

# Square Maimat

Emma Blanc Paysage





# EMMA BLANC PAYSAGE

The Emma Blanc landscape practice was created in 2007.  
We develop design projects and undertake research on schemes which create more open and welcoming public spaces, our preferred medium.

Being a landscape architect is a commitment that supports our desire to improve the shared living environment.  
The creative process for us is an exchange. As such, there is no principle rule, no predetermination.  
We propose a transversal approach, an exhaustive and iterative process, and each response we give to the subjects we approach, contains traces of the broader issues that we are trying to address more generally.  
**More grey matter for less waste?**  
Convinced that savings are necessary and possible on every project, we develop an approach that deals with issues of re-use of materials, without losing sight of the aesthetic dimension. We combine the economy of means with the search for simplicity.

**Our relationship to others? and living things?**  
Time and slowness are necessary and even indispensable notions in projects to develop the conditions for a real urban ecology, of which human beings are a part.

We are laureates of the "Nouveaux Albums des Jeunes Architectes et Paysagistes 2007-2008" (New Albums of Young Architects and Landscape Architects), work throughout France and on major projects such as the forecourt of the TGI (Le Tribunal de Grande Instance), "La place de la Bastille" and "La place du Panthéon".

**Emma Blanc**  
December 2011 - Creation of Emma Blanc SARL  
January 2007 - Start as an independent consultant  
March 2004 / december 2006 - Responsible for the Landscape unit of Ateliers JEAN NOUVEL  
June 2003 / february 2004 - Agence HYL  
January 2002 / may 2003 - Agence TER  
1997-2001 - Graduate of l'École Nationale Supérieure du Paysage de Versailles  
1993-1997 - Bachelor of Arts Appliqués -Université Toulouse, Le Mirail

**They collaborate**  
César Bazin, Sandra De Massé, Estelle Goutaudier, Laëtitia Leinartz  
Adrien Rousseau,Laure Verdier

**They have collaborate**  
Julien Abitbol, Mathieu Bordreuil, Manon Cadoux, Céline Chartier, Damien Deschamps,  
Alan Douchet, Sylvain Dupuis, Ivanne Gribé, Renaud Laferrière, Victorine Lalire,  
Mathilde Loquesol, Flora Maison, Luc Monéger, Lou Moguet, Rémi Moustard,  
Momo Okazaki, Noël Pinsard, Charlotte Poulet, Olivia Samit, Léonie Savoye,  
Sonia Sifflet, Daphnée Simon, Angelina Stoesz, Audrey Volpelier, Morgane Weibel

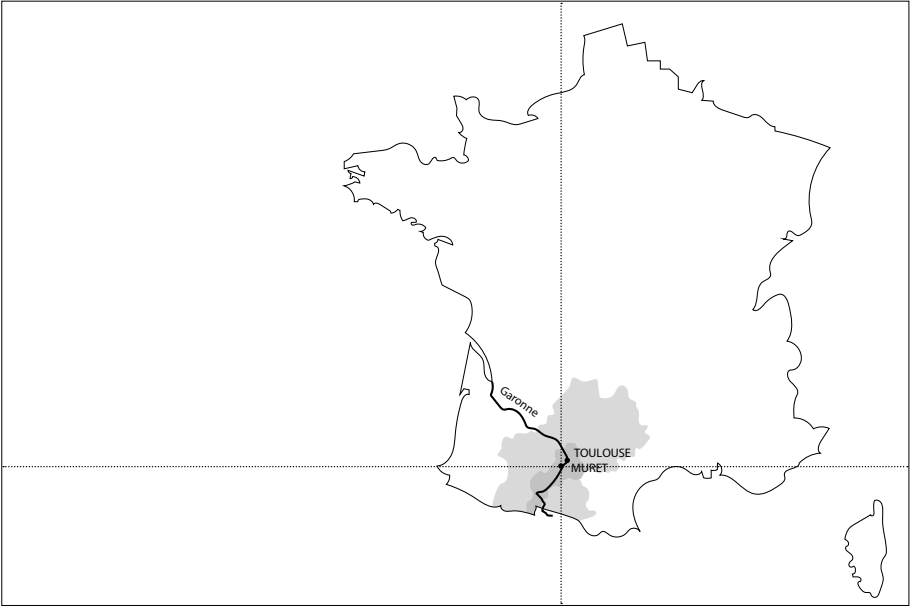




LOCATION

MURET  
Muret is a French commune located 26 km south of Toulouse, in the Occitanie region, in the department of Haute-Garonne, of which it is a sub-prefecture.

site location in France



site location in the agglomeration of Muretain



site location in the town



CONTEXT

Located in the neighbourhood of northern Muret (31 Toulouse), Maïmat Square was designed based on the model of the “Grands Ensembles” which were favoured in the 1960s.

On the 2.5 hectare surface, Promologis developed the site by building large 4 storey housing blocks. The ground, completely covered in tarmac, was the domain of surface car parks and permanent traffic flows. Like large ribbons, the buildings were placed around the outside of the site, enclosing it in on itself. At the heart of the complex, a shopping centre had been progressively abandoned in this impoverished neighbourhood.

This urban model is in crisis ; it is in need of radical renewal, in order to initiate the reintegration of the northern district of Muret into an urban continuity, that extends across the whole city.

Committed to revitalizing the district, Promologis initiated an urban renewal project in close collaboration with the town of Muret and the project management team.

The urban renewal project of Maïmat Square is articulated around a large wooded area, within which eight residential blocks are located. A public square to the south accommodates an open air market and a row of shops located at the foot of the shared ownership building.

