

**Mayors and Architects**

**18 proposals for sustainable urban planning  
and accountable architecture**





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# From sustainable urban planning...

A belief has guided the work of the Ordre des Architectes for several years. The city, the village and, in general, the built environment provide a powerful force to achieve the commitment of our society to sustainability, respectful of its environment and its resources.

Urban planning affects not only how we live but also how we work and consume, how we move about, how we meet and our culture. For us architects, the challenge of sustainable urban planning is considerable. It is no more nor less than to make our cities and villages more beautiful, more caring and more liveable.

The objective to develop "sustainable cities" is recognized in the European Union that has adopted a charter to that effect. Our belief is that this study should extend to the entire region and, in France, to each of the 36,000 municipalities that compose it.

The environmental dimension of this sustainable urban development is essential yet inseparable from other issues: social, economic and cultural. A subject of concern illustrates this today; the growing sprawl of built-up areas and the uncontrolled distribution of individual dwellings. This phenomenon exists in France but also throughout Europe and even the world. It affects our view of the city, its identity and its structure.

For us, there are no universal "recipes" for a sustainable urbanism because there are only local urban solutions adapted to their context. Yet one principle guides us nevertheless; the priority of the overall urban project over any individual operation, even isolated.

This principle is gradually accepted and is now recognized by the State in the Grenelle Environment Forum. We wish that the architect be close to the mayor to advise him and help define his project.

**Lionel Dunet**

President, Conseil National de l'Ordre des Architectes

# ... to accountable architecture

For several years, the profession has been involved on issues related to sustainable development through international organizations (Architects Council of Europe, International Union of Architects). In France, the Conseil National de l'Ordre des Architectes in 2004, set up a dedicated Committee that has produced many studies on these issues.

After its first publication in 2004 - "Architects and Sustainable Development" - which presented a first series of proposals, the Committee issued in 2005 an "Architects in Support of Sustainable Development Charter", to record the values and practices that define the commitment of the profession. This Charter was revised in 2010 to affirm our concern to support an "accountable architecture" that naturally subscribes to sustainable development. The Charter is appended to this document.

After the case studies undertaken in large French and European cities in 2007 and presented in the publication "Sustainable Development and Accountable Architecture", the Committee continued the ongoing debate on these issues with all members within the construction industry: clients, mayors and local authorities, with end-users be they owners or tenants without forgetting, of course, the developers, public housing authorities, construction companies, manufacturers and suppliers of building materials.

Through this document, we want to address ourselves to the mayors of small and medium size municipalities, often less equipped and advised, and somewhat unprepared in front of the challenge of sustainable development that is to be translated into actions. We initially consulted mayors and planning services in large cities like Montpellier, Bordeaux, Mulhouse - whom we especially thank - in order to see how their studies, tools and practices were transferable to smaller communities. We also met with the mayors of more modest municipalities whose pioneering initiatives and approaches convinced us that sustainable development and accountable architecture for all are possible!

You will find herewith a series of proposals drawn from our studies and consultations that we hope are both useful and constructive. We address them to all those who, like us, want to take up this formidable challenge.

**Patrice Genet**

President, Sustainable Development Committee

Conseil National de l'Ordre des Architectes

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**p.7:** 5 terrace houses and 9 grouped houses in Vern-sur-Seiche (Ille et Vilaine), MR-Désirs d’Espaces-Maryvonne Rigourd Architect, Isabelle Hiault Associated Architect © architect **p.8:** Police housing in Rouffach (Haut-Rhin), Laperelle & Koscielski Architects © architects **p.12:** Residence Lo Pla in Porta (Pyrénées-Orientales) SCP Gotanègre & Vermeersch Architects © architects **p.15:** 28 houses and 15 flats, towpath in Arques (Pas-de-Calais), Eric Stroobandt & Olivier Sockeel Architects © architects **p.16:** Houses and flats within residential block in Elbeuf (Seine-Maritime), Gilles Thorel Architect © architect **p.17:** Development of bicycle track in the municipality of Séquestre (Tarn) © Mairie de Séquestre **p.18:** Development of abbey square in Montbenoit (Doubs) Atelier Haton Architect © architects **p.21:** Winery store housing conversion in Saint-Georges d’Orques (Hérault) © Mairie de Saint-Georges **p.23:** Development of Museum of World Scriptures forecourt in Figeac (Lot), Philippe Berges Architect © architect **p.25:** Development of Val Pellinière neighbourhood in Herbiers (Vendée) © Mairie de Herbiers

# Mayors and Architects

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# Initially establish an inventory of sustainable development within the municipality

## Issue

The sustainable city needs to be rational. While it is commonly accepted that preliminary analysis and preparation save time later, urban planning and construction often overlooks what is common sense.

It is better to invest in the preliminary inventory and to deploy the skills of planners, architects, landscape architects,... Many tools and expertise have been developed and now enable the economic, social, cultural and environmental characteristics of a region to be evaluated.

## Questions

- ▶ Has there been an overall, medium and long-term study on the municipality and its future?
- ▶ Has an objective and quantified inventory of the demographic, economic, cultural, social and environmental conditions been established?
- ▶ Have all professional consultants been deployed to draw up an inventory (planners, architects, landscape architects, ...)?
- ▶ Has what functions well, the strengths of the municipality been identified?
- ▶ Do all planning documents required by law exist and are they consistent with a development project?
- ▶ Have the existing resources of the municipality been recorded (water, energy, etc..)?
- ▶ Has existing pollution been recorded (air, soil and subsoil, water, noise, electromagnetic)?

