

A photograph of a modern building with a perforated facade, a bridge, and a river. The building is a multi-story structure with a distinctive pattern of small, square openings. It is situated behind a concrete bridge that spans a calm river. The river's surface reflects the building and the sky. In the foreground, there are some trees with autumn-colored leaves on the left. The sky is a clear, pale blue. The overall scene is peaceful and well-lit, suggesting a sunny day.

LAN

**DEPARTMENTAL
FIRE AND RESCUE SERVICE
& FIRE AND RESCUE CENTRE
PRESS KIT**

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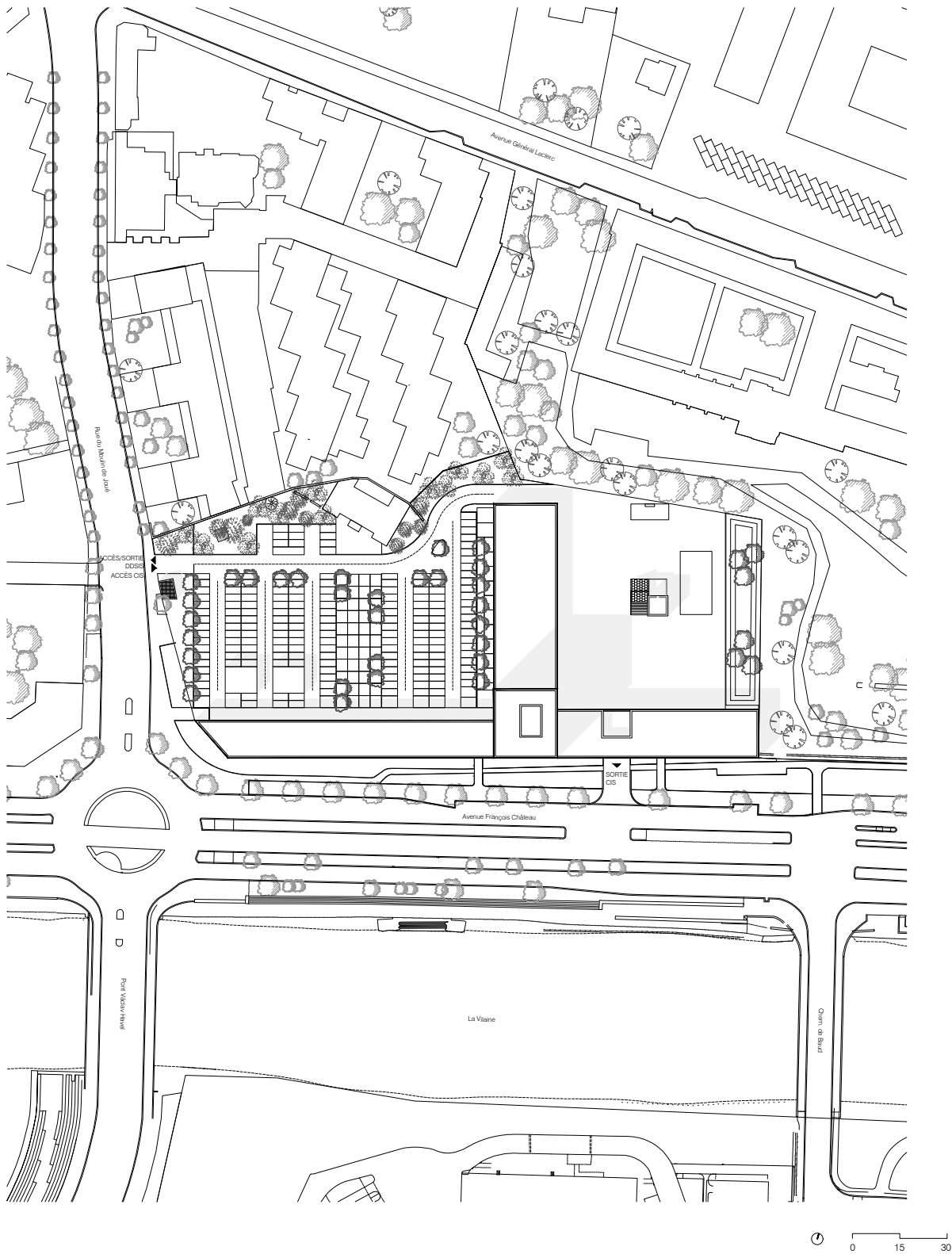
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SDIS & CIS

SIGNAL BUILDING

ADDRESS
2 RUE DU MOULIN DU JOUÉ,
35700 RENNES (FR)

COSTS
16.33 M€ EXCL. VAT

SURFACES (SDP)
PARCEL : 15 719 M²
PROJECT : 8 510 M²

CALENDAR
COMPETITION
JANUARY 2013

CONSTRUCTION
DECEMBER 2017

DELIVERY
APRIL 2022

Signal building

The first building to be built along the François Château axis, the SDIS & CIS project is becoming the cornerstone of a new development in Rennes, the Bau-Chardonnet ZAC. Located at the crossroads of two major axes: the East-West axis, formed by the Avenue François Château, a major line and entrance to the city of Rennes from Paris, and the North-South axis, formed by the Avenue François Château, a major line and entrance to the city from Paris and the North-South axis which extends the rue du Moulin de Joué by a new bridge, the SDIS & CIS assumes the role of "prototype", the first model of a series of future buildings.

