

# Stains - France - european 11 DENSIFICATION AROUND A FUTURE MULTIMODAL HUB



Aerial large view

## CATEGORY urban/architectural

**LOCATION :** Stains - Quartier des Batêtes

**POPULATION :** 34 900 inhab. (city) ; 335 000 inhab. (agglomeration)

**STRATEGIC SITE :** 12 ha

**SITE OF PROJECT :** 7 ha (divided in two separated area)

**SITE PROPOSED BY :** Communauté d'agglomération Plaine Commune, Ville de Stains

**OWNER OF THE SITE :** Ville de Stains, RATP (Régie Autonome des Transports Parisiens), Conseil Général

## COMMISSION AFTER COMPETITION

Urban scheme for the strategic site and architectural development on the project site.

## TRANSFORMATION OF SITE

The opening of a passenger station on the Tangentielle Nord railway network will make this sector available for urban development. In 2014, the new "Stains-La Cerisaie" station, established in the so-called "la lentille" [lens] sector, between the former and current roots of the main departmental road, will form a new nucleus of urban intensity for the whole town. By 2020, the site will also accommodate the new terminus of line 13 of the Paris Metro and will become an even more efficient intermodal hub. These new infrastructures explain the need for urbanisation in the sector, which will be conducted with the aim of preserving its market gardening tradition.

## CITY STRATEGY

This site has the potential to become a genuine, town-scale multimodal centre. The Tangentielle railway, metro, bus, self-service bicycles, car sharing platform and day-to-day services and amenities will be grouped together, to provide a range of new services to the people of Stains and to visitors to George Valbon Departmental Park. Intermodality will entail a rich interweaving of programmes and functional mixes, with the opportunity to make greatly enhance the urban quality of the areas of transfer between transport modes. This site will be designed to offer qualities of use and landscapes on weekdays and weekends, day and night, winter and summer.



Strategic site



Site of project

## SITE DEFINITION

The Batêtes site, an area of 7 hectares bordering Stains town centre, represents one of the last parts of the town to be urbanised. It is a flat plot, largely occupied by allotments. It is crossed from east to west by a railway and bounded on the western side by a major road (RD 29) which runs alongside Georges Valbon Departmental Park. To the east, it is adjacent to a business zone and to the west linked with the Prétresse estate, a social housing sector extending from the town centre.

## NEW MOBILITY

The future multimodal hub will act as a catalyst and unifier for the whole site. It will be designed to reflect the variety of its uses, chronotopically, as a “mobility hub”, combining multimodality and services to the Stains population, to people working in the business zone and to park visitors.

## NEW WAYS OF LIFE

With its 1920s garden city construction, Stains has an architectural heritage that reveals long-standing attention to the relations between habitat and nature. It also has one of the largest number of allotments in France. The urbanisation of the Batêtes site will need to be consistent with this urban history, and reflect the wish to renew it. The existing surface area of allotments will be maintained and redeployed across the whole of the strategic site, reflecting

the change in the way such allotments are combined and used, but still emphasising the value of their social and environmental role at the heart of the new district.

## NEW SUSTAINABLE DEVELOPMENT

The project should be innovative in both programmes and processes. A sustainable town needs to find new synergies, combinations and mixes that are more efficient, more economical, more interwoven, more ecological. This forward-looking approach can be applied in the following domains: combine densification and bioproductive land, provide new programmatic overlaps based on the mobility amenities, can buildings with open functionality capable of accommodating temporary uses and offering adaptability and reversibility.

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Aerial photo



Site of project : La Cerisaie business zone



Site of project : the railway lining the site



Site of project : allotments