- ▶ Has an inventory of local biodiversity been undertaken?
- ▶ Has the architectural heritage, even minor, been identified?
- ▶ Is a documented inventory of existing architectural forms available: colours and facade mouldings, materials, alignment, entrances and porches, etc. ?

## Mayors' Comments

“ There is a lack of overview. We are ready to launch major projects but ultimately we're not very good on preliminary studies. For example, one rarely knows how to answer questions like 'Do we want to meet the needs of existing residents or attract new social groups?' or further, 'For whom is this neighbourhood being undertaken?'”

“ The canal that we rediscovered, immediately emerged as the backbone of the urban restructuring and regeneration of public spaces... On its banks, we have designed new buildings in the study and extension of the existing housing.”

# 2 Identify and prioritize the issues

## Issue

It was intended to make available the inventory carried out by the consultants to all interested parties within the municipality (local councillors, residents, associations, etc.)..

These will enable mayors to identify the key issues and to prioritize them according to their importance, the expectations of interested parties, at the regional levels concerned, etc..

## Questions

- ▶ Have the key demographic, economic, cultural, social and environmental issues been identified and prioritized?
- ▶ How do mayors intend to involve citizens and associations within the municipality with the identification and prioritization of issues?
- ▶ Has the complementarity of the infrastructure and facilities of adjoining municipalities been taken into account?
- ▶ Have appropriate intermunicipal skills been identified (planning services, professional consultants, developers, ...)?
- ▶ Are the issues consistent with the objectives defined by the intermunicipal documents?
- ▶ Do the issues identified need to be updated or do some planning documents need to be reviewed?

## Mayors' Comments

“ At first, for me the eco-neighbourhood was an electoral issue. It was my first campaign proposal and during Grenelle, it pleased. Once elected, we were advised by a consulting architect and a team of urban planners. From the initial eco-neighbourhood, we built a broader project of sustainable development for the municipality. What we seek are not necessarily labels but a comprehensive approach.”

“ A strong idea emerged from the advisory committee that we initially set up before the project; especially not to create a new “bedroom” neighbourhood alongside and in conflict with the existing, but to continue to work on the continuity and regeneration of the existing old centre.”



# Define long-term guidelines for the municipality

## Issue

The sustainable municipality needs a vision and political will. It is necessary to make strategic choices, to set a clear and shared objective.

It should provide coherent solutions to the challenges of sustainable development within the region. In short, to know where to go and to propose the means to get there.

Once again, the early appointment of skilled consultants modelled on workshops or working parties, for example, can be useful preliminary stages to assist policymakers determine the guidelines and prepare the public consultation.

In particular, it is important to locate public spaces at the centre of the development procedure. Public spaces are indeed the guarantee of urban continuity, of its identity, and they generate neighbourhood life by the mixture of people and cultures. It is necessary to prioritize and ensure the continuity of these spaces; from the square to the alleys

## Questions

- ▶ Have the financial and human resources to conduct this debate on the guidelines been provided?
- ▶ How do the guidelines meet the challenges identified in terms of urban planning and sustainable development?
- ▶ Which objectives are to be achieved within the municipality or the neighbourhood (business, residents, ...) to be consistent with the identified requirements in the short and long-term?
- ▶ Do the guidelines of the municipality take into account those of the different regional levels (intermunicipal, departmental and regional)?

- ▶ What are the characteristics of the guidelines benefits (global and long-term) for the municipality?
- ▶ Have the economic potential and cultural development within the region and development areas within the municipality been identified?
- ▶ Has thought been given to population change and the possibility to provide it with residential continuity over generations?
- ▶ Do we intend to ensure the vitality of present cultures in order to maintain the "links" between residents, for example, by the provision of spaces and public facilities?
- ▶ Have the resource needs of the community and residents been assessed?

## Example

### Workshops with consultants and residents in Bordeaux

*As part of its urban development and its study of the future of the Niel Barracks site - now abandoned, in 2008 Bordeaux created two additional workshops. Initially, after a thorough inspection of the site architects, planners, developers, the planning services and the urban community were brought together to study various issues. What might be the future of this building? To consider how to recycle it, all or in part, through a sustainable development approach? To consider the structure of the future neighbourhood? How to combine social diversity and density? etc... These studies were subsequently submitted to a second workshop a panel of 70 residents from the neighbourhood (association leaders, shopkeepers, tradesmen, company owners, the retired, students, ...).*

# Control urban sprawl and land consumption

## Issue

The urban sprawl that has developed in recent decades has contributed to the loss of identity and increased costs to the community.

Architects with their partners, in the urbanization process, should endeavour to recreate compact neighbourhoods where essential services and facilities will be provided to residents within smaller areas and distances.

Villages and small towns are particularly concerned by the critical need for the rationalization and optimization of available space whilst in practice subdivisions remote from city centres or towns are developed

## Questions

- ▶ How does the project contribute to the fight against urban sprawl and does it follow an efficient space management approach?
- ▶ To what extent does the municipality assess and consider the potential of the existing fabric?
- ▶ How can we intervene within the existing spatial organization of the municipality (recomposing old estates, traffic movement, ...)?
- ▶ Have measures to curb urban sprawl been considered with adjoining municipalities?
- ▶ Has thought been given to enhance the attractiveness of the centres by allowing them to develop the required services (shops, cinema, clinics, parks, sports facilities, etc.).