Phase 01 “Maïmat South” delivered in 2014.  
Phase 02 “Maïmat North” delivered in 2018.

existing



phase 01



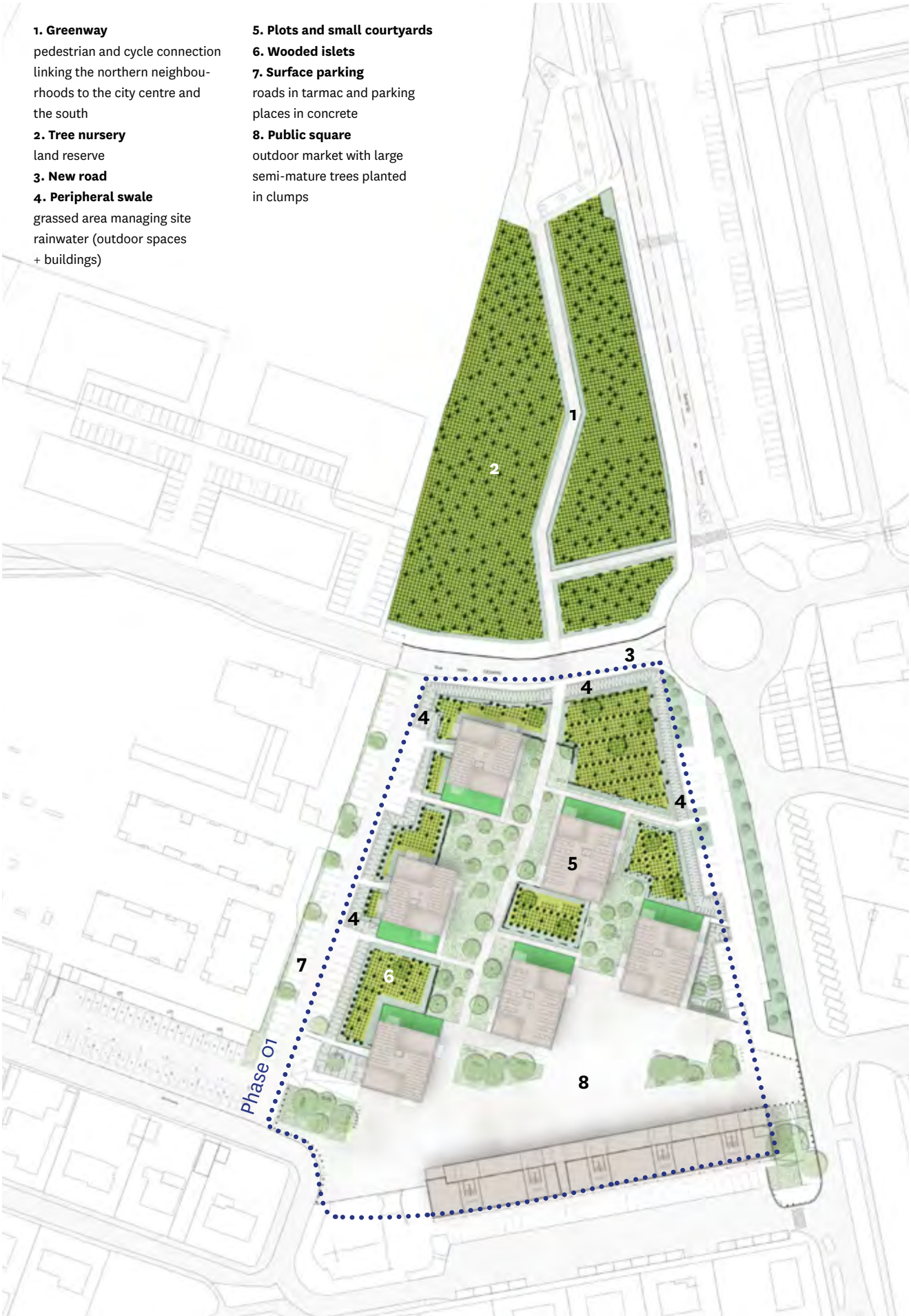
phase 02





MAIMAT SOUTH - phase 01

Program	Urban renewal: Public square of 5000 m² on basement parking of 73 boxes Urban park, surface car parks, small courtyards Wooded urban islets and tree nursery (5000 trees) Demolition of 173 housing units and a shopping centre Construction of 148 housing units, with retail space and pre- mises for associations on the ground floor. Rehabilitation of 40 dwellings (shared ownership building)
Client	Promologis / Zélidom Le Muretain agglo Ville de Muret
Location	Square Maïmat 11 rue Aimé Césaire 31600 Muret - France
Surface area	Land parcel: 25 000m² Landscape scheme: 21 350m²
Certification	Habitat and environment BBC - 13%, Effinergie 2005 Nominated Lauréat for Regional Projects 2010: Energy-effi- cient / environmental performance buildings in Midi-Pyrénées co-financed by the Region and l'ADEME (Agence de l'Environ- nement et de la Maîtrise de l'Energie)
Completion	2013 and 2014
Landscape	Emma Blanc Project manager : Emmanuelle Blanc Landscape architect : Sonia Sifflet
Architects	ppa·architectures (lead architects) Partner : Jean-Manuel Puig Team : Sylvie Bouet, Clémence Durupt
Engineers	Inafa (work site supervision), Albert et compagnie (sustai- nable development), Cercée (fluids), Axes ing. (services), Alayrac (economics)
Contractors	ETPM (roads and utilities), Mayet (green spaces)
Photography	Philippe Ruault Airimage (aerial photography and video)