This landmark building with a built area of 7,800 m² is also part of an area undergoing change and is organised as an extension of the existing town. To redefine the entrance to the city of Rennes and create its image, to initiate future The main urban, architectural and symbolic challenges to which the SDIS & CIS of Rennes responds are to redefine the entrance to the city of Rennes and to constitute its image, to initiate future projects on the northern fringe of the Avenue François Château, and to harmonise with the volume of the Bau-Chardonnet ZAC.

Because of its scale and its impact on the future life of the district, this project project forms the striking image of a renewal and a symbol.

Programmatic meeting

The specificity of the Rennes project lies in the fact that it brings together two programmes, each grouping being connected by an internal vertical circulation core with its own amenities. The administrative Service Départemental d'Incendie et de Secours (SDIS) coordinates the interventions of the department's fire and rescue centres and is in charge of risk analysis via its emergency call processing centre (CTA-CODIS), while the Centre d'Incendie et de Secours (CIS) mainly carries out rescue missions.

The T-shape of the building has optimised the flow of users within the building and their travel time. The junction point between the wings of the base and the tower forms the central node that links the CIS and the SDIS with all the shared spaces. Thanks to this vertical core, the spatial organisation of the programme puts each of the services in immediate proximity to the others. The post/beam structure and the choice of a facade module facilitate a possible reconfiguration of the building in order to adapt to a structure in strong evolution.

A common façade for all spaces proved to be the most effective alternative to satisfy the programme's functionality. A repeated window module allows a high degree of flexibility in the interior design. Each office has a minimum of six windows, two at lower level, two

at seat height and two at standing height. On the southern façade, offering views over the Vilaine, certain openings have been treated as curtain walls according to the functions of the adjoining spaces.

While during the day, these openings give an intense view of the interior, at night everything is reversed, the play of openings in the facade transforms the volume into a luminous lantern. The building becomes a night light that bears witness to the permanent dedication of the fire brigade.

Programmatic vacuum

The SDIS programme highlights the proportion of the programmatic void to the full. While the building results in approximately 3,900 m² of built area, the void composed of a manoeuvring area, a turning area for emergency vehicles and parking for light vehicles, represents 11,700 m² of floor space. This proportion between full and empty space requires the building to be aligned in order to create an urban front on Avenue François Château and to create an interface to the rear of the building, where the site's entire road system is concentrated. The two-storey building volume stretches along the entire length of the plot.

Operation

The SDIS is located on the west wing of the building. On the ground floor, there are the delivery locks and the reception area for visitors to the medical practice. In addition, there is the office tower, which houses the SDIS services. This forms a built emergence in the urban landscape, animating the sky line of the new development of the district and offering a quality of use and views. The four levels of the tower (R+2 to R+5) are occupied by the entire SDIS operations department. The CTA/CODIS located on the first level of the tower (R+2) is directly linked to the restaurant and relaxation areas below. The human resources department (R+6) and the general management (R+7 and R+8) have generous ceiling heights and a double-height space and an R+8 mezzanine level.

The CIS is developed in an L shape on the west and north wings. The administrative centre, storage, changing rooms, sports hall and associated changing rooms are located on the ground floor, while the accommodation, relaxation and catering areas are on the first floor. A wide horizontal circulation connects the heart of the project to the weight room and the sports hall on the ground floor.

The volume of the CIS shed and accommodation has made it possible to separate the outdoor facilities into two distinct areas. On the west side, on the rue du Moulin de Joué, the flow of personnel and visitors to the building is managed, and on the east side, an area is dedicated to intervention vehicles (manoeuvring tower, exercises, vehicle washing, petrol station).

The design of this complex is at the perfect intersection between architecture, urbanism and landscape design. The parcel allocated to the SDIS & CIS was a unique opportunity to define an identity that, while integrating the desires of sharing, energy saving, passive construction, community, mixed use, landscape qualities, water management, preservation of biodiversity, could complete this list with eternal words such as beauty, attractiveness, seduction, atmosphere and poetry.

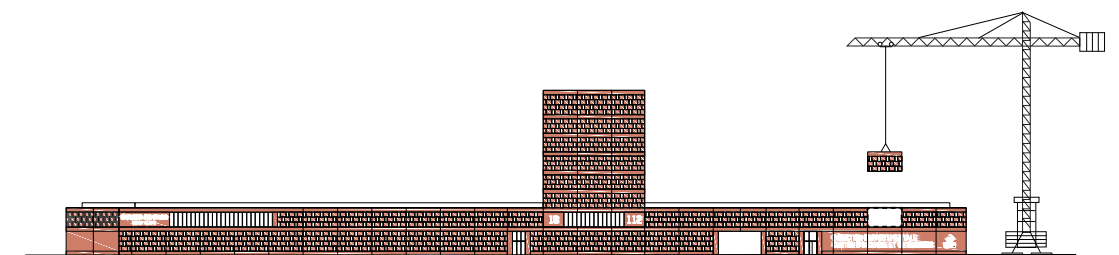


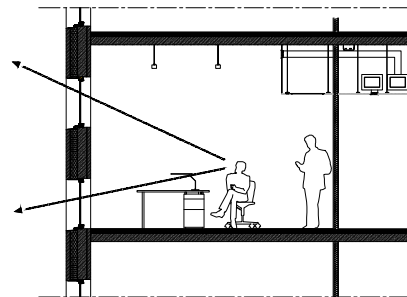
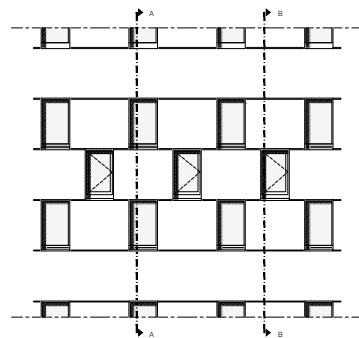
Urban location

