

63 UNITS HOUSING PROJECT IN BASTIDE-NIEL URBAN DEVELOPMENT BORDEAUX

November 2025 Press Release



OLGGA 

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Competition rendering (February 2020)

PRESS RELEASE

The Garonne River divides Bordeaux's urban fabric in two, and its right bank has lagged somewhat in terms of its development. With the Bastide-Niel urban development, the city of Bordeaux is aiming to bring the two banks closer together by creating new centres and increasing the density of these spaces.

The city's analysis of the programme for this zone has impelled it to provide optimal, comfortable, and durable spaces for this new neighbourhood. It has also sought to enhance existing industrial heritage and, thus, to preserve the identity of this area.

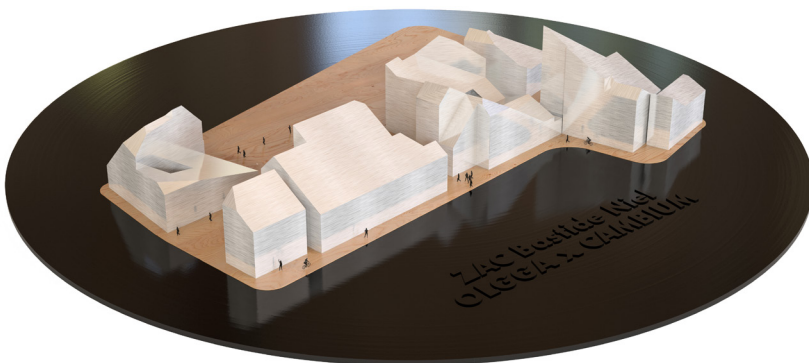
We created a symbiosis between existing walls, which we highlighted, and the new buildings inserted within them, as an architectural version of a Russian doll.

The project includes six distinct blocks that implement the principles of this urban development, featuring roofs with multiple slopes. The layout of those blocks and the treatment of the common areas help recreate a neighbourhood atmosphere within an ambitious landscaping scheme extending across the entire development zone.

The housing provides generous volumes and views of the entire area, as well as large open terraces.

The materiality of these various volumes is inspired by the mineral imprint of pre-existing buildings. The chamfered sections are clad in a stone-tinted ceramic along the facade, and in a coloured stone-tinted concrete for the walls.

Vestiges of the volumes of existing buildings have been represented in the face through the use of a smooth concrete tinted in grey.





Competition rendering (February 2020)

PROJECT INFORMATION

Program

Construction of 63 housing units for the Bastide-Niel urban development, Bordeaux (33)

Client

Crédit Agricole Immobilier

Project Management Team

Lead architect : ATELIER CAMBIUM

Architect : OLGGA

Structural Engineer : KHEPHREN Ingénierie

HVAC and Electrical engineer : NEC

Environmental Quality and Energy Engineer : ABM

Facades Engineer : C3

Project planning and site management : B2iX

Scope of works

Studies and execution, equ. RIBA stages 1-9

Date of completion

2024

Surfaces

Gross floor area : 4348 m²

Usable floor area : 4118 m²

Construction cost

9,5M€

Certification label

RT2012, BEE

Urban development

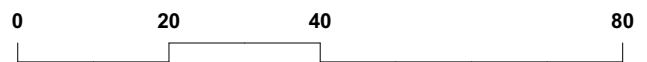
ZAC Bastide Niel

Urban development team

MVRDV, A+R Paysages, Territoires, Artelia, ArcaGée, Arcadis, Verdi, Ader&Co, Oasiis, Geosat, Marc Joubert, CUBE, Davis Langdon.