- ▶ Have innovative forms of construction been adopted (terrace houses, semi-detached, stacked, grouped, small community with private access, etc..) giving the feeling of space, comfort and privacy while providing true density?

## Mayors' Comments

“The subdivision process should be completely overhauled and provided with a master plan prepared by an architect in order to develop planning regulations that increase density. In particular, this would enable us to break with the notion of prospect.”

“In my village, there were only people in residential estates who naturally wanted future residents to do the same. It was hard to imagine flat accommodation for rent. But after public consultation, less than a year later, the same group agreed to four storeys everywhere and not less than 25% of public housing. Residents took possession of the innovations and we no longer heard of ‘rabbit hutch housing’.”

# Encourage regeneration and conversions

## Issue

Before the development of new “eco-neighbourhoods”, sustainable development is primarily to think about the regeneration of the municipality itself.

In our opinion, the transformation and regeneration of some brownfield sites or some rundown neighbourhoods, less spectacular for public opinion but often more appreciated by residents, should always be preferred.

We should no longer hesitate to undertake studies on the opportunity to convert disused buildings (factories, warehouses, etc...) into housing or public facilities. The regeneration of existing city centres or towns requires strong political will and innovative implementation methods.

## Questions

- ▶ Have existing built space and brownfield sites to regenerate been identified in priority to developing new areas?
- ▶ What tools have been put in place to encourage residents of neighbourhoods with deteriorated housing to be proactive and interested in efforts to regenerate?
- ▶ Has a strategy to pre-empt land or property opportunities likely to be regenerated or converted been initiated?
- ▶ Has a heritage that is likely to (re)establish memory within the municipality and encourage the commitment and identification of residents been identified?

## Example

### Planning of the gradual transformation of a neighbourhood in Montpellier

Montpellier has implemented a programme of gradual urban change over 15 to 20 years within the inner city neighbourhood of La Restanque, today mainly occupied by warehouses and car dealerships. The city created a ZAC (priority redevelopment area), provides public transport, proposes an eco-neighbourhood composed of residential blocks and assists the transfer of current activities to the outskirts of the city. This urban regeneration operation is part of a sustainable development approach and, in particular, will respond to the need for housing, public facilities and green spaces (parks, squares, ...) whilst limiting the spread of urbanization.

## Mayors' Comments

“ Even if wine no longer flows within the vats, the wine cooperative stores maintain the history of the village and terroir. The regeneration project underway, due to the presence of artists and local community groups, will enable us to revive this place of work and creativity. The continued link with the wine growers will enable us to develop a window on wine production and skills.”

# Constitute development land reserves

## Issue

Public and voluntary development land management remains an essential prerequisite to develop the main objectives of sustainable urban planning. It is the operational responsibility of policymakers in respect to future generations.

Some municipalities have significant reserves and should organize their regeneration while others, without reserves, should accumulate acquisition opportunities at least cost.

In all cases, holding development land reserves in each neighbourhood is a primary means to ensure its future development even though housing construction is often favoured. Indeed, it is due to these reserves that the facilities needed tomorrow, but unforecasted today, can be undertaken.

## Questions

- ▶ Has a strategy regarding development land reserves to be constituted as of today within the municipality in order to meet the needs that will emerge in the future been established?
- ▶ Are undeveloped areas voluntarily integrated in the design of neighbourhoods to constitute development land reserves for subsequent future community facilities?
- ▶ Have natural sites to be conserved to constitute future land reserves been identified?
- ▶ Has the possibility to pre-empt by means of public land authorities been initiated at an intermunicipal level?

## Mayors' Comments

“As soon as a development land opportunity becomes available, I put it on the agenda for my council to consider its acquisition.”

“We need the intervention of development land authorities across the conglomeration to pre-empt land of interest for development by the municipality.”

“To be kept informed, we have established a right of urban pre-emption that requires all owners to keep city hall informed by a declaration of intent to dispose of a property before any sale.”



# Consider innovative forms of property development

## Issue

Innovation often requires technical developments whilst project management remains important. How to develop property and open the way for alternative solutions should be rethought. Indeed, the problem with sustainable housing is often its cost. The forms of innovative property development could provide the solutions to undertake construction at less cost.

Bases on a model to be found in Northern Europe, some municipalities in France have initiated self-development. This allows a group of future residents, advised by an architect, to undertake development without an intermediary. The initial experience is encouraging and self-development, in whole or in part, could be a viable alternative.

These forms of property development could also be an opportunity for residents to ensure their housing future or that of their relatives (e.g. children leaving home). Finally, they are a favoured tool to foster social relationships and forms of mutual assistance, beyond the act to build.

Assuming acceptance to break with some habits ...

## Questions

- ▶ To what extent has original solutions for innovative development been considered: self-development, future resident association, anticipated cost policy, ...?
- ▶ In housing subdivisions, has a layout been established to enable control of the urban form?