MAIMAT NORTH - Phase 02

Program	Plantations and transplantations, surface parking, small courtyards. Construction of 44 social housing units in a park (20 social housing, 24 in social rental)
Location	Square Maïmat 11 rue Aimé Césaire 31600 Muret - France
Client	Promologis / Zélidom Le Muretain agglo Ville de Muret
Surface aera	Landscape scheme 7 300m²
Completion	2018

Landscape	Emma Blanc Project manager : Emmanuelle Blanc Landscape architects : Laure Verdier, Noël Pinsard
Architects	ppa · architectures (lead architects) Partner : Jean-Manuel Puig Team : Laure Alberty, Ana Castro
Engineers	MOA (work site supervision), 3J Technologies, Execo (economics)
Contractors	ETPM (roads and utilities), Mayet (green spaces)
Photography	Philippe Ruault Airimage (aerial photography and video)









## PROJECT

Phase 1 of the project positively transformed the neighbourhood and the quality of life for the residents. Formerly focused in on itself and totally impermeable, the site is now open and porous.

Started in 2011, the construction process was the subject of an “opération tiroir”, consisting of demolition / reconstruction to rehouse the local residents in situ.

With an environmental and economical approach, the site materials were respected and reused because it also makes sense to preserve the past history and capitalize on the potential of what is “already there”!

Key programming was streamlined to enable this transformation :

An underground parking constructed beneath the public square provided part of the required car parking.

Other parking places were distributed around the site’s periphery, liberating the centre of the city block for pedestrians and other means of non-vehicular transport.

The important question of “residentialisation” and more generally the relationship to the ground was considered by Promologis and the project management team, whose reflection lead to a spatial architectural and landscape solution: wooded islets and common courtyards.

The ground floor is freed up from housing and forms a space which provides an interface between the public space and the building’s lobby. Functional and easily appropriated, these public courtyards provide a link, and offer a pleasant environment to encounter one’s neighbours.









URBAN INTENTIONS

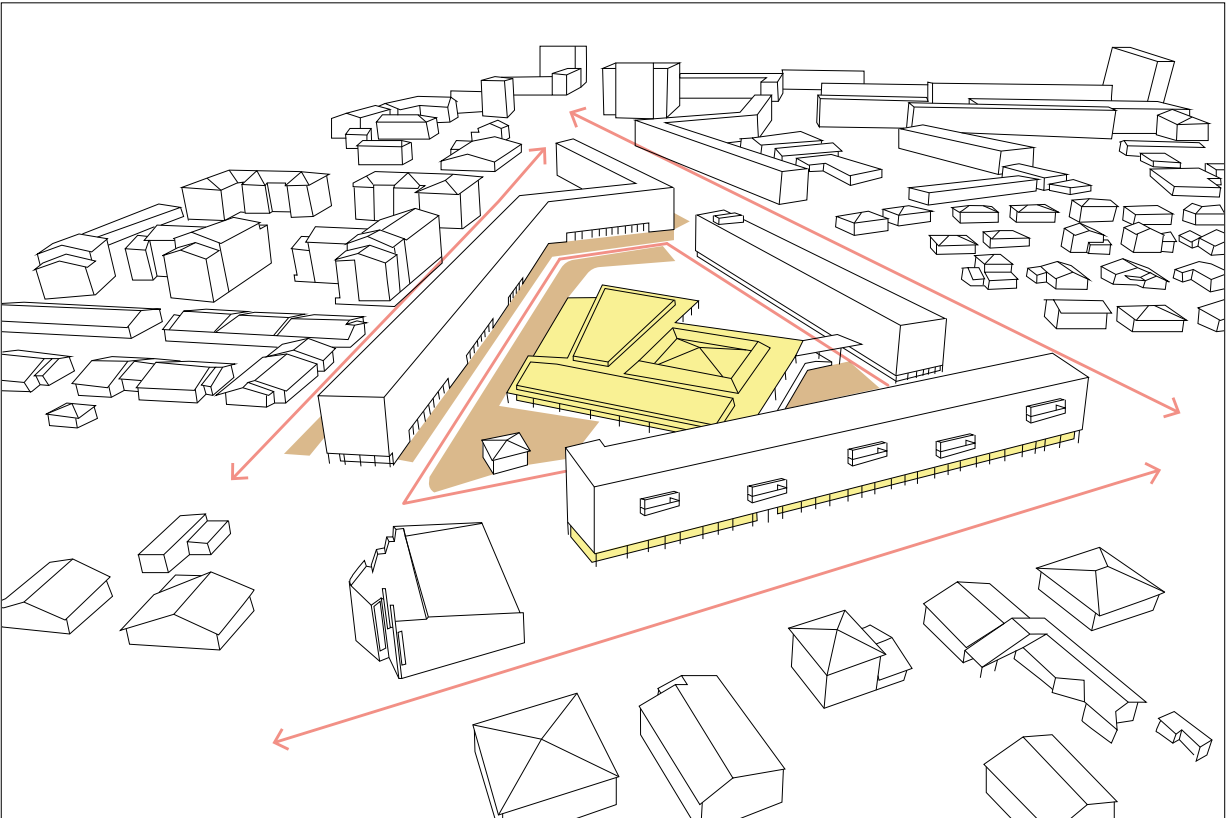
CROSSINGS

Around the inhabited plots, wooded islets promote the identity of the new neighbourhood, which is perceived as a landscaped public park, wooded and inhabited.  
A footpath and cycleway reconstitutes the link between the old centre and the north of Muret on a North-South axis. A new road allows for an East-West crossing and rationally reorganizes local traffic flows towards the exterior of the neighbourhood.

