

# THE PLAN

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ARCHITECTURE

# VILLA VAROISE LUMINOUS MONOLITHIC ARCHITECTURE

VAR DEPARTMENT,  
FRANCE

**NADAAA**  
in collaboration with  
**Bidard & Raissi**



Nader Tehrani

Architectural firm NADAAA is dedicated to bridging design disciplines; from landscape to urbanism, architecture to interiors, and industrial design to furniture, with a focus on craft, construction, and digital fabrication.



Shirin Raissi, Marie-Eve Bidard

Paris-based architectural multidisciplinary firm Bidard & Raissi was founded in 2005. It works on international scale handling architecture, decoration, design and branding projects.





Located in the beautiful Var countryside in southern France, the program of Villa Varoise is the outcome of an in-depth study into how innovative architectural composition can be blended into a specific geographical site - in this case, a sloping terrain, and the colors and light of a Mediterranean setting where traditional vineyards and trees are still a feature of a countryside now covered by large swathes of holiday homes.

The brief included demanding yet contrasting requirements. The vacation home had to feature seven bedrooms, making it a sort of *dortoir familial*. It was also required to be both secluded from the outside world yet open to the sweeping views all around. The architectural program has successfully mediated between these opposites. Slotted into its sloping plot where gradients range from very gentle to steep, the building slips into its setting of residual stretches of farmed land, other colored soil, and rocky outcrops basking in the Mediterranean light. Taking its cue from the age-old courtyard plan, the new construction becomes another "natural" feature, its many articulated perspectives and interconnections meeting the contrasting demands of privacy and openness.

Two diverging L-shaped wings form an open rhomboid-format court with an unusual geometrically shaped swimming pool. In keeping with the building's overall stratified layout, the courtyard stands on a mid-level between the upper and lower arms of the L-shaped volume. Appropriately, the two wings serve different occupant requirements.

The access to the house is from the top of the plot via a pathway paved with light-colored flagstones and protected by an elegant metal railing. The entrance hall separates the master bedroom in the north-facing volume from the continuous sequence of

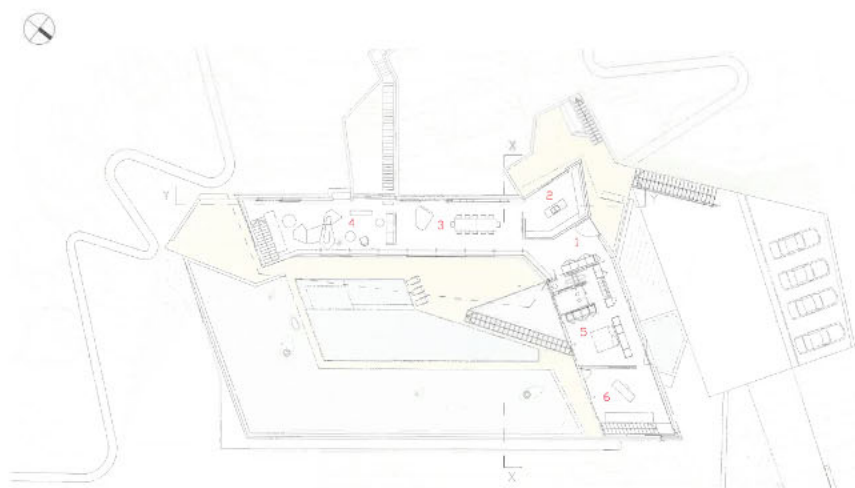
community spaces (living room and dining area) in the volume lying on a northwest-southeast axis. Full-height glazed sliding doors open out towards the swimming pool, creating a continuum with the exterior of the large open community spaces and forming a place of extreme wellbeing, luminous but sheltered, cooled by the breeze entering the house, secluded yet with views of the countryside.

One side of the lower L-shaped volume is adjacent to the sunken swimming pool while the other northeast-facing façade overlooks a lawn. The two wings are hinged by a living area connecting directly with the outside to form a completely open intermediate zone of the house. The night wing has six bedrooms and bathrooms connected by a corridor on the side nearest the swimming pool. All the rooms have ample views, their frontage widening as they open up towards the outside. Slender, rhythmically spaced, concrete columns project slightly beyond the elevation marking out the internal divisions. Timber-slatted sliding screens shield the glazed openings and bedrooms from the light and prying eyes.