The strategic location of the SDIS & CIS is part of the continuation of the Vilaine Amont François Château urban requalification outlined by Audiar (Rennes Urban Planning Agency) in 2009. On the one hand, the articulation of the northern fringe of Avenue François Château with the public space of the East-West axis, in particular with the promenade along the banks of the Vilaine. On the other hand the creation of a dense

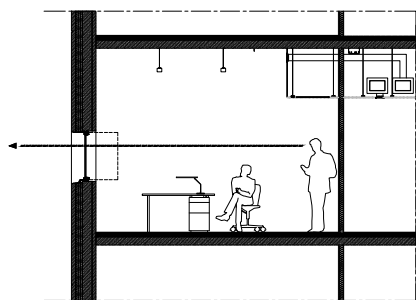
urban façade on Avenue François Château in order to give a more urban character to the avenue and balance the urbanisation on either side of the Vilaine. Ultimately, this first building of the future Baud-Charbonnet ZAC becomes the symbol of the entrance to the city of Rennes.

Aerial view South-West, street François Château ↗
South facade →

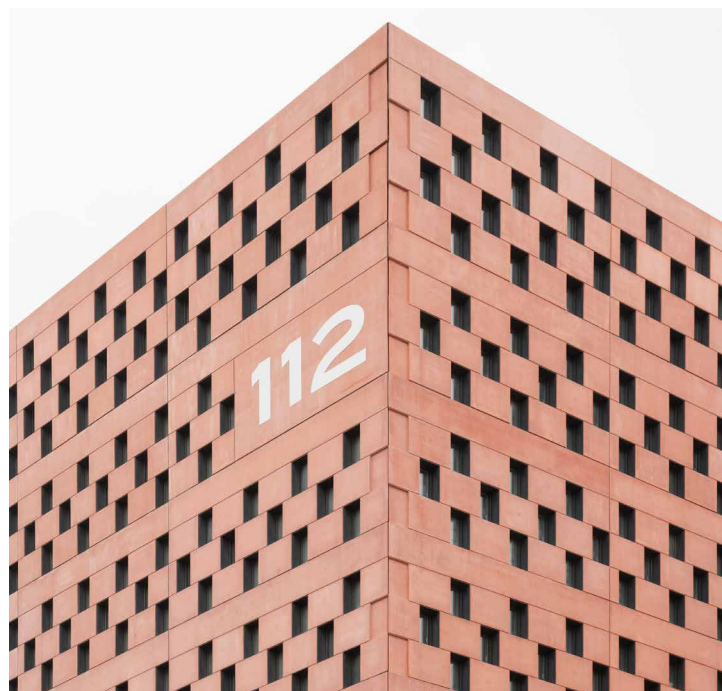
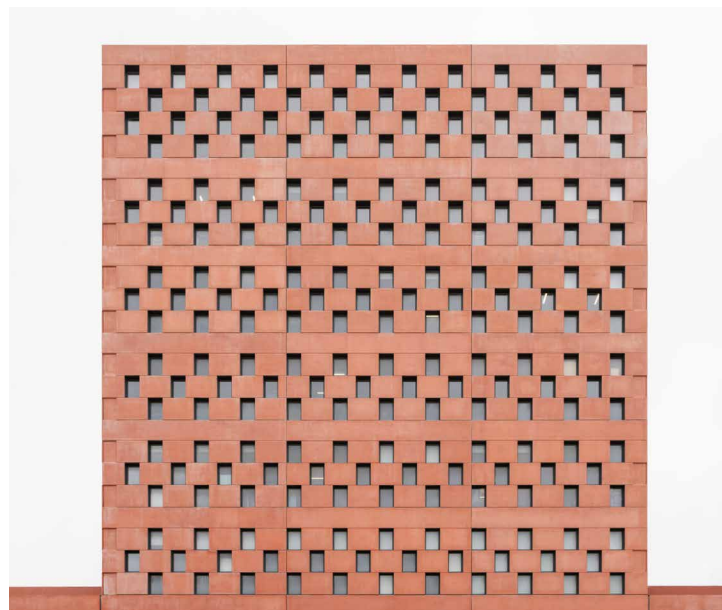




Coupe AA'



Coupe BB'