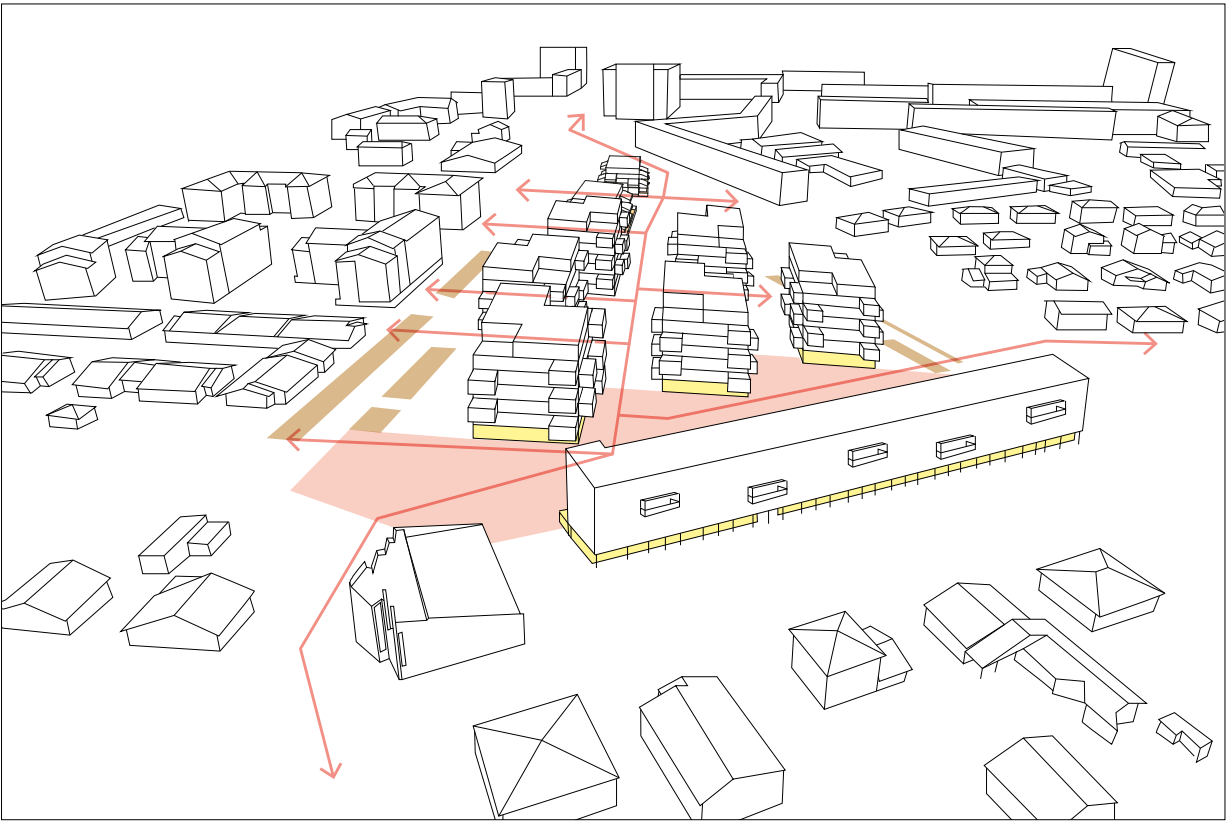
THE CENTRAL SQUARE

The pedestrianized central square hosts a weekly market, shops and premises for associations on the ground floor of buildings... Spaces that can animate this welcoming residential neighbourhood.

before



after



- Pedestrian crossings
- Pedestrianized square
- Shops
- Parking





The open air market every Tuesday, new appropriable public spaces ↑



Living in an urban wood ↑

↓ Creating cycle and pedestrian links from the northern neighbourhoods to the city centre

↓ Residing differently : small courtyards and wooded islets.









# LANDSCAPE INTENT

## GROUND WORK

The landscape project firstly concerns the soil. Sterile since the 60s, we endeavoured to make the soil fertile again by carrying out precise and technical work to a depth of one meter. In association with engineers specialising in pedology we reconstituted the soil horizons using materials from the site and locally produced, agricultural and organic compost and fertilizer.

## WOODED ISLETS

Inspired by forestry techniques, the wooded areas are planted on the reconstituted soils. They are composed of frugal essences on a grid of one meter by one meter, and are inexpensive with regards to investment, water and maintenance. In order to convince all the project team of the virtues of these wooded elements, two control zones of 100 m2 (soil + forest seedlings) were installed on site from the start of the construction process.

The wooded islets form dense plantings ; a sort of "green residentialisation" at the foot of the plots.

Their management or maintenance is undertaken over a long period, and the forest saplings are nurtured for some years using protection systems that promote the re-use of materials from the site.

## WATER MANAGEMENT

At the interface between the parking area and the centre of the plot, large swales are located. These features are both spacious (3m wide and 0.7m deep) and technical, they can manage all the water from the plot (including runoff from the car parks, rainwater from the roof, water from the square...)

before



after



- Hard surface
- Planted areas
- Swales





2012 - The demonstration islet planted at the start of the construction process doubled in size in just one year. ↑



