

Aerial view

CATEGORY urban/architectural

LOCATION : Clermont-Ferrand - Saint-Jean
POPULATION : 143 000 inhab. (city) ; 290 000 inhab. (agglomération)
STRATEGIC SITE : 39 ha
SITE OF PROJECT : 10,7 ha
SITE PROPOSED BY : City of Clermont-Ferrand
OWNERS OF THE SITE : City of Clermont-Ferrand, Logidôme and private

COMMISSION AFTER COMPETITION :
Urban scheme for the strategic site. Architectural development and housing programm on the project site.

TRANSFORMATION OF SITE
Historically, the site was a peripheral area and a sink space for a number of the city's less salubrious services. Today, it is at the centre of the urban scheme associated in particular with the arrival of the new Estaing Hospital (metropolitan amenity) and the future Paris Orléans Clermont Lyon high-speed railway line. The transformation is continuing with the removal of the municipal abattoirs and the demolition - reconstruction of the existing social housing and the planned regeneration of the whole business zone and the upgrade to the station hub.
THE OBJECTIVE OF THE PROJECT IS TO CHANGE THE ROLE OF THE SITE FROM SINK ZONE TO DESTINATION AREA AS A SIGNIFICANT DESIRABLE URBAN NUCLEUS.
Eventually, there will be around 1000 dwellings articulated with a structuring public space served by a tram line, shops and services. As the entry point to the expanded city centre, it will need to reflect the living patterns of the users of the radiating amenities and activities around it.

CITY STRATEGY
The site is part of the EcoCité Clermont Métropole process, a laboratory of sustainable urban, social and architectural development. The aim is to anticipate the arrival of the high-speed train (in 15 years), which will link Clermont-Ferrand to Paris in less than 2 hours and to Lyon in one hour 15 minutes. The western part of this area has undergone major transformations since the late 1980s, and already has the momentum of an urban regeneration process combining metropolitan and housing functions: conference centre, concert halls, stadium, health centre, hotels, offices...
The future Saint-Jean district will be embedded in this dynamic, as the location for a development programme that has yet to be defined, but will be complementary.


Strategic site


Site of project

SITE DEFINITION

The district's existing appearance is characterised by the dividing line of the railway and by the "urban wasteland" character of the former abattoir site and the footprints of activities associated with the meat industry. This background of neglect and an unusual topography accentuate the isolation of the existing social housing. The site therefore needs to structure the heart of a new neighbourhood with a mixed programme. The challenge is to make the site and its programmes part of a gradual and evolving process of transformation, because in the medium to long term, an area of 39 ha is potentially open to development.

NEW MOBILITY

The site is at the intersection of the major communication axes for the conurbation – the eastern access road (from Lyon), the main orbital, the inner ring road, the airport access, the station and the future tramline B. The project will need to embody the notions of "urban threshold" and "hypercentre gateway" with the future introduction nearby of a park-and-ride platform and the creation of a new crossing of the railway cluster linking the site to the République - Estaing sector.

NEW WAYS OF LIFE

The site is adjacent to two major business and amenity centres, representing several thousand jobs and in one case 24 hour a day activity (the NHE and the shopping complex, bridgehead of an evolving business zone). The project needs use this element as a foundation. The habitat should reflect the changing housing and lifestyle needs of households, while achieving the goals of urban density and economic use of space, with relevant ideas on acceptability of density. Another objective is versatility-adaptability to changes in the use of certain urban spaces or certain functions. The challenge is for the project to mutate and reflect the desires and imagination of the people who will come to live, work and relax there, for all their lives or just for an hour...

NEW SUSTAINABLE DEVELOPMENT

The project must become a showcase for good practices and know-how in constructing the city of tomorrow: sustainable and community minded. The open spaces will embody the presence of nature in a city that stands at the heart of the iconic landscape of the Auvergne volcanoes and at the intersection of two national regional parks. Significant areas of green space will mark the radical change of identity.

The challenge here is to think about natural spaces in the city within the specific context of the Clermont conurbation, where nature is highly accessible and close by.



Site of project : the urban wasteland of the abattoirs

BETWEEN-CITIES SPACE

Europan 11 - France -Clermont-Ferrand



Strategic site : the railway



Strategic site : rue du Pré de la Reine



Strategic site : boulevard Saint-Jean - south block



Site of project : boulevard Saint Jean - Cité Herbet