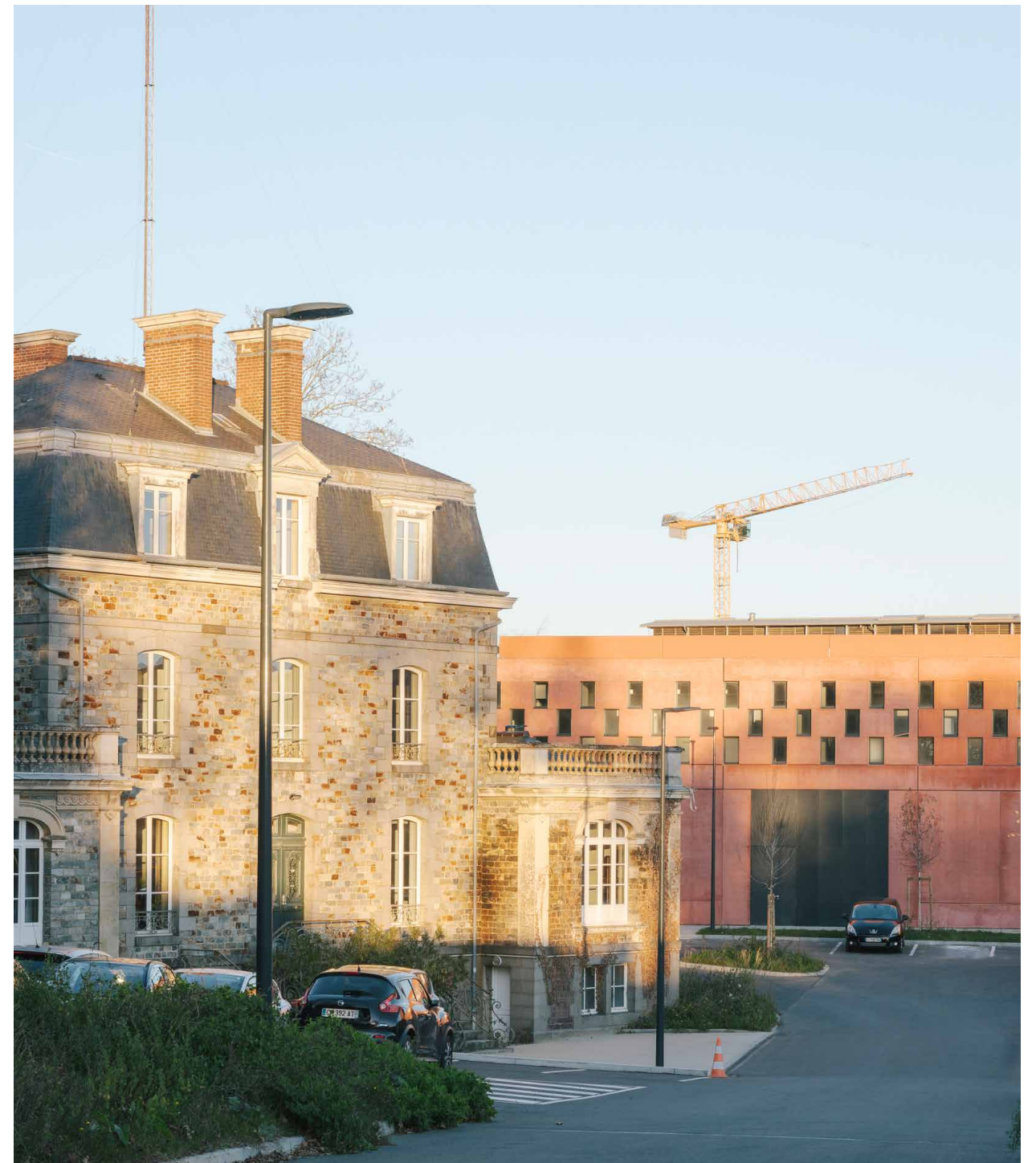
The module

Each facade module, 1.35 m wide, is divided into six elements: three windows and three solid sub-modules. Every 1.35 m, we thus find two view situations presented in the above sections: oblique framing towards the sky or the landscaping below; framing towards the

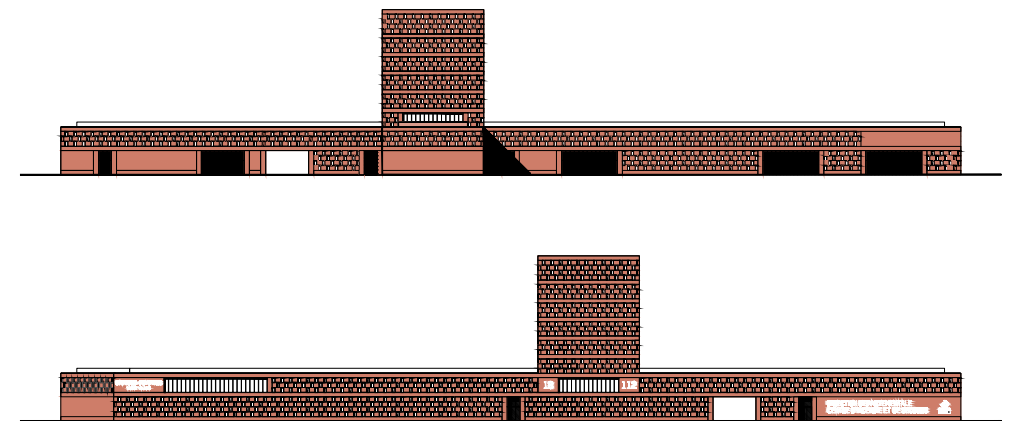
landscape at view level. The repetition of the module throughout the façade allows great flexibility in the interior design of the programme and becomes the symbol of a new identity.