2014 - 1 year after delivery without watering ↑

↓ 2013 - completion of phase 01

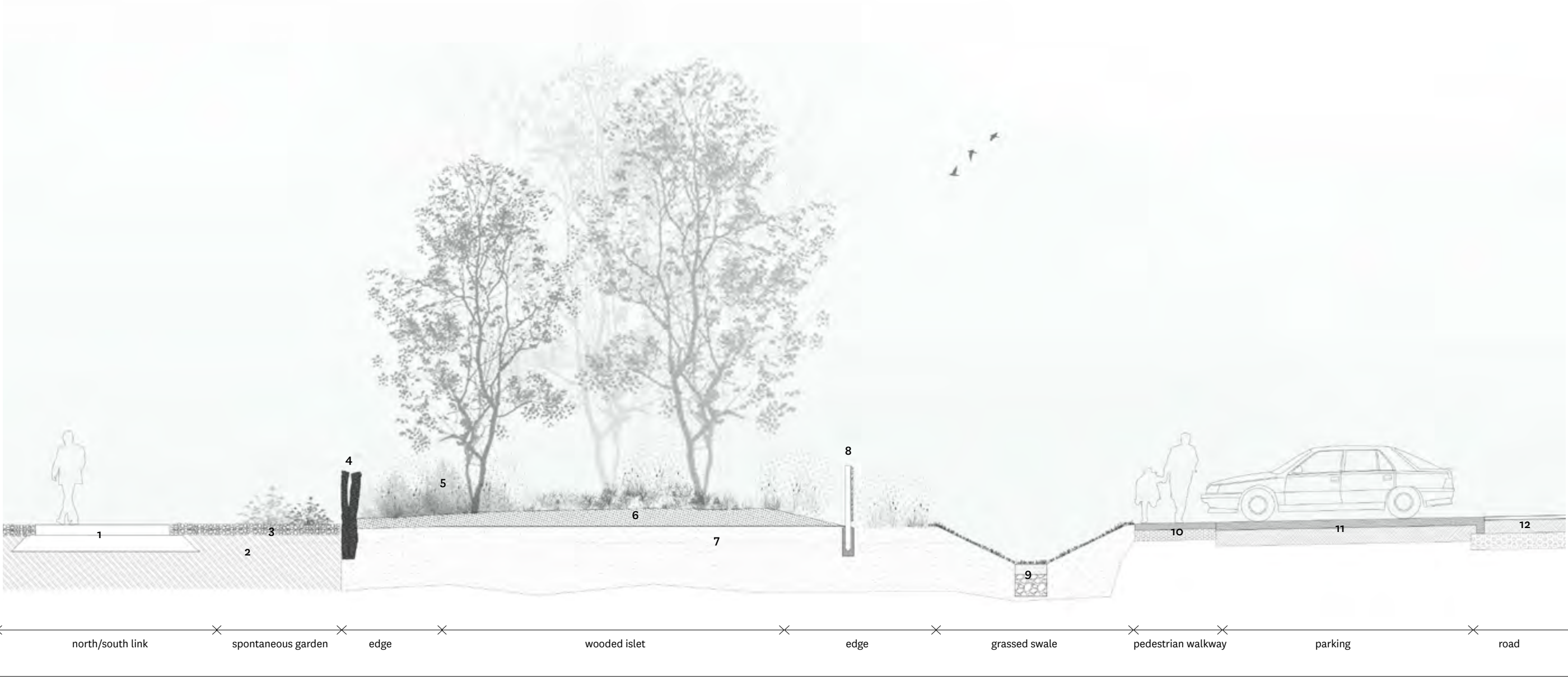


↓ 2015





- 1. pedestrian concrete path with trowel finish 12cm depth
- 2. washed out fertile soil, 100cm depth
- 3. crushed concrete surface, 0/40 grade recycled
- 4. protection for wooded islets, logs, branches and brush
- 5. wooded edge
- 6. organic mulch over whole planting bed
- 7. washed out fertile soil, 100cm depth
- 8. protection for wooded islets, cleft chestnut fencing
- 9. infiltration trench
- 10. concrete trowel finish 25/30 grade, 12cm depth
- 11. concrete trowel finish 30/35 grade, 15cm depth
- 12. tarmac 0/10 grade, 6cm depth









FAVOURING BIODIVERSITY

**MORE THAN 5000 TREES AND SHRUBS** were planted for the project.  
Some saplings from the plant nursery were transplanted to other Promologis projects.

**TREE CLUMPS / WOODED ISLETS / INDIVIDUAL SPECIMENS**

**Trees of 1<sup>st</sup> size 15 to 20m**

Acer campestre, Acer cappadocicum, Celtis australis, Cedrela sinensis, Celtis occidentalis, Ginkgo biloba, Gleditsia triacanthos ‘Inermis’, Gymnocladus dioicus, Maclura pomifera, Ostrya carpinifolia, Robinia pseudoacacia ‘Frisia’, Sophora japonica, Sorbus domestica

**Trees of 2<sup>nd</sup> size 10 to 15m**

Betula pendula, Broussonetia papyrifera, Evodia danielli, Koelreuteria paniculata, Gleditsia triacanthos ‘Sunburst’, Phellodendron amurense, Quercus ilex, Ulmus Lutèce@Nanguen, Ulmus ‘Resista@Sapporo Automne gold

**Trees of 3<sup>rd</sup> size 7 to 10m**

Acer monspessulanum, Amelanchier lamarckii, Cercis canadensis, Crataegus x lavalley ‘Carrierei’, Cercis siliquastrum, Fraxinus ornus, Pyrus pyraister = communis

**SHRUBS**

**Sprouting and arching forms**

Abelia floribunda , Euonymus europaeus, Lonicera xylosteum ‘Clavey’s Dwarf’, Rosa rubiginosa, Rosa rugosa, Viburnum lantana

**Semi-climbers**

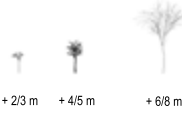
Lycium barbarum chinense, Elaeagnus umbellata, Ligustrum vulgare, Rosa canina

