

Population  
62 262

Location  
Salengro district

Study area  
10 ha

Site area  
53 ha

## Theme

The challenge consists of repairing an over-planned housing estate by composing a redevelopment project that encompasses the exteriors spaces and local amenities in order to restore quality, to establish an identity and create a role of centrality on the scale of the south of the town. This work on the "base" of the estate and the restructuring of the part of the housing which is now unsuitable, must be considered as the means to wipe out the urban and social autarchy in which the district has tended to enclose itself.



## Conurbation

Drancy, a suburban town to the north east of Paris, has been marked by the development of an urban landscape of private and public housing, garden cities and sixties and seventies housing estates composed of high- and low-rise blocks.

Today, there is a lack of liaisons between the social housing estates and the rest of the town, in an overall context of a population that is becoming poorer. The municipality has put into place a policy of diversification of functions and intervention on the public spaces in order that these estates be better integrated into the town.

## Site

Situated on the commune's southern outskirts, the site comprises an estate of towers and bars (a total of 1153 units of social housing). Surrounded by a fabric of private houses, it suffers from the urban dysfunctions typical of a large estate closed-in on itself, with breaks in scale, and the ill-defined use of empty spaces. It does, however, have a wealth of potential. It is well placed for the A86 motorway, the RN186 trunk road and the tramway. Amenities of regional interest are close by. There is a shopping centre on the site itself, as well as a crèche, a gym and an important cultural amenity: the Maison Orange.



## Programme

The requirement is to restructure the urban grid, as well as, on a more contextual scale, to re-qualify the public spaces and the immediate surrounds of the site's existing neighbourhood amenities and services. Uses are to be proposed that differentiate the exterior spaces, so enabling both residential privacy and shared appropriations to become the vector for social ties on the scale of the town.

The ground floor of the Maison Orange is to be converted into community activities (cultural and for young people). Part of the existing housing is now too cramped and is to be redesigned.

## Issues

**functional**: The urban considerations must be centred at once on improving links with the rest of the district, finding a way of breaking down the estate's large footprint into a network of public spaces that have ties with the surrounding urban structure, and on the creation of a pole of attraction to the south of the town by means of the Maison Orange and the shopping centre.

**social**: Proposals must complete the existing range of housing with large dwellings that facilitate the changing residential needs of families within the neighbourhood. It is important to facilitate the integration of the young and students by proposing small neighbourhood amenities and services that will serve to back up the animation and conviviality of the whole neighbourhood.

**perceptual**: The contrast of scales and urban forms between the buildings that make up the housing estate and the nearby residential fabric must be dealt with. In addition, the neighbourhood is to be given an identifiable landscape; this is to be done by using the existing potential (green heart at the centre of the estate, and stands of fully-grown, tall trees).





theme

conurbation / site

programme / issues

screens 1 / 2 / 3 / 4





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