The overall result is a multiple-feature architecture: multiple interrelated façades; abstract stereometric monumentality alongside homey light-filled interiors reaching out to connect with their surroundings: a sharp-angled monolith that is also an open, family-friendly holiday home. The striking materiality of these closed compact shapes is further accentuated by the use of unrendered concrete, the horizontal lines of the formwork still showing the veins and rough cut of the formwork, lending the manmade object an organic quality. The architecture is one with its terrain, its varied composition - alternating opaque and open sections - and natural color all dialogue with the landscape.

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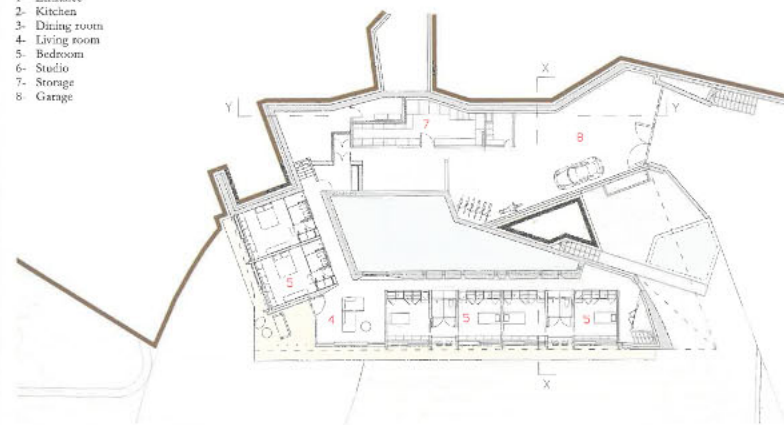


2<sup>nd</sup> Level plan - Scale 1:400

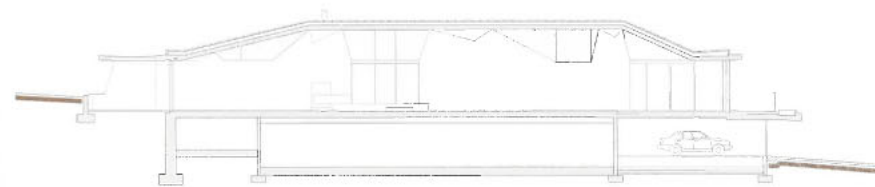


1<sup>st</sup> Level plan - Scale 1:400

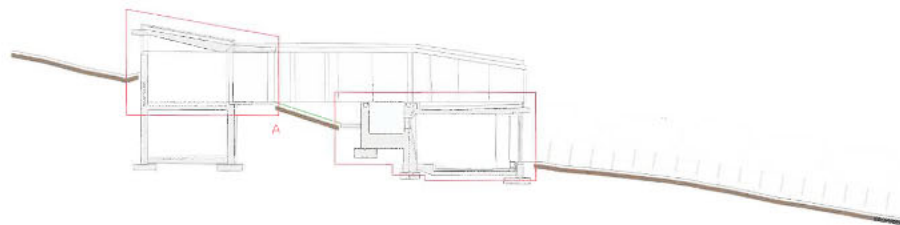
- 1- Entrance
- 2- Kitchen
- 3- Dining room
- 4- Living room
- 5- Bedroom
- 6- Studio
- 7- Storage
- 8- Garage