**Perennial framework**

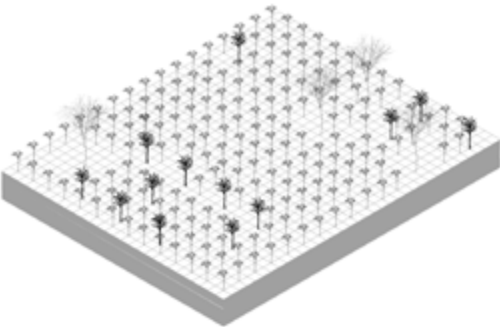
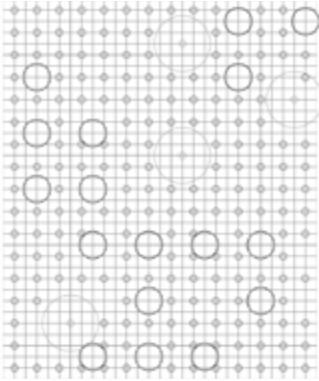
Cotinus coggygria, Cornus mas, Crataegus monogyna, Elaeagnus angustifolia, Mespilus germanica, Paliurus spina-christi, Prunus mahaleb, Phillyrea latifolia, Pyrus amygdaliformis, Quercus coccifera, Rhamnus alaternus, Zanthoxylum simulans

**Suckering species**

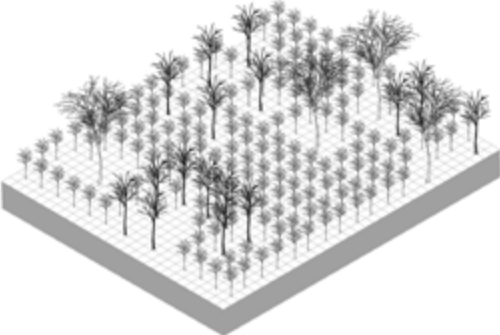
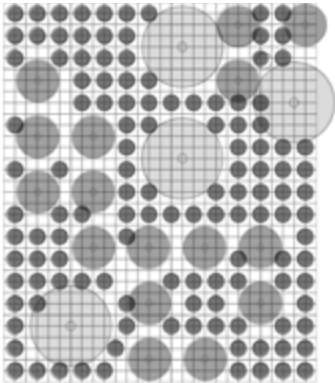
Cornus sanguinea, Rosa pimpinellifolia



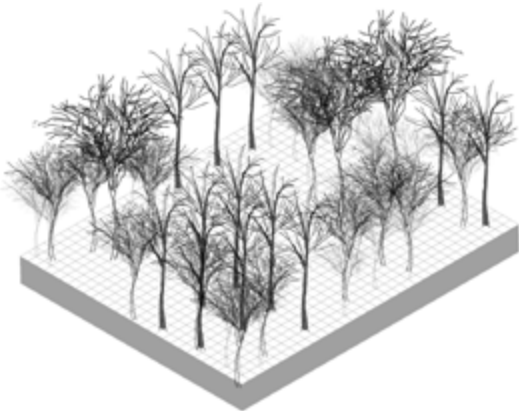
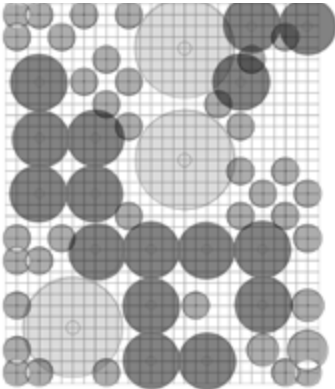
on planting



after 10 years



after 20 years







Pending the construction of phase 02, the saplings of the " plant nursery" have allowed for the vegetalisation of other Promologis projects ↑