Facade details →
View South-West from the Vilaine →





↖ West facade
← Southeast view

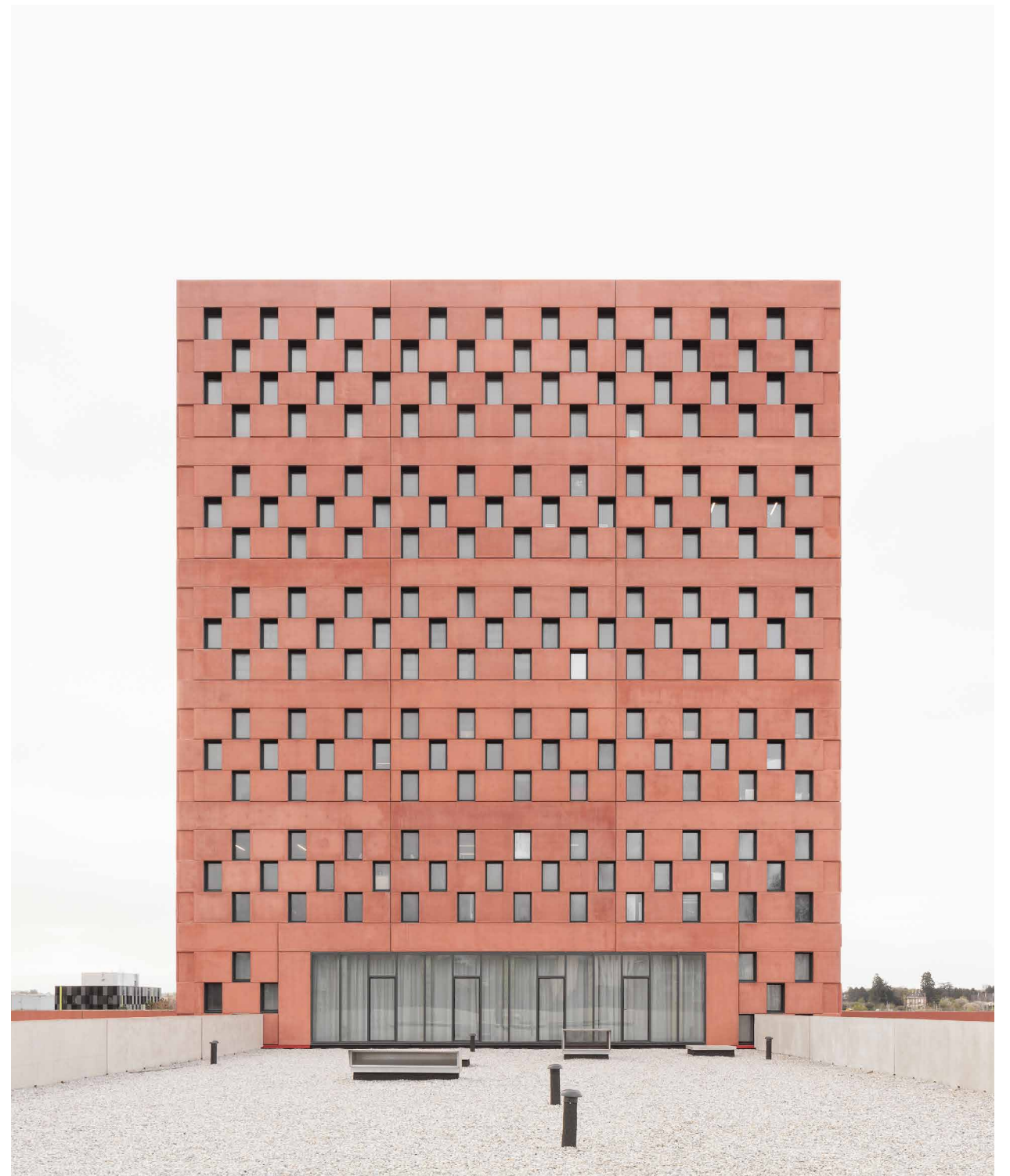
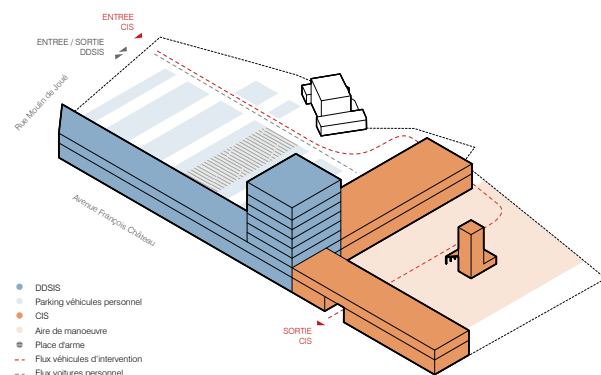




Programmatic distribution The Base

All the major spaces and issues of the programme are concentrated around a central vertical axis that serves the entire building. The junction point between the three wings of the base and the tower forms the heart of the project; it guarantees optimal travel times between the two programmes and their various

groupings. This central node makes it possible to link the CIS and the SDIS with all the shared spaces: a common hall, shared meeting spaces, grouped restaurant services and the terrace facing south, on the Vilaine.



La Tower

Due to its central vertical core, the spatial organisation of the programme places each of the services in close proximity to the others. The first four levels of the tower are occupied by the SDIS operations department, and on the second floor the CTA/CODIS is directly linked to the restaurant and relaxation areas

below. On the R+6 level, the human resources department is located, and on the R+7/R+8 level, the general management has a generous ceiling height and a double-height mezzanine floor on the R+8 level.