## Example

### Mulhouse tests self-development

In the Neppert Gardens area, the City of Mulhouse decided to allocate a specific site to a self-development real estate project, the NOVA project. Based on the model of what was undertaken in Germany within the Freiburg-en-Breisgau and Tübingen neighbourhoods, the city maintains the right for residents who so wish, on this site of about 4,000 square metres, to develop about fifteen homes of different sizes, both flats or townhouses with private or shared gardens. After having studied their ideal housing and defined their requirements, the families interested in this approach unite within a group and consult an architect, which leads to the development of a project brief and a planning application submittal. The architect appoints contractors and coordinates the Works. Individual abilities can be used to reduce certain costs, in either the public or private areas. For each trade, the owners define the degree of finish. This type of project enables residents to define a lifestyle choice, made-to-measure, often with good value for money superior to more traditional property developer housing. However, to overcome the constraints of a group project, it is necessary to listen and demonstrate willingness to compromise for this to succeed. Depending on the results, this first initiative of self-development could be repeated in other operations.

# Promote regional cultural enrichment and architectural innovation

## Issue

Architecture is a cultural act that contributes to the identity of the municipality. It should not only respect the local culture but also contribute to its enrichment, to its development. For this reason, any architectural pastiche should be avoided.

The creativity of urban planning and construction professionals should be encouraged. To continue its development, to sometimes break with stereotypical images of the built environment, sustainable architecture requires exemplary and innovative projects. For example, to know how to take advantage of emblematic operations on a facility or a residential block in order to change the perception of the architectural quality throughout the city.

## Questions

- ▶ How does the project contribute to the development and enrichment of local culture and knowledge?
- ▶ How does the project promote architectural innovation?
- ▶ How does the architectural innovation of the project contribute to the growth of the municipality or neighbourhood?
- ▶ How does the project requirements and brief encourage the creativity of the appointed consultants?

## Mayors' Comments

“We strive to give access to innovation. A few years ago, an exhibition on the Vorarlberg region of Austria presenting outstanding initiatives attracted 1,500 people who were genuinely interested in contemporary architecture. Recently, we just completed an energy-plus house, open to the general public including the weekend, with an exhibition and presentation by a consultant. All local trades were involved in this project so as to be trained and develop their skills. Progress is through example, people have to be shown.”

“Contemporary architecture should not be considered to be reference architecture easily exportable and adaptable to all geographies and contexts. What is produced elsewhere has its justification to be structured and composed in that way there, in a given region, yet it is not necessarily exportable. On the other hand, what is interesting are the methods used in order to get there. Public consultation is the method of diagnosis and I believe that's what we need to share.”



# Achieve social, generational and functional mix

## Issue

The different experiences of cities show that there is never social mix without genuine political will and urban planning choices.

To rediscover these places of social mix in which the values of the Republic are rooted, each of our cities should provide our citizens, throughout their lives, with housing adapted to their needs and resources.

The creation of neighbourhoods should be favoured that incorporate the functions necessary for balanced well-being: work, housing, services and leisure.

From now on employment, shops, services, housing, not to mention shopping centres that have become new places of conviviality, should be interconnected by a range of public transport and user friendly traffic networks that provide satisfactory access between the conglomeration and its outskirts.

## Questions

- ▶ Has a study on the current and future social and generational mix of the municipality and/or neighbourhood been undertaken?
- ▶ Has a study on the present and future economic and functional mix of the municipality and/or neighbourhood been undertaken?
- ▶ What measures can be implemented to shorten pedestrian travel or to promote user friendly links?
- ▶ In new operations or housing rehabilitation, have varied types and sizes of homes suited to residents been considered?

## Mayors' Comments

“ When a planning application for multiple dwellings is granted, the developer is also encouraged to provide small local facilities, such as shops.”



# Develop the project around the issues of mobility and accessibility

## Issue

Many examples of successful urban regeneration demonstrate that the redesign of the public transport system was determinant. The development of a tramway can often completely reshape and rethink the city in its dynamic, systemic and variable dimensions.

For smaller municipalities, the car is often the sole means of transport and alternatives are complex to implement. The experience of some mayors, however, confirms that even for these municipalities, user friendly transport and reclaiming space for pedestrians are not only accepted by the residents but also experienced as a major improvement in the quality of life and social ties.

## Questions

- ▶ To what extent are alternative and multimodal sustainable transport solutions identified and integrated into the preliminary project?
- ▶ Has a study on the mobility and accessibility for all been undertaken?
- ▶ What role has been allocated to the private vehicle?
- ▶ Have travel and transport needs at the scale of the conglomeration been studied?
- ▶ Has a hierarchy of transport networks to better organize the flux been undertaken?
- ▶ Has the mix of networks (buses, cars, bicycles, pedestrians, etc.) been thought out? At the end of the network, where the street is also a place of life, have the role of the car, the need for two-way traffic been reviewed?

- ▶ Have information actions been conducted for the general public?
- ▶ In the centre and close to shops, have qualitative parking facilities that do not clutter the site (minute drop-off stops, etc..) been proposed?

## Mayors' Comments

“ We deliver plots fenced and landscaped with vegetation from our sectors and provide initially planned pedestrian walkways. In terms of travel, habits were also reviewed. There is not a lot of car parking in front of houses. The garage is not systematically integrated into the house. Visitors are obliged to park two hundred metres away and to then walk. But they also promenade within the eco-neighbourhood and relearn to walk, to use the bicycle!”



# Ensure consistency with adjoining regions and their projects

## Issue

The architectural and urban project should subscribe to the guidelines of all the municipalities or the different communities to which the municipality belongs.

But the regions should also feed off the dynamics of those around them, to act consistently and ensure continuity. It also works along the seams that bind a region to those surrounding it.