↓ december 2015 - Grubbing and pruning the plants

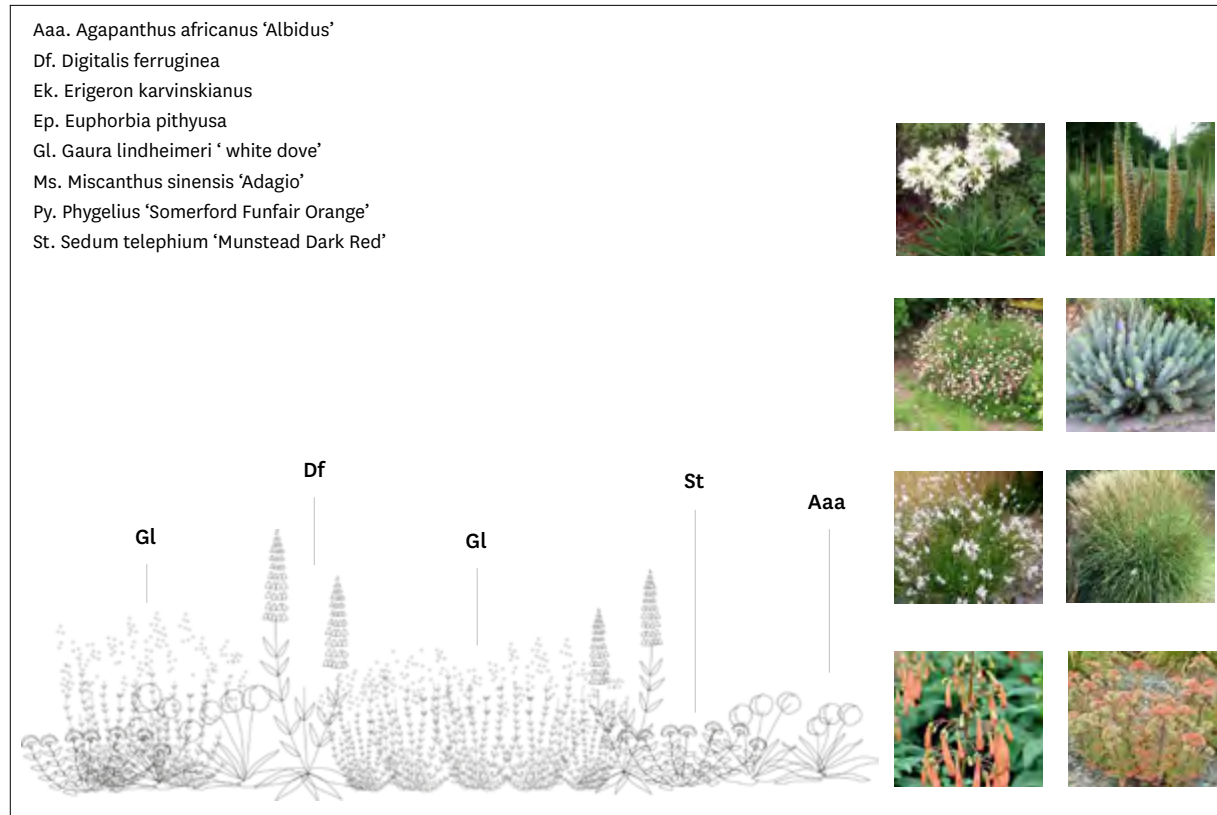


Phase 02, the blocks are installed around the plant nursery preserving and finalising the connection from the city centre to the northern districts ↑

↓ View of part of the retained plant nursery from the dwellings of phase 02

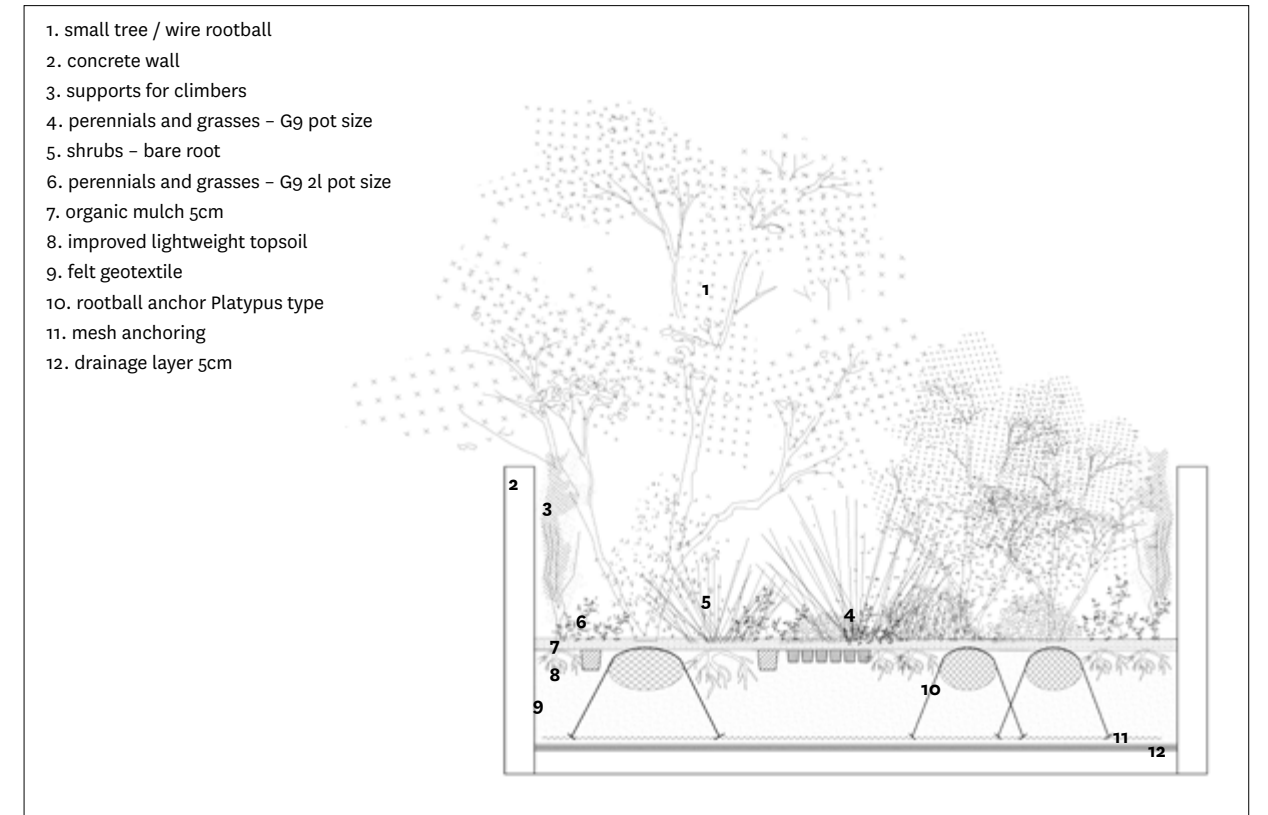






Example of an association of perennial flowers and grasses in full sun ↑  
 in a crushed concrete

↓ Perennials dispersed in the dry garden – subdued urban furniture and fencing



Phase 02 - Very large and generous planters one-meter-deep allowing tree ↑  
 planting at all levels

↓ Layered vegetation from the open-air nursery to the balcony planters









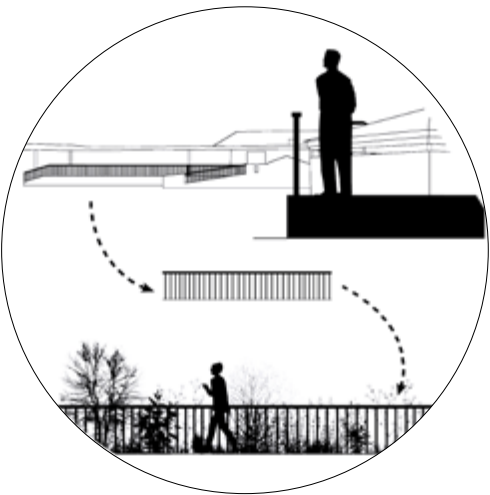
# REUSE AND MATERIALS

Concrete and wood cladding for the buildings was selected and used for their raw appearance and the ease of maintenance.