↖ West facade from the roof of the R+1
← South facade and axonometry of the exterior fittings

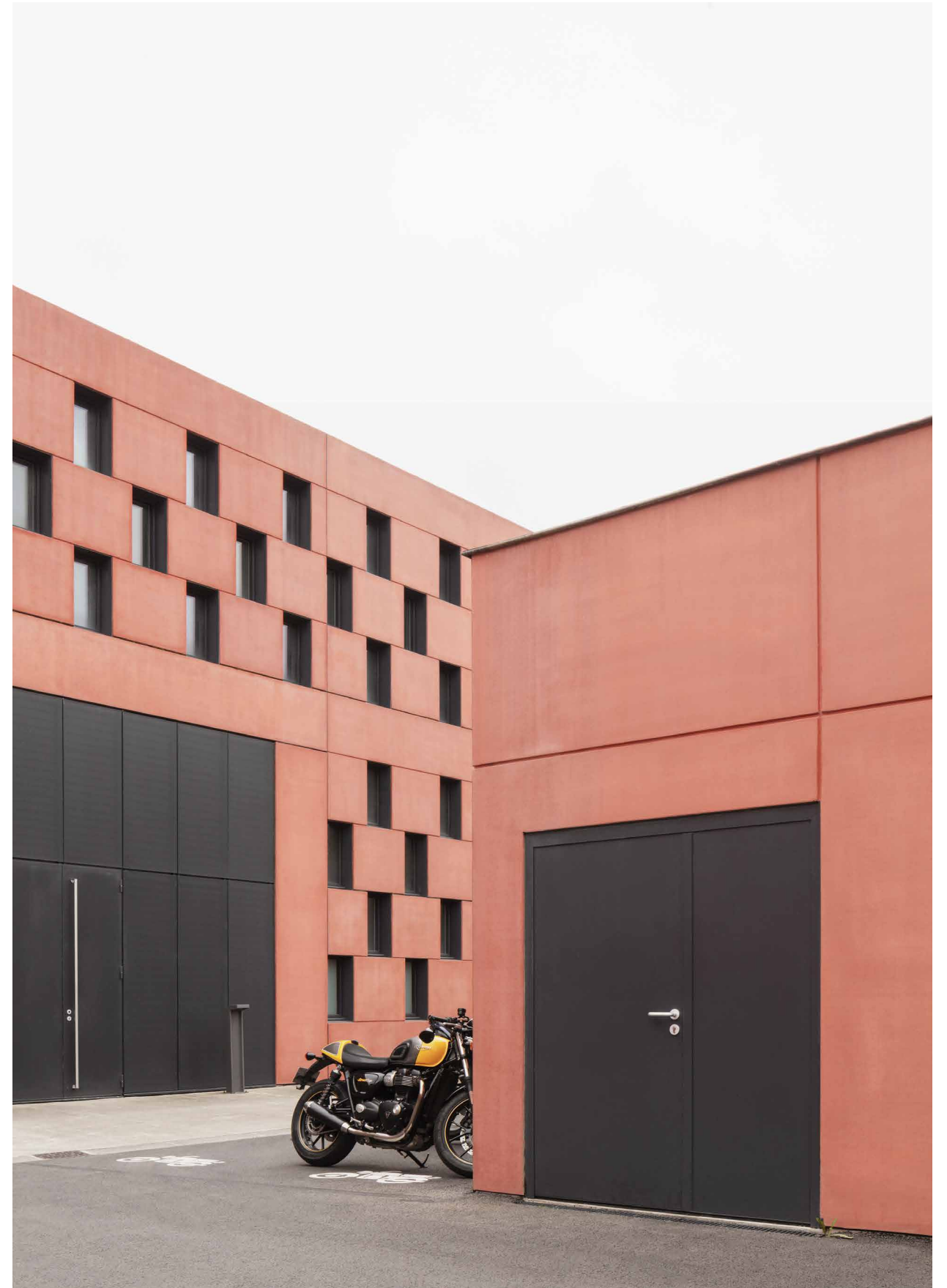


Outdoor areas

The entire public space of Avenue François Château is being redesigned to accommodate a new dedicated public transport infrastructure. The exclusive right-of-way consists of two two-way lanes. The emergency exit is 52m from the south-east corner of the plot, with access to the two-way bus lane via a traffic light