## Questions

- ▶ To what extent have measures been taken to ensure consistency with adjoining regions?
- ▶ How does the project of the municipality guarantee the urban continuity and the social and cultural links with the adjoining regions?
- ▶ What infrastructures are to be undertaken to promote the consistent development of undeveloped regions?
- ▶ Have existing links (towpaths beside waterways and old railway lines, ...) that can be converted into intermunicipal connections been identified?
- ▶ How could city entrance points develop and expand into an adjoining region (the relationship between principal city and surrounding municipalities)?
- ▶ Has the drafting of urban planning documents be coordinated and synchronized with those of adjoining municipalities?
- ▶ Has the creation of an intermunicipal development land reserve authority been considered?

## Mayors' Comments

“ I often meet my colleagues from adjoining municipalities to learn of their projects. It allows me to coordinate with what I plan within my own municipality.”



# Anticipate the future development of projects

## Issue

Construction and urban projects should be designed to accommodate the evolution in time of a building or neighbourhood.

They need to be easily reallocated to other uses, to new residents or different from those initially planned by minimizing costs and the environmental and social impacts of these developments.

It is also possible to allow for the fitting out or completion by residents themselves of their housing (an additional floor), or their estate (shed, vegetation, swimming pool). However, these opportunities, which may include forms of self-construction, should be controlled by regulations laying down what can be done. Recourse to professional advice is essential and on this occasion should be encouraged.

## Questions

- ▶ To what extent do the development choices incorporate the criteria of adaptability and reversibility?
- ▶ Have the technical criteria favouring the conversion of buildings been defined?
- ▶ Have facilities (e.g. schools) been planned and infrastructure needs been anticipated according to expected demographic growth (e.g. cabling of new areas with the municipality)?

## Mayors' Comments

“ We're bring out in the coming weeks a loft of 45m<sup>2</sup> delivered plot and ground floor designed with the possibility of upgrade to 3-bedrooms or 90m<sup>2</sup> in the future, to accompany the evolution of the residents. It will then be self-development but with a minimum of control.”



# Schedule the project and timescale

## Issue

The relatively short period of electoral terms should be made compatible with the timescale of development projects - generally longer.

The objective of each term should be defined. The first is sometimes reserved for the development of the project for the municipality; those that follow, its implementation.

The challenge is then for the mayor to determine what can be produced and presented by each election date. At the end of a term, there may be a building or facility that is not completed. Then it may take the form of a "model" of the future project.

In particular, this is the responsibility of the consultants who advise the mayor to produce images of the project under construction, to bring it alive, to make it concrete and foster debate and public consultation among interested parties.

## Questions

- ▶ Have the councillors with consultant advice determined the scheduling of the project?
- ▶ Have the intermediate phases of the project been well-defined so as to be presented to the public at each stage?
- ▶ Does the planning of the project leave enough time to inform and for public consultation?

## Mayors' Comments

“ An urban planning project can not be completed within a period of six years. It's impossible. It is necessary to be re-elected two or three times in order to do a good job. At the end of my first term, I want to prepare a model and propose to residents to carry it out during the following term.”

“ The first term should be used to launch the project and to ensure:

- the agreement of local council on the sustainable development values and objectives of the project,
- the recruitment of 'consultant' and design teams,
- the implementation of the public consultation process throughout the entire project,
- the publication of project 'regulations' (to review planning documents, objectives, process and management decisions, etc...)
- the financial means (loans) that will permit the project and define its scope for the following terms, and
- the implementation of infrastructure for the new neighbourhood.”



# Promote natural sanctuaries and conserve biodiversity

## Issue

All members of the construction industry should actively engage in the conservation of natural resources, starting with the clearing of sanctuaries and the protection of the biodiversity.

Green spaces, including private gardens, and hedges in housing should be designed ahead of construction and/or controlled by regulations so that their composition encourages the movement of animals, their feeding and the propagation of species and local flora. The appointment of consultants is needed to prepare such regulations.

For example, to develop the presence of water provides many advantages: landscaping, leisure but also thermal. Good management of water cycles reduces the risk of flooding and supplies the water table.

The challenge to raise density should be met whilst securing natural sanctuaries in urban areas that improve the quality of life. In this way, densification will be acceptable, liveable and desired by residents.

## Questions

- ▶ Have the skills and expertise in biodiversity and natural resources been deployed?
- ▶ Has the project design taken into account the natural constraints of the site?
- ▶ Has the project contributed to enhance landscapes and preserve natural sanctuaries and the biodiversity?
- ▶ Has the conservation of some natural sanctuaries and agricultural areas been scheduled?
- ▶ Have the continuity (grids, corridor, hedges, etc..) and the diversity of habitats and species, including the continuity between private gardens and public open spaces been encouraged?
- ▶ Has green roofing or elevations, the use of porous pavements, creating grassed channels and waterways, etc.. that allow for better water management been considered?
- ▶ Has the appointment of the public space designer included the maintenance of places for 1 or 2 years been anticipated?

# Develop local resources

## Issue

Many recent experiments demonstrate the feasibility and utility of systematic studies on local resources and knowledge before undertaking any project.

Taking into account the availability of resources and materials nearby the project, however, is still an exception in terms of reflexes that tend to benefit global methods whose environmental and social performance are often less convincing.

However, the supply of resources for building can be reconsidered to promote local economic development.

## Questions

- ▶ How does the project promote the cultural and local peculiarities based on the skills and techniques unique within the region?
- ▶ Has the geographical origin in the choice of materials used be taken into account?
- ▶ Has thought been given to encourage, to the extent possible, the expertise of trades within the region?