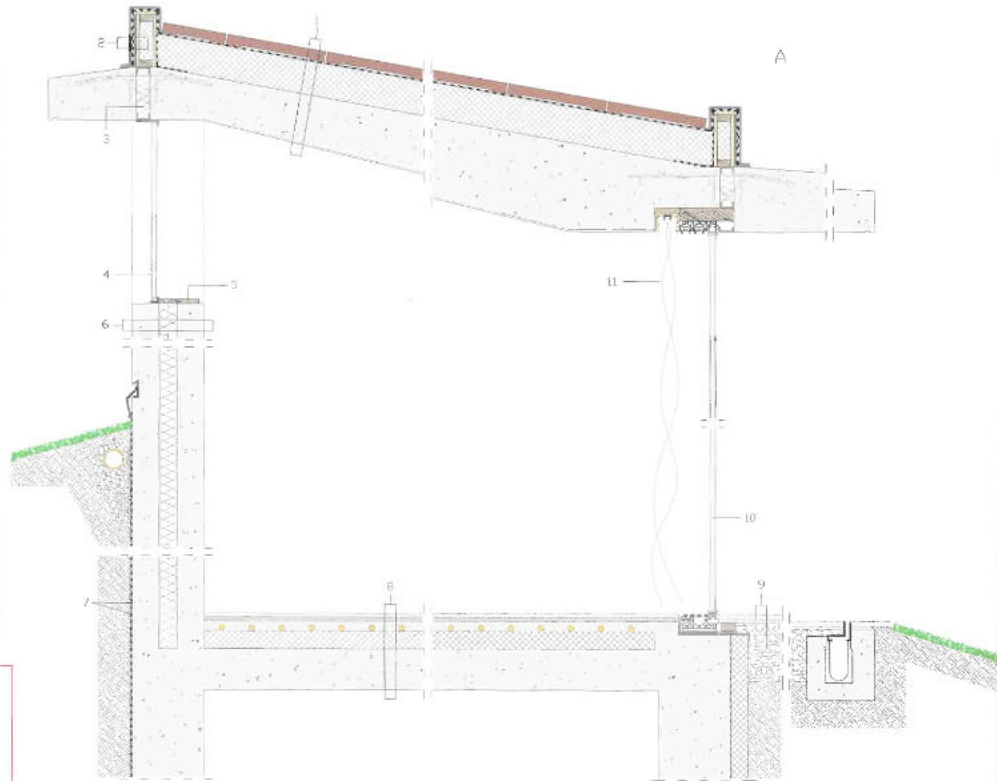


YY Section  
Scale 1:250



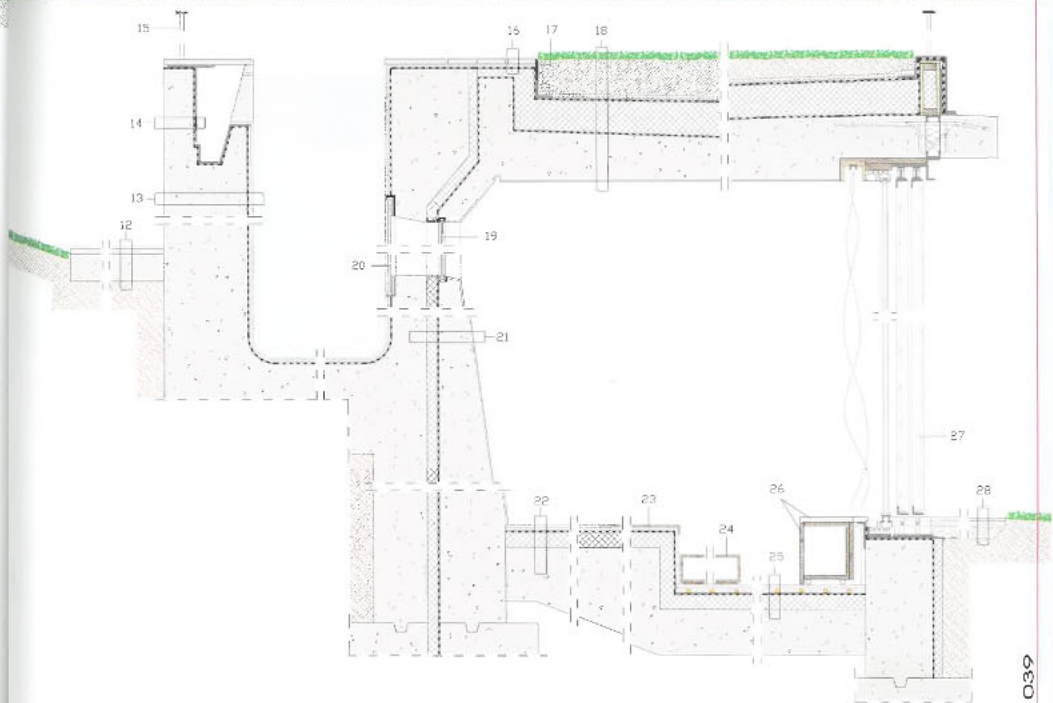
XX Section  
Scale 1:250





**Detail A: Construction system**  
Vertical section - Scale 1:25

- 1- Roof comprising terracotta blocks, waterproofing membrane, 7 1/8" (180 mm) rigid insulation, tapered reinforced concrete slab, stucco
- 2- Zinc flashing, double waterproofing membrane, steel L-profile, 3/4" (20 mm) plywood panel, 3 x 1 5/8" (75x40 mm) timber framing and insulation
- 3- Metal profile framing with insulation
- 4- 1/4 - 3/4 - 1/4" (6/20/6 mm) glazing unit in steel profiles
- 5- Timber sill
- 6- Façade comprising 5 7/8" (150 mm) exposed concrete structure, 4" (100 mm) insulation layer, 5 7/8" (150 mm) exposed concrete structure
- 7- Drainage panel on waterproofing membrane
- 8- Stone tile flooring, leveling layer, 2 1/8" (55 mm) radiant screed, 4" (100 mm) rigid insulation, 9" (230 mm) exposed reinforced concrete slab
- 9- 1 1/8" (30 mm) stone pavers, screed, gravel fill
- 10- Sliding aluminum doors with 1/4 - 3/4 - 1/4" (6/20/6 mm) glazing unit
- 11- Roller blind
- 12- Stone slab, reinforced concrete step
- 13- 18 1/4" (465 mm) exposed reinforced concrete structure, waterproofing membrane, screed, glass tile finish
- 14- 6 3/4" (170 mm) reinforced concrete structure, waterproofing membrane, steel T-profiles
- 15- Rolling comprising flat steel bars and steel pipe profiles
- 16- Stone pavers, screed, waterproofing membrane, insulating layer
- 17- Steel L-profile curbing