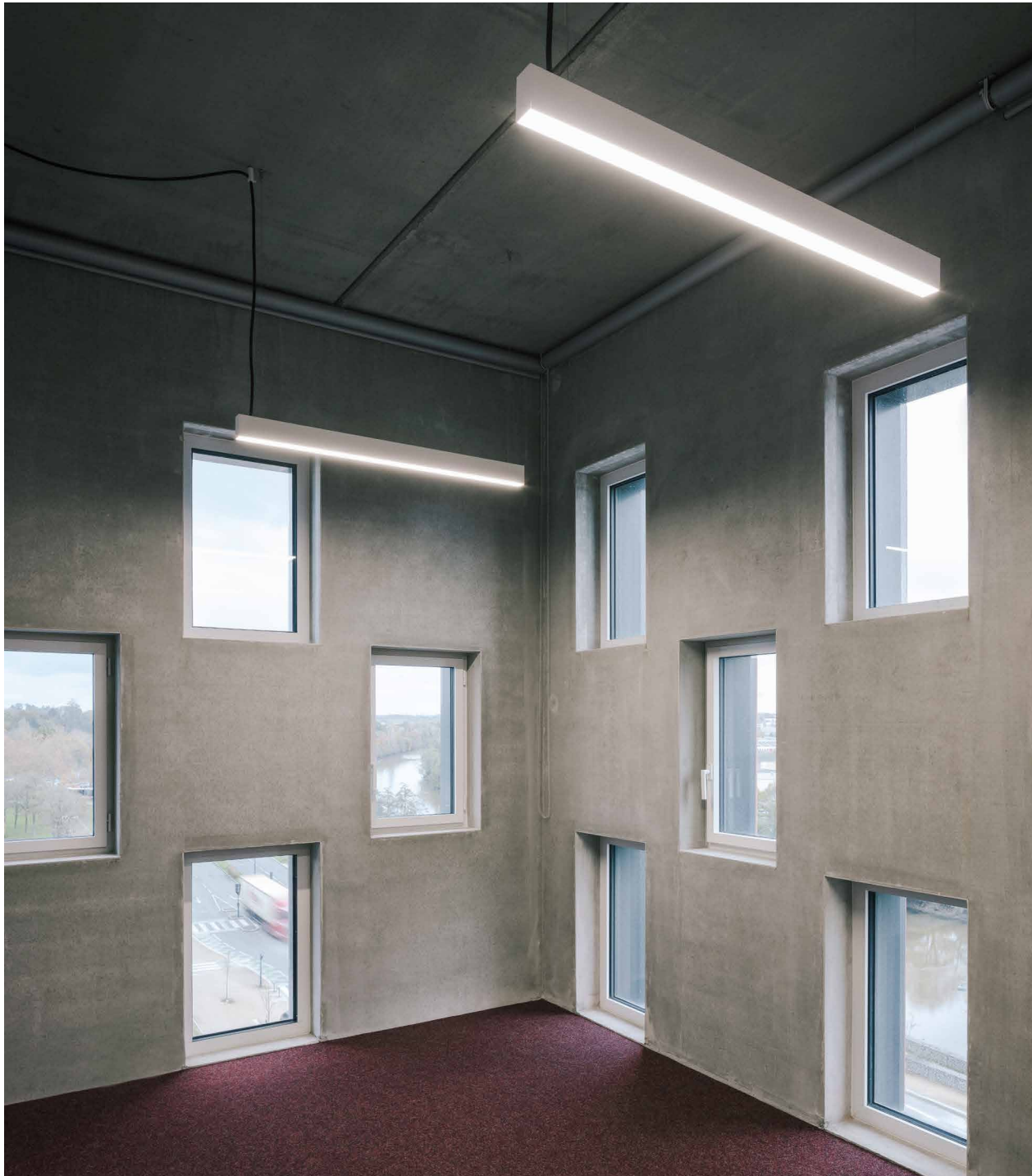
system operated by the fire service. The return of the intervention is carried out from the South by avenue François Château (by turning right) and from the West by rue Moulin de Joué, by a dedicated circulation along the limits of the northern parcel.