## Mayors' Comments

“ We just finished an energy-plus house, open to the general public including the weekend, with an exhibition and presentation by a consultant. Local tradesmen were all involved in this project to train and develop their skills.”



# Determine recommendations for sustainable development

## Issue

Mayors now have a practical and effective plan of action. They can determine, with skilled consultants such as planners, architects, landscape architects..., the objectives and results to be achieved in terms of sustainable development performance.

Whether in terms of accessibility, energy conservation, water and waste management or the choice materials..., it is up to the mayors to set the requirements, the "rules" but also to follow their successful implementation throughout the project and to evaluate the results.

It is possible to go beyond existing regulations! A sustainable project approach is not limited to the application of existing standards and references, but their optimization and by exceeding them based on local considerations. Action based on the achievement of locally defined sustainable development objectives should prevail over the, often restrictive, ready-made solutions of means and labels.

## Questions

- ▶ Have the tools available to define the recommendations for sustainable development in urban planning and architecture been identified?
- ▶ Have the project guidelines or objectives in terms of energy efficiency and renewable energy been defined?
- ▶ To what extent does the project provide an integrated management of flux (in particular of water and waste)?
- ▶ What are the means retained to ensure proper implementation of the sustainable development recommendations by the various parties on residential estates (landlords, developers, industrialists, residents, ...)?

## Mayors' Comments

“The regulations, the agreements are very useful for mayors. The more there are, the more secure one is. Because, where there are no regulations, where there are no agreements, you have people stronger than you, with much more money who do what they want in your place. While the regulations require them to comply with what you, you have put in writing. The real power of the mayor is to put it in writing.”



# Understand projects in terms of overall performance for the community

## Issue

The study of the total cost, that is to say, to take into account the entire life cycle of a project (design, cost-in-use, end life), can often justify the amount of investment linked to the recommendations of sustainable development.

It means to go further and to take into account, in the project design, all contributing factors including indirect costs incurred by the community and those that each participant in the construction chain can take on individually.

The quality of a project can also be measured by taking into account all its benefits (economic, cultural, social ...) for a region.

## Questions

- ▶ Has a “total cost” evaluation of the project including maintenance costs, repairs and operations been conducted?
- ▶ How does the project contribute to make the city attractive to residents, businesses, tourism, employment, ...?
- ▶ What future economic activities are to be attracted to the municipality or within the neighbourhood? Is this consistent with the identified needs?
- ▶ Is project management on all the sustainable development criteria retained, undertaken and made public at each key stage?
- ▶ Are there means to avoid development operations whose sole purpose is tax exemption, whose results can be catastrophic in terms of urban planning and sustainable development?

## Mayors' Comments

“When there are new exiting projects which have recognized architectural quality, people see them differently. When meeting with a company that could relocate here, I go around the city and I show them to what extent people are willing to change, to take risks. Our approach gives a picture of the dynamic city that embraces change.”



# Undertake public consultation throughout the project

## Issue

Promotion of an innovative and accountable, contemporary architecture that complies with the values of sustainable development, involves appropriate management and education for change. Exemplarity, information, training, debate and public consultation are the keys to a successful project.

If public consultation is progressively applied, it is often limited to collecting opinions on predetermined projects. Yet to be meaningful, these approaches should be developed in the early briefing programmes and continued throughout the project. It is good to organize an ongoing process of discussion, open and useful for the design and acceptance of the project. Consultation gives residents a better understanding of the complexity of projects.

Architects are meant to be the partners with mayors in this educational and public consultation work.

## Questions

- ▶ To what extent does the project integrate a culture of education, public consultation and evaluation?
- ▶ Which stages and procedures for public consultation and the involvement of residents have been defined beyond the legal requirements?
- ▶ To what extent will the project be really revisable through consultation?
- ▶ What training and information for all interested parties will be implemented to support the project?
- ▶ Has consideration been given to proceed through example, by creating “show” buildings that the residents within the municipality can visit with a consultant to inform them about new housing types (e.g. passive house, intermediate individual/collective housing, etc..), and/or through exhibitions?

## Mayors' Comments

“ Our project, it is not just participatory democracy. Permanent consultative forums have been set up where residents co-develop the project at every stage. I am also president of the SCOT (regional consistency plan) of the federation of municipalities. The public consultation, I do for my town of 1,600 inhabitants and for the SCOT of 90,000 inhabitants, it works just as well!”



# Architects in Support of Accountable Architecture Charter

Five years after signing their Support of Sustainable Development Charter, French architects have acquired an important position in the construction industry for the implementation of these values.

Today, they want to put this to the service of the community in order to pursue the triple responsibility that they claim and share with their colleagues in the International Union of Architects: responsibility for innovation and quality with respect to the client, responsibility for a "better living together" with respect to their fellow citizens, and responsibility for the conservation of the ecological heritage and, in particular, the biodiversity with respect to future generations.

*April 2010*

## Our values for sustainable development

### 1. Cultural contribution and local development

#### The Architect:

Considers that the existing architectural and urban forms, even the most modest, are essential landmarks of our collective history and subconscious.

Oversees at all times the requirements for integration into the built environment within his region and landscapes.

Contributes to economic and cultural development by promoting local materials and skills.

Participates in the cultural development of citizens through the creation of innovative buildings to meet contemporary aspirations, changing lifestyles and different forms of family structure.