GRAPHIC ELEMENTS



Site Plan
1/1000



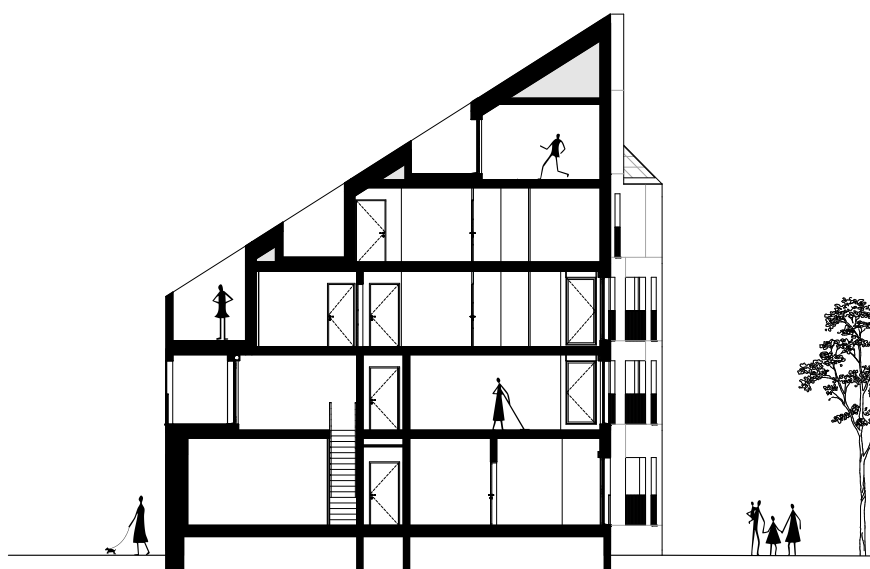








Northeast facade of Buildings D and E
1/250

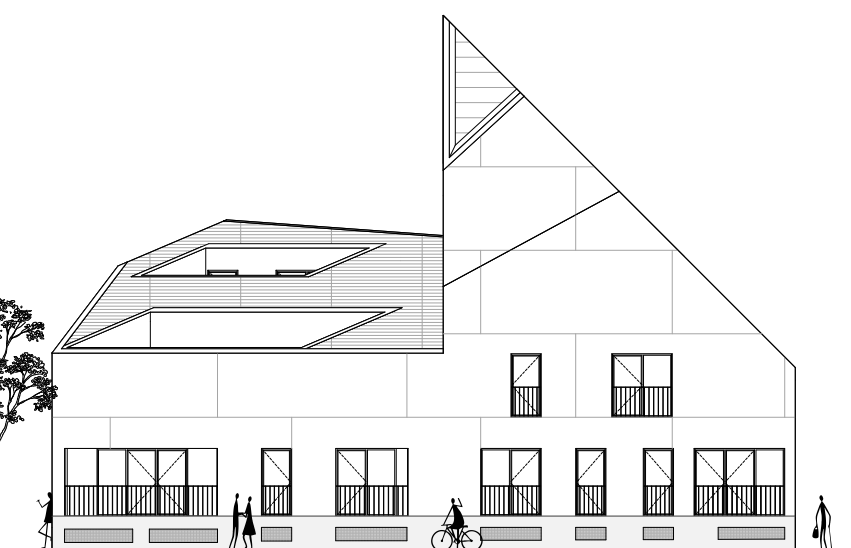


Section of Building D
1/250

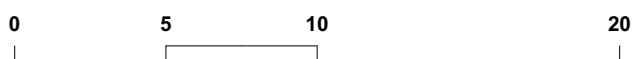
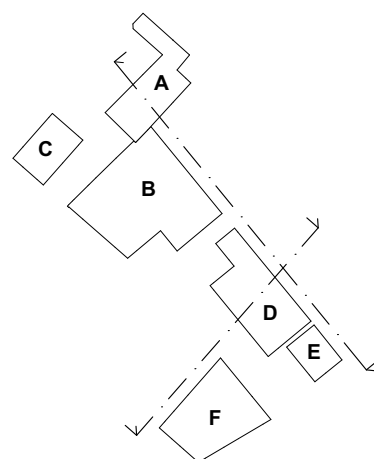


