

LIVING LAB IN PERIGUEUX (South West France) BIMBY + BUNTI v/s urban sprawl

« Bimby brings in existing neighbourhoods a kind of Cinderella effect: the pumpkin becomes magnificent carriage. But with Bimby, the transformation is permanent. »
Benoit Martin in "Sud Ouest" / October 2020

Périgueux: first recorded results of a massive, ecological, qualitative and tailor-made land activation, associated with the refurbishment and core upgrade of existing housings, through results-oriented urbanism.

When first adjusting planning rules to evolve single-family housings neighborhoods, then launching with the LIV* a BIMBY+BUNTI* experiment, the city of Périgueux (30.000 inhabitants) made a winning bet. Setting up a high-level, tailor-made architectural and urban design service dedicated to homeowners, the experiment team triggers housing creation and housing renovation projects. The team coaches inhabitants up to the completion without any public subsidies, in a city subject to demographic issues, with no more land to develop. The experiment has reached a cruising speed of 50 new attractive homes per year, inhabitant-initiated and owned.

Thinking long-term and creating new methods, the operation has demonstrated its ability to generate and unify the energies of all types of project holders and professionals, becoming the leading housing producer of the city.



95 new housings designed

206 projects managed

155 new housings produced



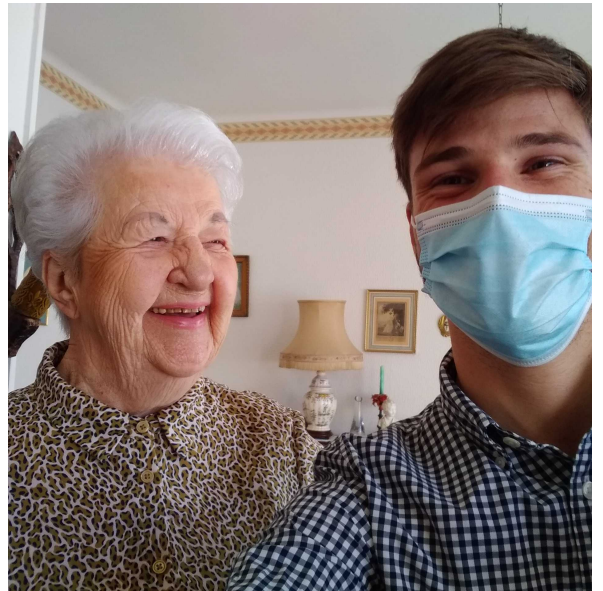
1/ Modeling of a BIMBY project: the existing



2/ Modeling of a BIMBY project: chosen scenario



3/ Site: a rental and a terrace for the existing housing



4/ New highly qualified jobs are designed to coach inhabitants and prompt them to carry on a whole range of small size projects up to completion. Coaching includes managing relations with the neighbours and within the homeowners families.



4/ A new house for my old age in the heart of the islet

IN THE LIGHT OF EXPERIENCE

LESSON 1

A high level of urban and architectural quality outcome may be reached in a tailor-made operation orchestrated by a local government and based on the support of hundreds of inhabitant-initiated projects (442) coached simultaneously.

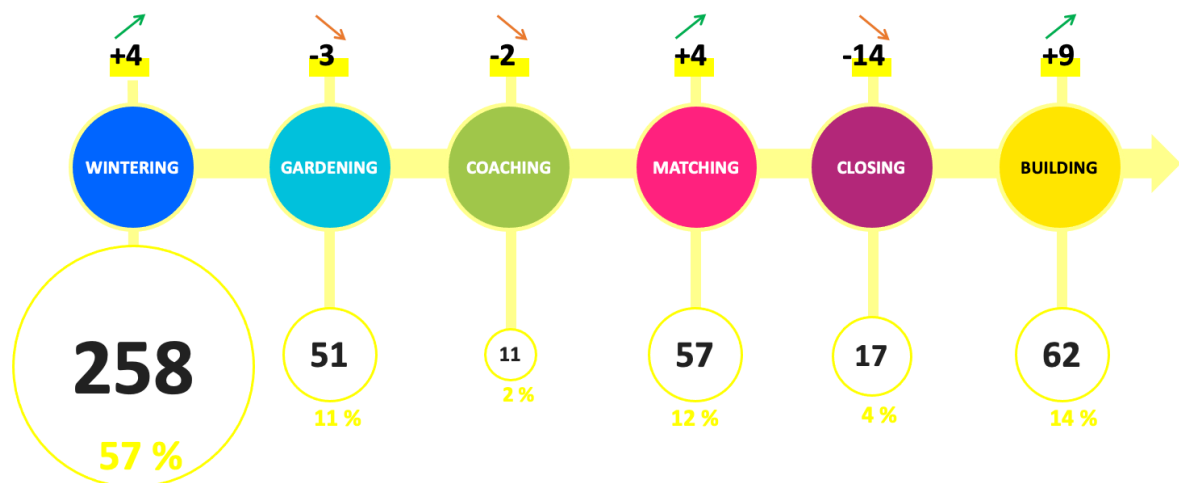
LESSON 2

The creation of new jobs in the field of architecture and town-planning allows new leverage effects, prompting individual dreams to take-off, thus achieving outcomes without public subsidies but with a strong economic (works initiated), demographic (new households welcomed) and ecological (zero urban sprawl) impact.

LESSON 3

Densification by way of land activation relying upon virtuous ecological microprojects includes a social dimension (solvency of modest owners, production of affordable land) and concurs to the rehabilitation and reconfiguration of buildings (BUNTI).

Périgueux : A work in progress (October 2020 numbers)





>> LIV <<

LIV - Lab in Vivo - is Villes Vivantes' R&D department

<http://www.vivantes.fr/liv/>

>> BIMBY <<

(Beauty In My Backyard)

Re-invent a village spirited urban transformation, with a short supply chain for housing production, by way of soft, diffuse, incremental densification of single-family dwellings neighbourhoods; building upon inhabitant's initiative orchestrated and animated by local government. Ongoing experiment : **Périgueux, Grenoble, Alpes Métropole, Communauté Urbaine Creusot-Montceau, Scot du Blésois, du Grand Nevers, du Grand Libournais, du Vignoble Nantais, Grand Angoulême...**

<http://www.wikibimby.fr/>

>> BUNTI <<

(Beautifully Upgraded Nests Tailored with architectural Intelligence)

Re-invent transformation of existing housings and built heritage, triggered and financed by way of powerful architectural and real estate modeling stimulating homeowners and investors initiative, injecting at the root of the process free creativity, sincere benevolence, infectious energy and enthusiasm. Ongoing experiments : **Scot des Vosges Centrales, du Grand Nevers, Communauté d'Agglomération du Grand Libournais, Épinal...**

<http://www.wikibunti.fr/>

MORE INFO

Villes Vivantes / LIV
Denis Caraire, CXO
denis.caraire@lab-invivo.eu / +33 (0) 6 47 22 64 15