Contributes to the vitality and influence of the city.

### 2. Social integration and solidarity

#### The Architect:

Leads the pursuit of well being and quality of use, of "dignified comfort" and accessibility for all.

Coordinates, through projects and a study on social practices, the modes of work and housing, social and generational diversity to benefit the community.

### 3. Eco-efficiency, environmental and biodiversity protection

#### The Architect:

Strives for an eco-efficiency of constructions reducing the consumption of natural resources, the generation of waste and polluted emissions and all other side effects harmful to man and nature.

Takes into account security considerations as well as environmental and health requirements for each project in order to limit their risk to end-users and the environment, thereby facilitating compliance with recommendations with respect to their eco-behaviour.

Specifies materials that perform on environmental and energy issues, as well as renewable energy, in order to fight against global warming.

Locates biodiversity at the centre of all his urban development projects.

#### 4. Economy and collective performance

**The Architect:**

Designs the project in terms of overall cost, from preplanning to construction, by integrating the social impact.  
 Encourages the technical choices that reduce operating and maintenance costs.  
 Takes into account the costs and benefits to the community.

## Our accountable architect practices

#### 5. Governance, public consultation and education

**The Architect:**

Makes his knowledge and talents available to those responsible for regional development irrespective of the scale of the region concerned.  
 Develops the education of accountable architecture and the architectural act with all end-users and participants involved in construction and development.  
 Intervenes as early as possible in the project by initiating public consultation with all interested parties.  
 Locates the project with all its public and private participants within a historical and geographical continuity of the region. On this occasion, he promotes the expression of identities.

#### 6. Project quality, transparency of behaviour

**The Architect:**

Locates at the centre of his project the objectives of health protection and the safety of end-users beyond statutory requirements.  
 Encourages any proposal for change to regulatory and normative systems by promoting the stimulation of intelligent design.  
 Fights against all forms of corruption.

#### 7. Training, research and innovation

**The Architect:**

Increases through continuing professional development and research, his capacity to meet the cultural, social, environmental and economic challenges that confront him.  
 Ensures the transversality of knowledge, practices and techniques by facilitating their dissemination to the project design team but also by educating clients.

#### 8. Long-term vision and respect for future generations

**The Architect:**

Evaluates, from the design stage, the capacity for flexibility and change of use of any proposed building as well as its ability to adapt to the future technical and economic requirements of society, including their demolition.  
 Considers the future of any building in the short and long-term for future generations in terms of its social utility.  
 Alerts the client during design, of the natural, technological and social risks of the project.

# “Sustainable Development” report to be attached to planning application

The Sustainable Development report is to be appended to the planning application. Without being a contractual document binding on third parties, it is clear information on the contextual provisions of the project that favour an approach related to the objectives of sustainable development.

Thus, this document is intended to engage the client to adopt a responsible approach and inform the planning application or development supervisor and any other third party involved on the provisions proposed by the project.

## ENVIRONMENTAL CONTEXT

ENVIRONMENTAL CONTEXT			Comments
The project is located on a site subject to: <ul style="list-style-type: none"> <li>▶ a regional consistency plan</li> <li>▶ a local urban plan</li> <li>▶ a municipal plan</li> <li>▶ priority redevelopment area regulations</li> <li>▶ architectural, urban and landscape heritage area regulations</li> <li>▶ other</li> </ul>	yes yes yes yes yes yes	no no no no no no	Explain:
The project is located on a site that forms part of an existing road grid or system (with no dead end)	yes	no	
The project is located in a neighbourhood with local facilities (within 500 metres): <ul style="list-style-type: none"> <li>▶ local authority</li> <li>▶ schools, colleges, high schools</li> <li>▶ shops</li> </ul>	yes yes yes	no no no	
The project is serviced by public transport. The nearest stop is: <ul style="list-style-type: none"> <li>▶ less than 300 metres</li> <li>▶ between 300 and 800 metres</li> <li>▶ between 300 and 800 metres</li> </ul>	yes yes yes	no no no	
The project is served by user friendly links (bike paths, «30» zones, etc.) located at: <ul style="list-style-type: none"> <li>▶ less than 50 metres</li> <li>▶ between 50 and 300 metres</li> <li>▶ more than 300 metres</li> </ul>	yes yes yes	no no no	