Northeast facade of Building B
1/250

Section of Building A
1/250

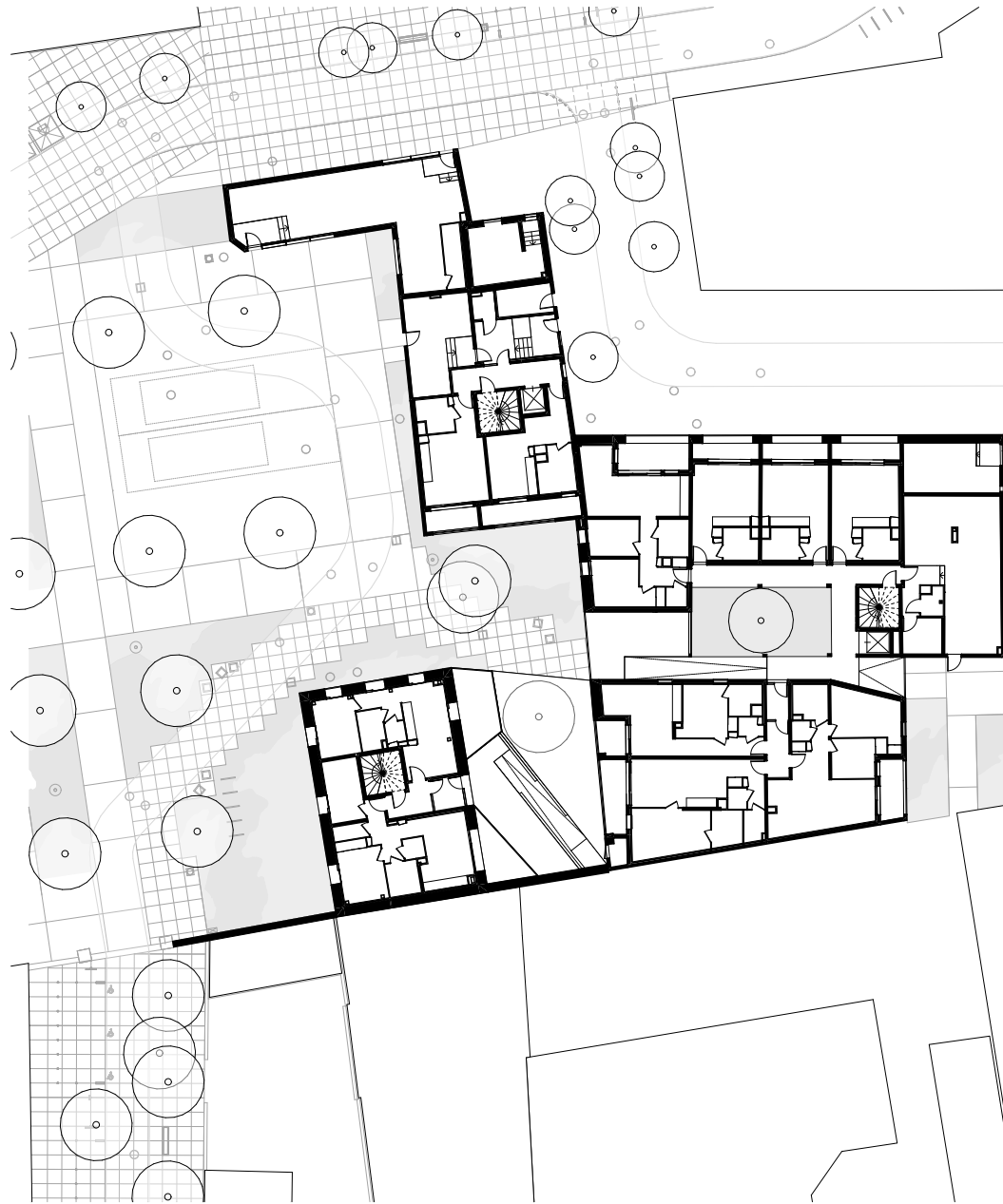


Northwest facade of Building F
1/250



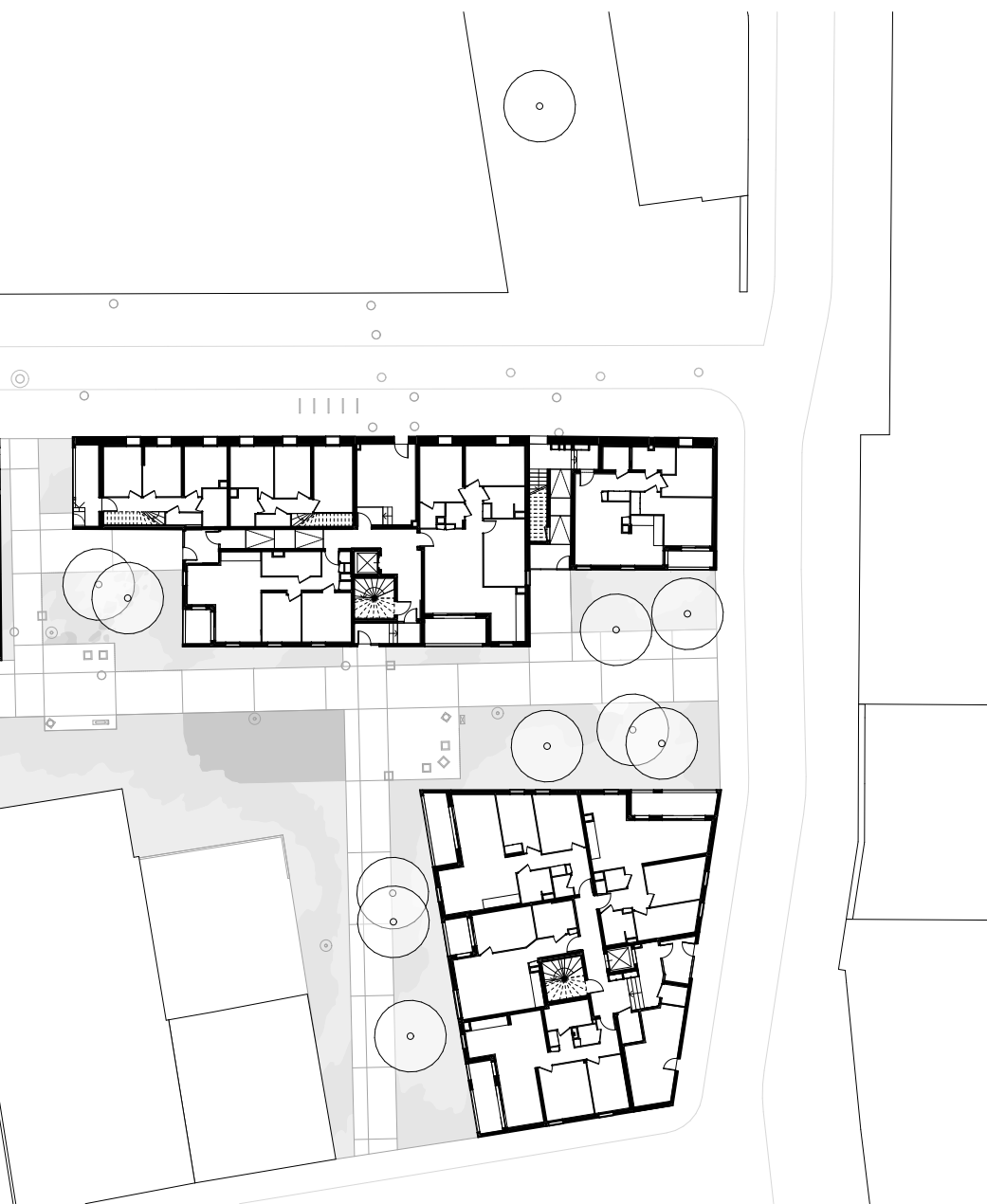






Ground floor plan
1/500



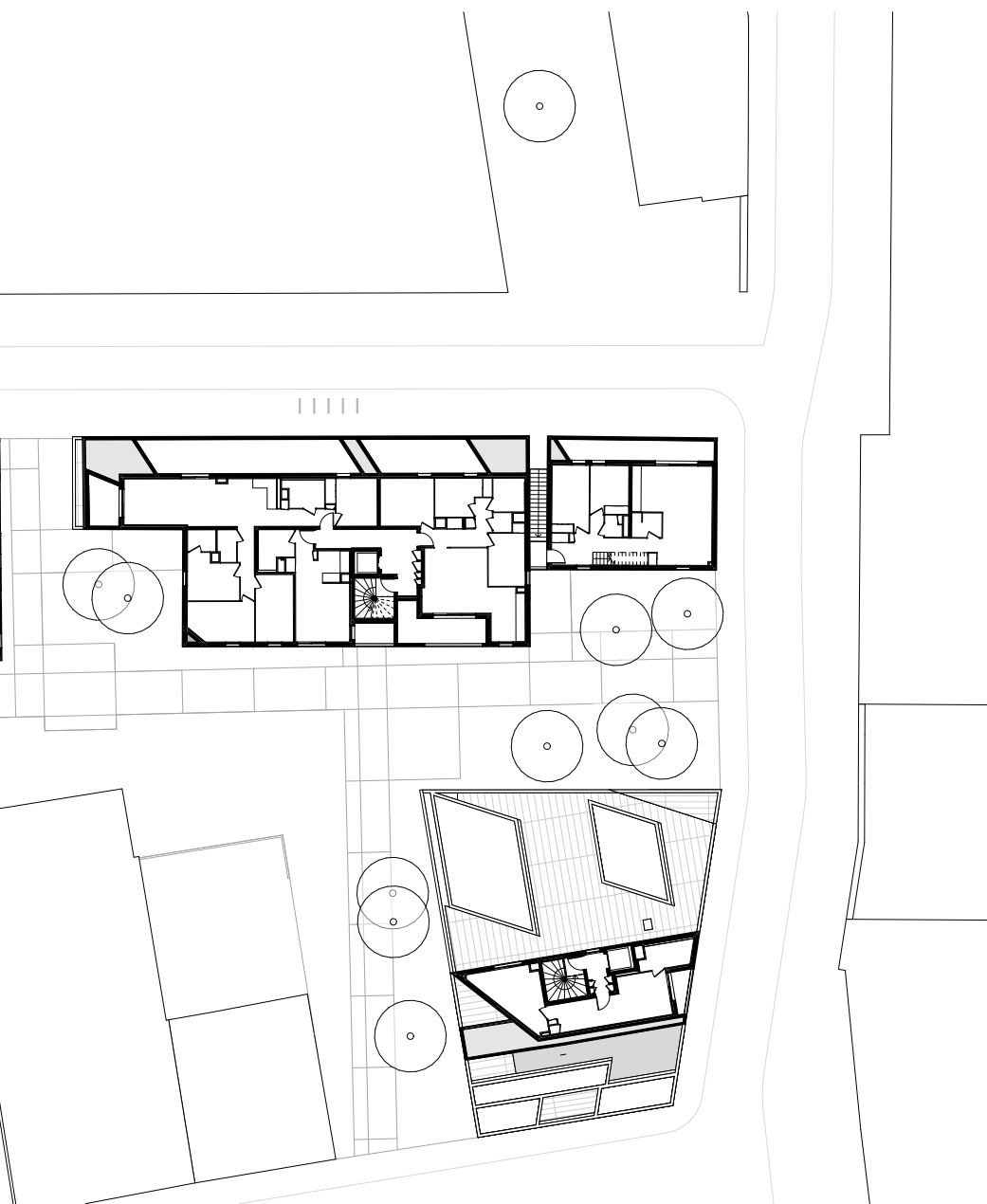


0 10 20 40



First floor plan
1/500





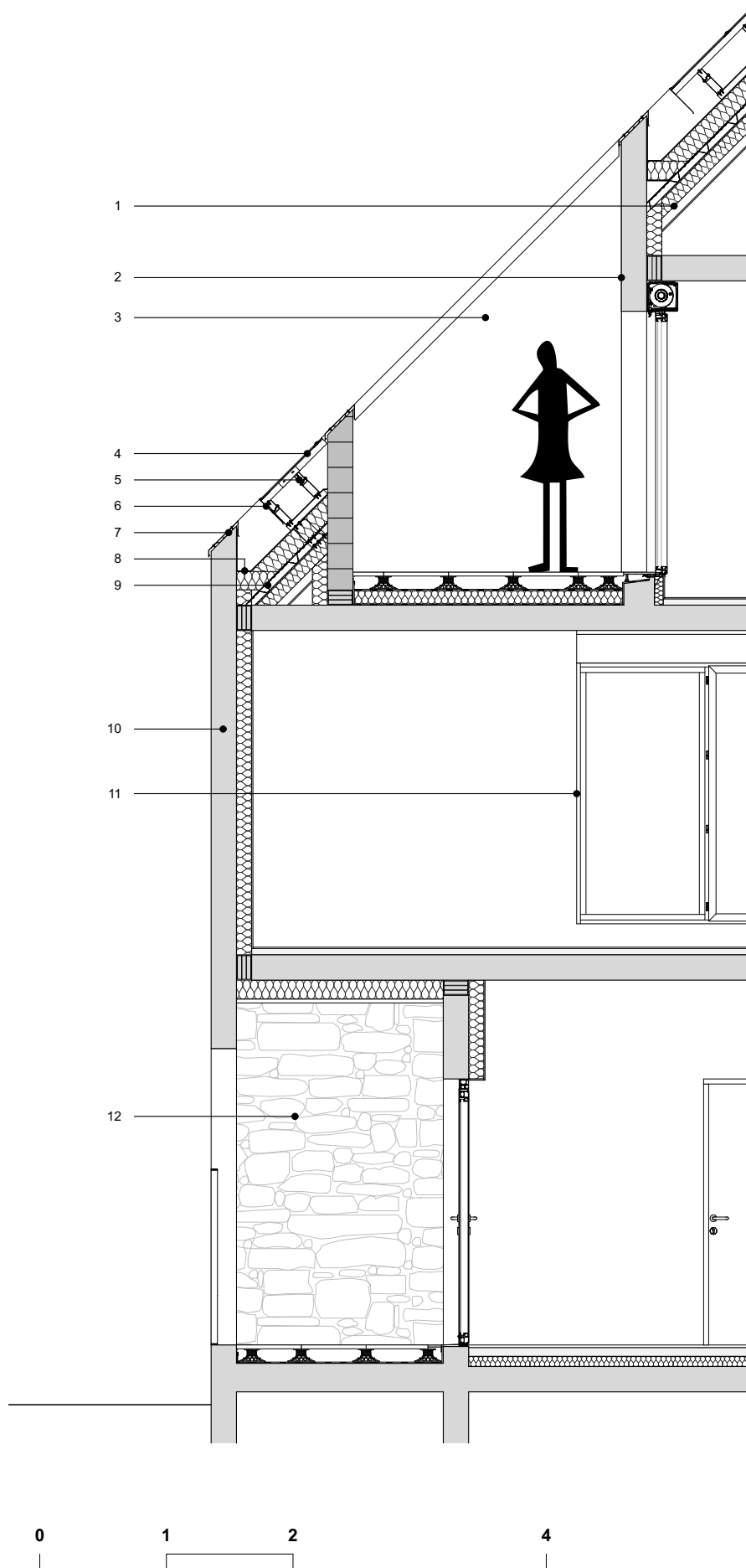
0 10 20 40







1. Metal framework anchored to the concrete wall
2. Fully tinted concrete
3. Trapezoid-shaped wall built using plastered concrete block
4. Laminam ceramic cladding, clipped onto a frame
5. Double aluminium adjustment framework
6. Bird-proof profile
7. Lacquered steel capping
8. Draining profile with Alpal waterproofing, grey CVP finish
9. Roof support basin structure
10. Fully tinted concrete
11. Aluminium joinery
12. Existing rubble stone wall



Detail Section of Building D
1/50

OFFICES

About Atelier Cambium

Founded in 2006, Atelier Cambium is an architecture firm with offices in Bordeaux and Paris. The firm develops housing, offices, and hotels, both through new