Neuilly-sur-Marne - France - europan 11

A LAKESIDE ESTATE



Aerial large view

CATEGORY urban/architectural

LOCATION : Neuilly-sur-Marne - La Pointe de Gournay
POPULATION : 32 000 inhab. (city)

STRATEGIC SITE : 50 ha
SITE OF PROJECT : 7 ha
SITE PROPOSED BY : City of Neuilly-sur-Marne, Etablissement Public d'Aménagement de la Ville Nouvelle de Marne la Vallée (EPAMARNE)
OWNERS OF THE SITE : Établissement Public de Santé Ville-Evrard, Conseil Général de Seine Saint-Denis and private

COMMISSION AFTER COMPETITION : Preliminary urban scheme for the strategic site

TRANSFORMATION OF SITE

Neuilly-sur-Marne is recognised as one of the 5 central nuclei of the "Descartes Cluster". This makes the town a primary location for the development of an eco-activity project, reflecting the Cluster's goal of becoming an acknowledged global centre for sustainable urban construction, management and services. The site of the former Ville-Evrard psychiatric hospital is earmarked as an eco-neighbourhood that will attract more than 7500 inhabitants and 2000 jobs. Nearby is the "Pointe de Gournay" Europan site (45 ha of derelict farmland and a 5 ha business zone) located in a flood area. However, recent ideas about "urban water" and the ability to design flood-resilient urban projects, mean that it is now possible to consider combining the future psychiatric hospital district with a Lakeside Estate.

CITY STRATEGY

The development of a new district on the footprint of the former Ville-Evrard psychiatric hospital and the Europan site, together with the plan for a tramline, should reinforce the role of Neuilly-sur-Marne as one of the Cluster's structural centres. Opening up the town to the canal and the River Marne is part of a strategy to take advantage of the potential qualities of these spaces.
As part of the Cluster's research on the sustainable city, the objectives of density and resilience to flood risk make Neuilly-sur-Marne a pilot-site for the introduction of ideas that can subsequently be implemented in similar metropolitan contexts.

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Strategic site



Site of project

SITE DEFINITION

The strategic Europan site consists of flood-risk derelict farmland and a few business plots. The remit is to design the development of a Lakeside estate, the first phase of which will be the project site. The key objectives for this site are high density (100 dwellings/ha, local activities, services and amenities) and the establishment of an amenity that will have a powerful impact beyond the site. However, since the technical constraints of such a project are not yet known, there are still uncertainties about the precise programmatic content. The remit is therefore to propose a process of dense urbanisation on the site, capable of accommodating different scenarios for density distribution and typologies.

NEW MOBILITY

In the future, the site will be served by a new public transport route, a tramline, linking it to two Regional Express Network (RER) lines and Cité Descartes, the heart of the Cluster, in less than a quarter of an hour. Its route will cross the river Marne on a landscape-bridge. The canal can provide an opportunity to develop tourism and river freight and to create a riverbus line linking the Lakeside estate to the Torcy leisure area. The project will therefore need to structure different mobility services within an intermodal hub. Travel within the Lakeside estate will exploit the urban structures specifically designed to manage flood risk.

NEW WAYS OF LIFE

The Lakeside estate will open the town up to the aquatic space of the river, an area whose qualities have so far been underexploited. The interaction with this “urban water” will form a fundamental feature of the site’s identity. This means that life in the neighbourhood will be structured around the river, since it creates a network between several focal points : the town centre, the business zone, public amenities, leisure area. Life within the neighbourhood will be patterned by the seasonal changes to the Marne.

NEW SUSTAINABLE DEVELOPMENT

The project will need to reflect the site’s highly sensitive environmental context. The challenge is therefore to organise a high degree of programmatic density, within the natural vegetal and aquatic surroundings. The project will characterise the town’s new River Marne facade and take advantage of the various urban morphologies made possible through interaction with water.

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The flood-risk derelict farmland

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Chelles ' canal



The inside of Ville-Evrard psychiatric hospital



The departmental Parc de la Haute-Île, registered on the Natura 2000 program



Shops of building materials along the national road 34