- 18- Green roof comprising soil, non woven fabric membrane, drainage blanket, waterproofing membrane, 7 1/8" (180 mm) rigid insulation
- 19- Window with 1/2" (12 mm) glass in steel C-profiles
- 20- 1/2" (12 mm) safety glass in steel profiles
- 21- Stucco finish, tapered reinforced concrete structure, vapor barrier, 2 3/8" (60 mm) rigid insulation, reinforced concrete structure
- 22- Stone tile flooring, screed, vapor barrier, 3 1/2" (90 mm) rigid insulation, reinforced concrete slab
- 23- Teak floorboards
- 24- Teak steps
- 25- Stone tile flooring, radiant screed, vapor barrier, 3 3/8" (85 mm) rigid insulation
- 26- Bench with storage space covered by stone sheet
- 27- Sliding sunscreens with steel frames and teak louvers
- 28- Stone pavers, screed, gravel layer, earth







## CREDITS

**Location:** Var Department, France - **Completion Date:** 2019 - **Gross Floor Area:** 490 m<sup>2</sup> - **Architects:** NADAAA in collaboration with Bidard & Raissi - **Principals:** Nader Tehrani (NADAAA), Shirin Raissi and Marie-Eve Bidard (Bidard & Raissi) - **Project Managers:** Harry Lowd and Lisa LaCharité (NADAAA), Majed Katir (Bidard & Raissi) - **Main Contractor:** Mauro

### Consultants

**Structural:** ECI, Simpson, Gumpertz & Heger - **Mechanical and Electrical:** TPFI - **Landscape:** Jean Mus - **Lighting:** Inedit

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**Photography by** John Horner Photography

**Portrait image (Nader Tehrani)** by Carmen Maldonado courtesy of NADAAA

**Portrait image (Shirin Raissi and Marie-Eve Bidard)** by Benoît Linero courtesy of Bidard & Raissi