The exterior works include the recovery of materials from the site :

- Metal railings to fence the planted islets.
- Logs and felled trees to fence the planted islets...
- Crushed concrete from demolition used to reconstitute the soil horizons.
- Crushed concrete (0/40) from recycling facilities for outdoor spaces excluding main roads.
- 50X50 concrete slabs from the former shopping centre to surface the small courtyards.

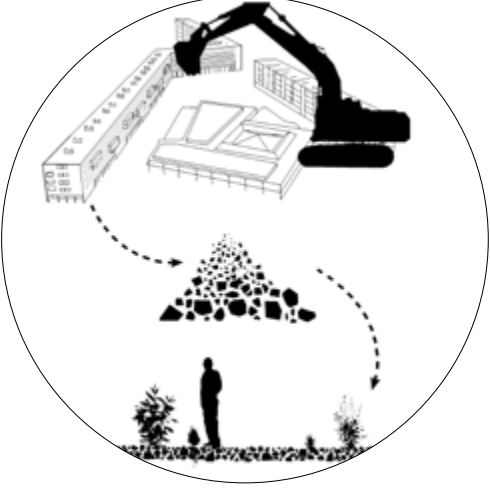
railings from the shopping centre



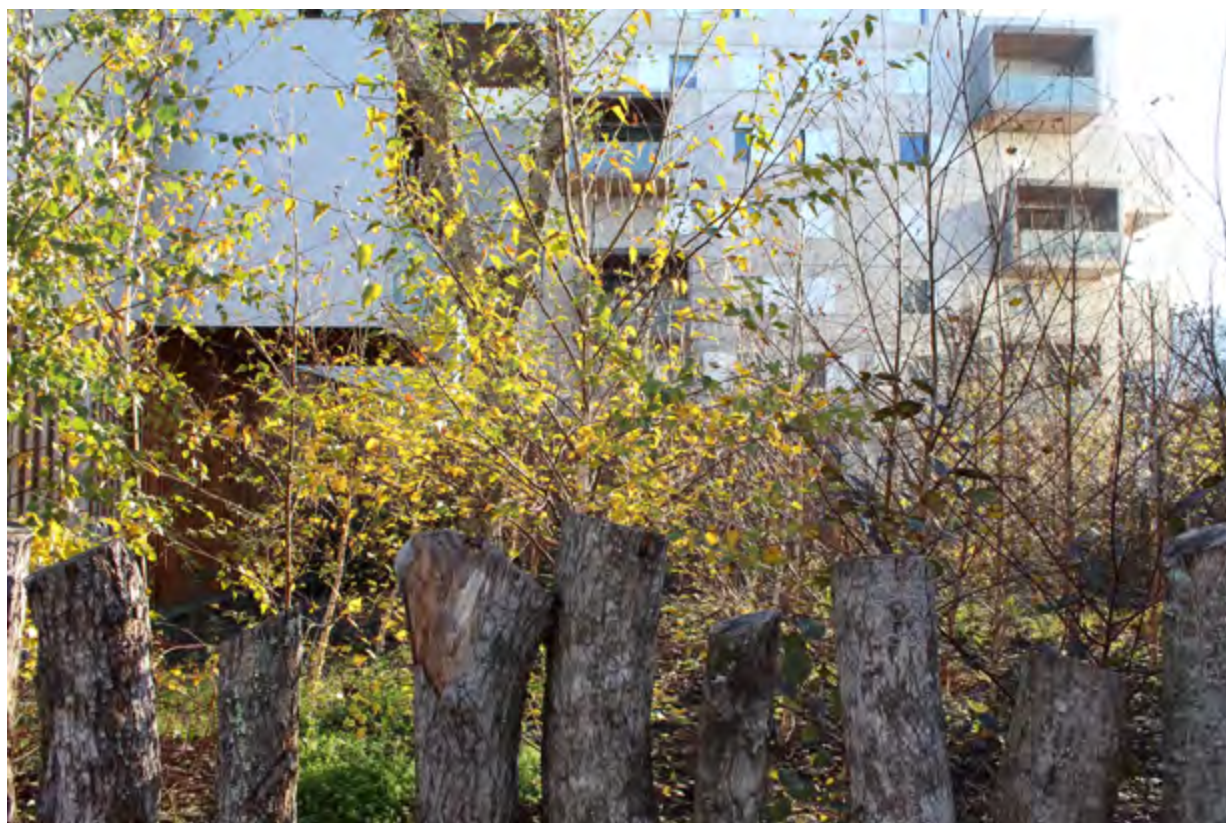
logs from the robinia tree avenue



re-use of crushed concrete from recycling facilities







Acacia logs ↑



Crushed concrete used as mulch layer ↑

↓ Collective small courtyards in concrete slabs reclaimed from the former shopping centre



↓ In situ plant nursery awaiting construction of phase 02









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