conch shell-like form is an extra element, a meeting place for all the users of the different programmes, a café with a terrace looking out over the train station, which faces us.
一个围绕公共空间的项目，中心是实体

在这个特定的例子中，几乎所有的街区都是为建筑的用户而设计的，也必须提供一个共享空间，这个空间不仅来自各个不同的项目，而且也是整个社区的共享空间。这个共享空间的特征是直接的公共空间，而不是仅仅提供给这个项目的用户。这些共享空间的公共空间，是在开发区的每一座建筑中提供一个大的“共享”城市空间的一种方式，也是定义这个新社区的身份和凝聚力的一种方式。

*图解图 Section

A project designed around public space, and hollows rather than solids

In this particular project, the almost immediate aim was to create, to orchestrate, and to provide an external space for all the building's users, from each of the different programmes but also from the entire neighbourhood. A neighbourhood characterized by the station and its thoroughfare, by the nearby historic city centre, and by the future programmes that will gradually appear within the development zone. Providing this majestic communal space was a way of giving a magnificently "shared" urban room in the very first building constructed in the development zone, a way of positioning the level of engagement and ambition of this new neighbourhood.
Around our ‘urban stage’, layers of different programmes

The ground floor of the project tucks in along the retaining wall of the Pont de Seta road bridge and aligns with the two other edges of the site. It is consequently partially below ground and on ground along the bridge side, more generously open on the east and south sides, where it incorporates the entrances for each programme. Consequently, from north to south are the following:

- On the north, the Campanile Hotel entrance and the entrance to the underground car park;
- On the east, the Golden Tulip Hotel entrance and one of the two entrances to the restaurant;
- On the south, the main entrance to the restaurant and the entrance to the apartments.
The two hotels

The first floor has a barely reduced perimeter, which, above the entrances to each programme, creates a base of communal spaces; a seminar venue with six meeting rooms, the bar with its magnificent terrace – where breakfasts are also served, and a spa and wellbeing centre. Subsequently the two hotels are found on levels 2 to 7. They are integrated one after the other into a folded continuum, the first fold housing the 62 rooms of the Campanile to the north, the second the 105 rooms of the Golden Tulip. The latter are complemented by several suites over the next 4 floors, some of which are split-level.

In order to maximise some of the vertical circulation, notably in case of fire, the circulation of the two hotels is inter-connecting in the middle in order to use the same fire escape. Everything in this project has been studied carefully in order to minimise the impact of each constraint, rationalising spaces and services, down to circulation and fire escapes. The project is a three-dimensional puzzle, where each square metre is precious, cleverly used and always assigned to prioritise quality spaces.

The apartments

Finally, between levels 9 and 11, the last fold of the continuum houses the 12 one- to four-bedroom apartments. Four of the apartments, on the two top floors, are split-level, most of their rooms are on the lower level, with one room (kitchen or bedroom, by request) on the roof, opening onto an open-air terrace with a swimming pool.
外檐

由于其巨大的体量，该项目没有明显的立面和四面，而是一个连续的遮蔽空间，所有这些方面都是由相同的隔断和分格的穿孔和实墙围合。除其他因素外，高度的遮阳要求使得它成为非常有趣的挑战，并通过外部大区分隔物的围合和遮阳来实现。
The facades

With its great folds, the project does not have main front and back facades, but instead is a continuous loop of successive programmes, all enveloped in the same bright and homogeneous material. High environmental ambitions, among other factors, led us to prioritise very compact volumes, reinforced by an envelope largely insulated on the outside.
A profoundly environmental project

The programmatic diversity and the particular density of the project helped us to design economically: everything contributed to minimising resources. Density and compactness helped us to minimise facade surfaces and their energy requirements. But even more important was the possibility of mutualising some of the services, the vertical fire escapes, some of the plant rooms, and the underground car park.
The structure of the bridge building

The building is divided into three structurally distinct parts: two concrete-structure blocks (housing the hotel) topped with a mixed concrete-steel structure forming a three-dimensional truss (housing the apartments on floor levels).

Project: « Belanda » Rue Jules Ferry – Montpellier – France
Programme: a Golden Tulip Hotel (4*), a Campanile Hotel (3*), 12 Apartments For Sale On The Open Market, a Restaurant, a Spa. An Underground Car Park.
Architect: Manuelle Gautrand Architecture
Investor And Hotel Operator: Valotel France
Developer: Unicity
Arredi: Executive Architect
Civil Engineer
Verder: Structural Engineer
Barber: Services
Law: Assurances
Atelier Archamps: Interior Design Of Hotels
General Contractor: Bouygues Bâtiment Sud-Est
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Drawings, Text, Plans: © Manuelle Gautrand Architecture

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