The manoeuvring tower ↗
Detail of light vehicle parking →

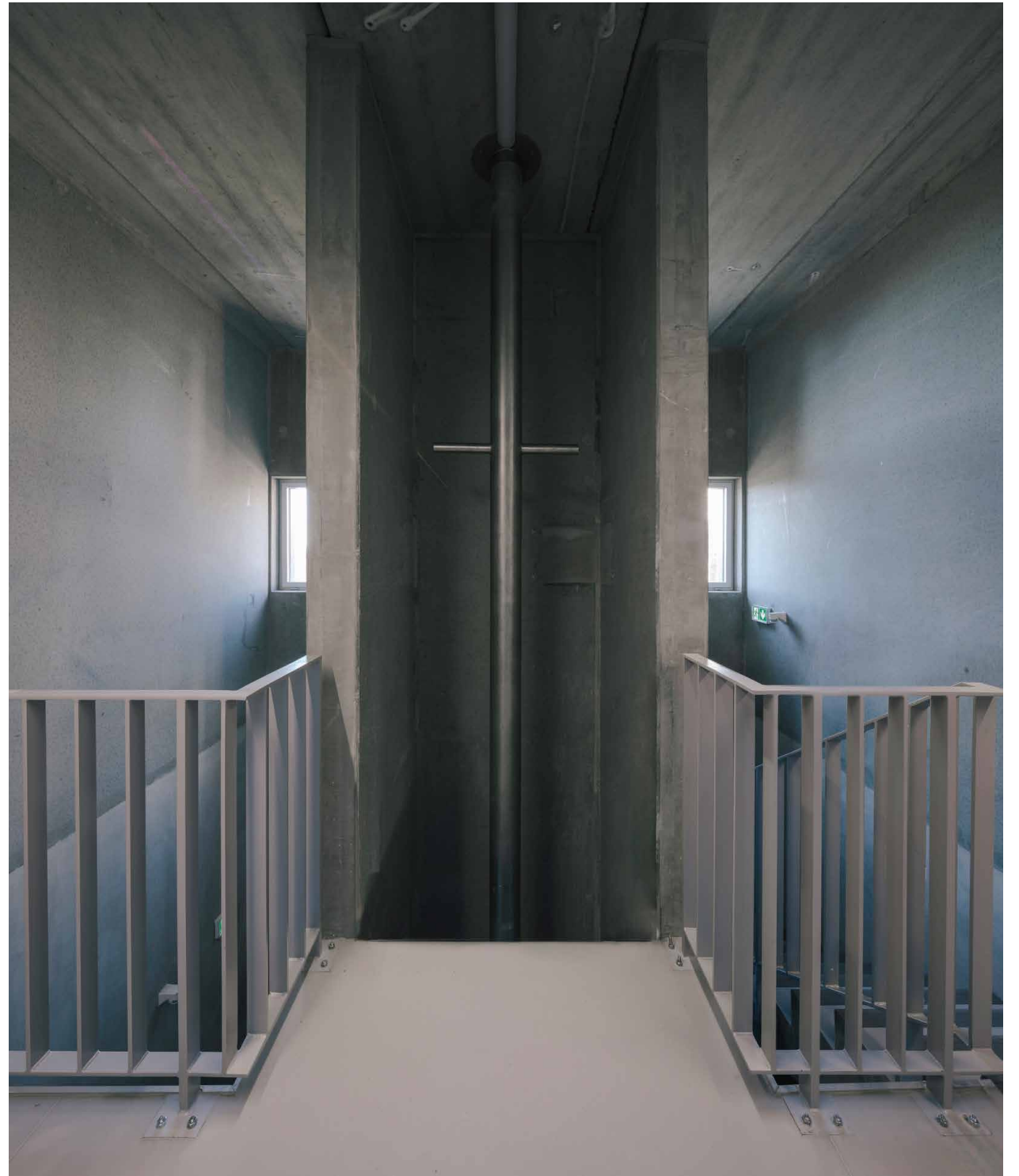


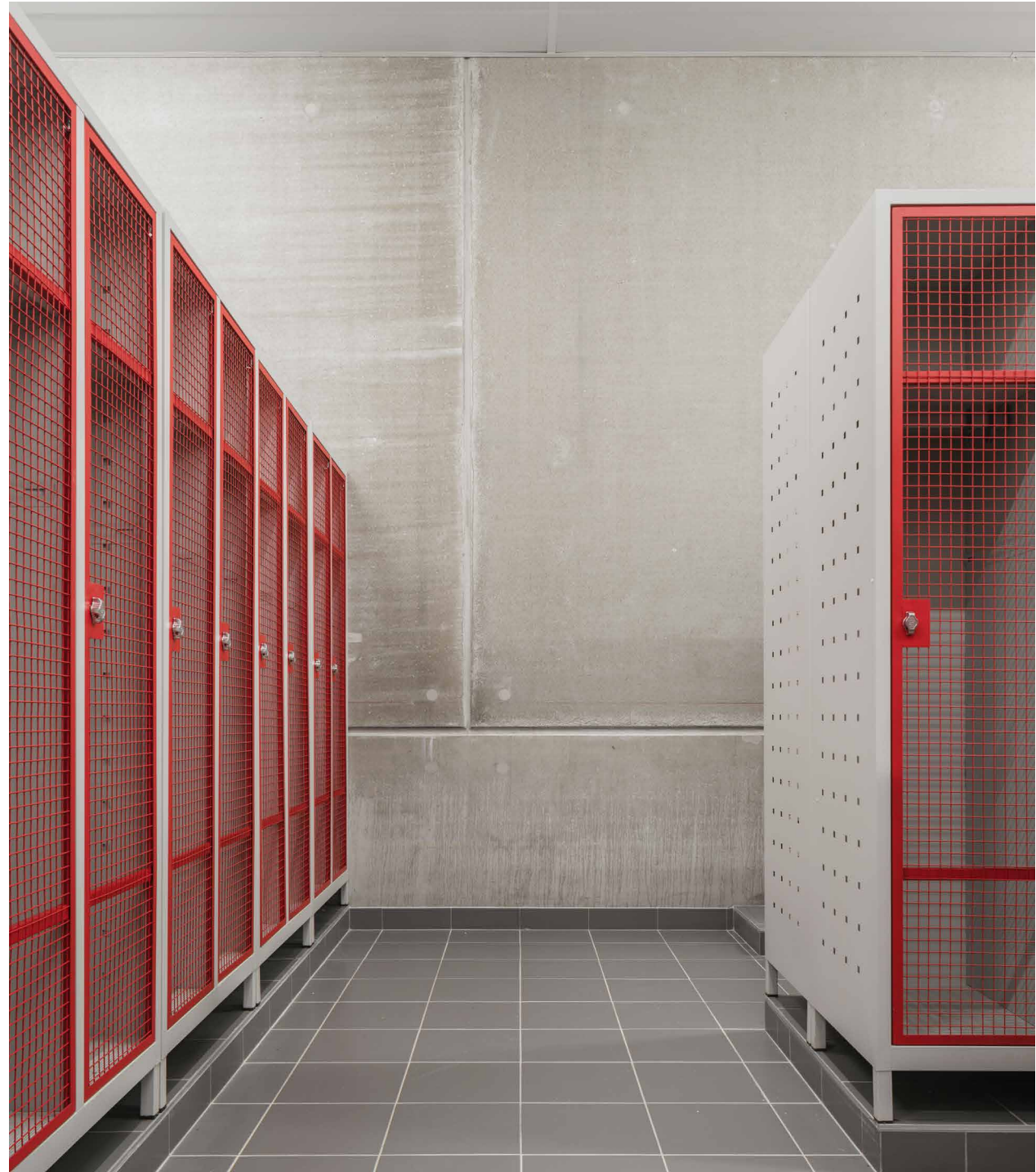


↖ Gymnasium
← Gymnasium detail



Detail of the corner of the desk ↗
Bearing and fire pole CIS →





↩ Lockers
← Details

NOTES

[illegible]This image shows a full page of white paper with horizontal dotted lines. The lines are evenly spaced and run across the width of the page, providing a guide for handwriting or typing. There are no margins, text, or other markings on the page.



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