constructions and renovations. Directed by Olivier Laurent, architect, and Franck Ferrier, construction and project manager, the twenty-member team comes from a variety of backgrounds. The team possesses extensive building know-how, which it routinely implements in the projects that it conducts from start to finish. The firm's work has received numerous architecture awards and is regularly featured in publications, conferences, and specialised exhibitions. The agency is one of the 20 winning teams selected to submit proposals for the «Committed to the Quality of Tomorrow's Housing» initiative, a joint effort by the Ministry of Culture and the Minister for Housing.

Among the ongoing projects, the Îlot Saint Louis is one of the nine highlighted by the Bordeaux City Hall under the «Bâtiment Frugal Bordelais» label. This distinction, like other projects developed according to the «Bâtiments Durables Nouvelle Aquitaine» approach, reflects Atelier Cambium's strong commitment to the sustainability of the projects it designs and builds. This commitment is demonstrated in various ways: enhancing existing structures, adopting frugal design principles, using bio-based and/or geo-sourced materials, anticipating maintenance needs, and more.

The complex rehabilitations (redevelopments, extensions, changes of use, etc.) carried out in recent years fully align with this approach and, more broadly, follow the history of European architecture, which has often seen cities rebuild upon themselves.

In 2022, Atelier Cambium acquired Deshoulières Jeanneau Architectes, an architectural firm specialising in public facilities (conservatories, multimedia libraries, university centres, institutional buildings).

About OLGGA

Driven by the shared joy of designing, OLGGA's Guillaume Grenu and Nicolas Le Meur have championed an architecture that is bold, honest, and responsible.

For OLGGA, constructing first of all means confronting a territory, interacting with a site, and embracing the existing topography. Their projects provide radical responses in the form of bold and assertive volumes. Their primary goal is to create meaning, in disregard of any recognisable trend. Implementing a strong idea in service of a place – this is how OLGGA approaches its practice. It is a constant commitment. Each project is thus an opportunity for a deep reflection that seeks to expand the range of possibilities and, above all, to achieve the greatest degree of integrity.

OLGGA sees architecture as a discipline that is always open to other disciplines that can help extend the range of possible solutions. With its resolute optimism, OLGGA's experimental approach is fuelled by an unwavering motivation and determination to realise one of their primary objectives:

to reestablish architecture where it has been neglected and make it accessible to the greatest number of people possible.

In 2010, OLGGA received an award from the French Ministry of Culture and Communication when it was selected for the AJAP prize, the Albums of Young Architects and Landscape Architects.

Translation of a text written by Maryse Quinton, journalist.