## ENVIRONMENTAL CONTEXT

ENVIRONMENTAL CONTEXT			Comments
<p>The project site is serviced by the following networks on its boundary:</p> <ul style="list-style-type: none"> <li>▶ drinking water</li> <li>▶ waste water</li> <li>▶ storm water</li> <li>▶ electricity</li> <li>▶ gas</li> <li>▶ urban heating</li> <li>▶ telephone</li> <li>▶ cables, optical fibres, ...</li> </ul>	<p>yes</p> <p>yes</p> <p>yes</p> <p>yes</p> <p>yes</p> <p>yes</p> <p>yes</p> <p>yes</p>	<p>no</p> <p>no</p> <p>no</p> <p>no</p> <p>no</p> <p>no</p> <p>no</p> <p>no</p>	<p>Otherwise, specify the distance from the point of delivery or connection:</p> <p>..... m</p> <p>..... m</p> <p>..... m</p> <p>..... m</p> <p>..... m</p> <p>..... m</p> <p>..... m</p> <p>..... m</p> <p>Other:</p>
<p>The project has a density, excluding public roads (ratio of total floor area to site area):</p> <ul style="list-style-type: none"> <li>▶ more than 3</li> <li>▶ between 1 and 3</li> <li>▶ between 0.4 and 1</li> <li>▶ less than 0.4 Explain: .....</li> </ul>	<p>yes</p> <p>yes</p> <p>yes</p> <p>yes</p>	<p>no</p> <p>no</p> <p>no</p> <p>no</p>	
<p>In the case of a development permit, what is the planned number of units per site area:</p> <ul style="list-style-type: none"> <li>▶ more that 100 dwellings per hectare</li> <li>▶ between 70 and 100 dwellings per hectare</li> <li>▶ between 30 and 70 dwellings per hectare</li> <li>▶ between 10 and 30 dwellings per hectare</li> <li>▶ less than 10 dwellings per hectare</li> </ul>	<p>yes</p> <p>yes</p> <p>yes</p> <p>yes</p> <p>yes</p>	<p>no</p> <p>no</p> <p>no</p> <p>no</p> <p>no</p>	
<p>A landscaping scheme designed by an architect or landscape architect is proposed</p>	<p>yes</p>	<p>no</p>	<p>Explain:</p>
<p>In situ rainwater management is proposed</p>	<p>yes</p>	<p>no</p>	<p>Explain:</p>
<p>The site is accessible to disabled persons</p>	<p>yes</p>	<p>no</p>	
<p>What is the number of parking spaces provided per dwelling?</p>			<p>Explain:</p>
<p>How is parking taken into account? Is there an innovative approach?</p>			<p>Explain:</p>

## TECHNO-ECONOMIC IMPACT

			Comments
Is the architecture "bio-climatic"?	yes	no	Comment on the bio-climatic characteristics
Is the construction likely to enable the transformation and the flexibility of the building?	yes	no	Explain:
Are construction materials from the local economy?	yes	no	Explain:
Have the materials used environmental qualities and/or health certified?	yes	no	Explain:
What is the general principle of thermal performance?			Explain:
How is natural ventilation achieved?			Explain:
What are the arrangements for ensuring thermal comfort during summer?			Explain:
What is the performance of external glazing?			Explain:
What type of heating is used?			Explain:
Is there an energy management system?			
What renewable energies are used? For what purpose?			Explain:
Thermal study indicates that annual consumption will be:			
▶ less than 100 kWh/m <sup>2</sup> /year	yes	no	
▶ between 70 and 100 kWh/m <sup>2</sup> /year	yes	no	
▶ between 50 and 70 kWh/m <sup>2</sup> /year	yes	no	
▶ less than 50 kWh/m <sup>2</sup> /year	yes	no	
How is storm water managed?			Explain:
How is internal air quality managed?			Explain:
How is waste management taken into account?			Explain:
Have annual repair costs been assessed?	yes	no	
Have annual consumption costs been assessed?	yes	no	
Have annual maintenance costs been assessed?	yes	no	



## SOCIAL IMPACT

			Comments
What is the use of the building? Who are the end-users?			Explain:
Is mixed use taken into consideration?	yes	no	Explain:
Is social mix taken into consideration?	yes	no	Explain:
Is age diversity taken into consideration?	yes	no	Explain:
Does the project fit into the scope of a neighbourhood social policy?	yes	no	Explain:
Has the project been subject to public consultation?	yes	no	Explain:

## CULTURAL IMPACT

			Comments
Is project part of a historical neighbourhood and takes into consideration the memory of place?	yes	no	Explain:
The architectural design is strongly contemporary	yes	no	Explain:
Architectural design avoids pastiche of traditional architecture	yes	no	Explain:
Architectural design takes into consideration the local environmental characteristics	yes	no	Explain:
Designed by an architect	yes	no	
Architect will monitor construction	yes	no	

Express succinctly your opinion about the objectives of "sustainable development" in your project:

.....

.....

.....

.....

## Architect Members of the CNOA Sustainable Development Committee chaired by Patrice Genet in 2009 and 2010

Philippe Barbeyer, Jean-Jacques Bégué, Jacques Canal, Lionel Carli, Philippe Castans, Cloud de Grandpré, Frédéric Denisart, Albert Dubler, Martine Elissalt-Pattou, Jean Filippi, Dominique Gendre, Denis Latour, Raphaële Perron, Jean-Louis Radigue, Frédéric Ragot, Marie-Madeleine Tjoyas

## People interviewed by CNOA Sustainable Development Committee

Remy Ailleret, Executive Vice President of Technical Services, Head of Planning Services, City of Montpellier

Marcel Albert, Mayor of Herbiers, Vendée

Jean-François Audrin, Mayor of Saint-Georges d'Orques, Hérault

Paul Béranger, Director of Urban Development, City of Mulhouse

Muriel Boulmier, General Manager Group Ciliopée and President working group "Demographic Changes and Aging" of the European Public Housing Federation (CECODHAS)

Anne Boyer, InCité, Bordeaux

Sophie Desport, Bordeaux Métropole Aménagement

Francine Fort, Managing Director, Centre d'Architecture Arc-en-Rêve, Bordeaux

Michel Havard, MP, President of HQE Association

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Blandine Machelon, Urban Planner, City of Bordeaux

Michel Mas, City Councillor, Pézenas, Hérault

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Jean Rottner, Deputy Mayor, Head of Urban Planning and Urban Renewal, Mulhouse

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Philippe Saurel, Deputy Mayor, "Urban Planning and Sustainable Development Project" delegate, Montpellier

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