

**TOPIC**

The Tanneries district, situated by a river and near the city centre and a fast-changing suburb, is a neglected and hemmed in zone. The City would like to rehabilitate the district by recycling its fabric to create a new urban dynamic, which may subsequently extend to the sector as a whole. Improving the district's image will also mean increasing the density of its fabric, while emphasizing the natural features, so that people once again want to and can live in the city.

CONURBATION

The ancient stronghold of the Dukes of Burgundy, with an exceptional architectural and cultural heritage, Dijon has grown in a series of concentric circles around the historic centre, structured by major traffic axes. After the enhancement and safeguarding of the city's historic heritage, a preservation area of 100 hectares, the priority is now to rehabilitate the suburbs as future urban centres. The intention is to convert the industrial and military sites and rehabilitate Avenue Jean Jaurès, in order to revitalise the southern access to the city.

SITE

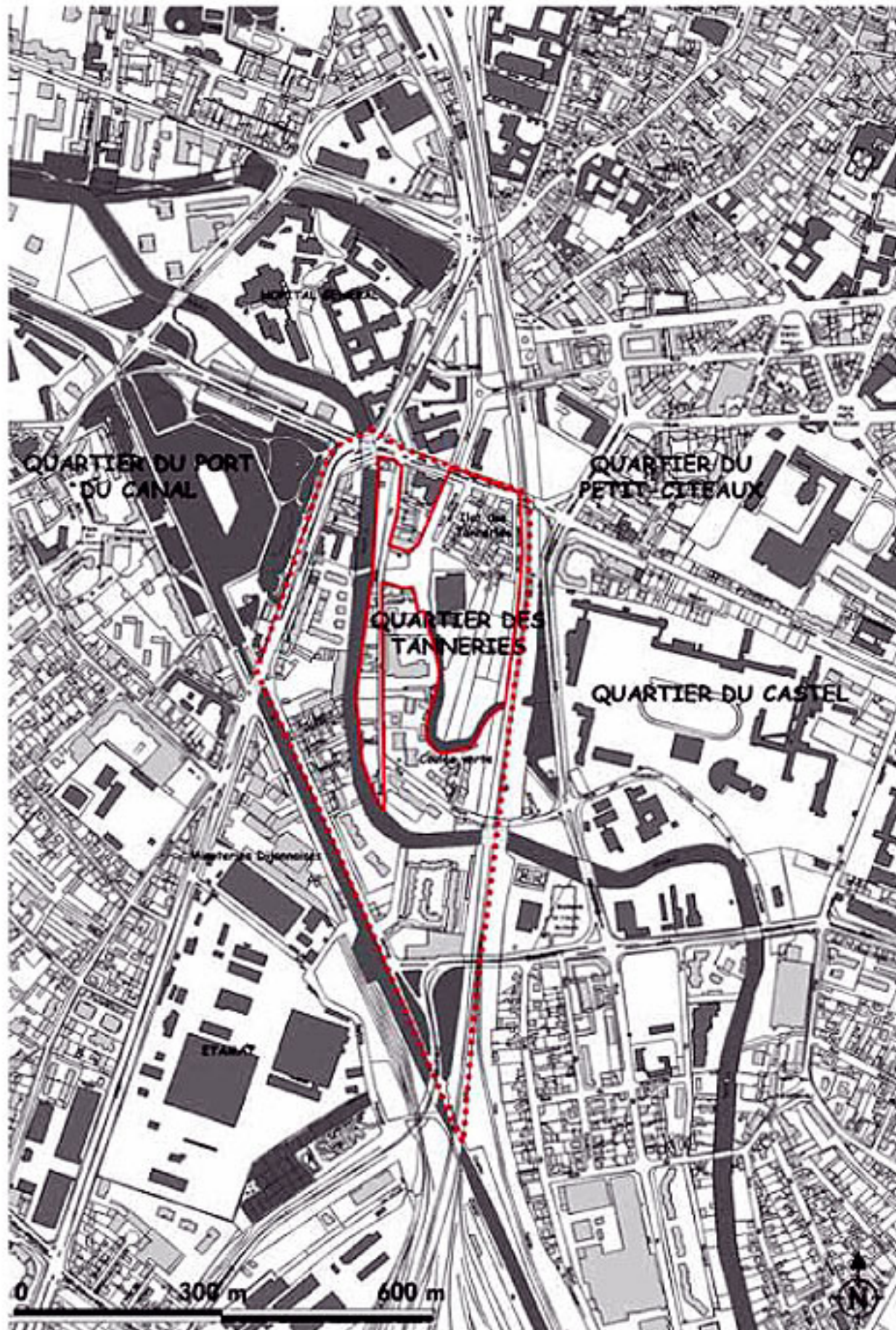
The Tanneries district, situated near one of France's biggest preservation areas, is located in an urban enclave. Bordered along three-quarters of its perimeter by the embankment of the Paris-Lyon-Marseille railway line and by the Ouche River, the site offers very few access possibilities. The gradual dilapidation of its thin and diverse fabric and of its public spaces, generates an unattractive image and accentuates the sense of isolation from the city centre.

Population : 153.000

Location : Tanneries District

Study Area : 22 ha

Architectural Project Area : 6 ha



PROGRAMME

The scheme is to build approximately 300 housing units, 20% of them for social housing, providing innovative designs that offer an alternative to detached houses and communal apartment blocks. There should also be shops and local services. Building scales and access routes will be major priorities to promote interdistrict links. The aim is to give the district a new identity, by rehabilitating the public spaces and enhancing the banks of the Ouche.

ISSUES

Social / functional

Removing the district's isolation is one of the projects for the urban renewal of southern Dijon. Near the city centre but with lower rents, the housing provision is primarily aimed at young working people, couples and families.

Sensitive

The aim is to provide high-quality public spaces and to develop innovative housing designs that offer the advantages of detached houses while also providing an inner-city alternative to urban sprawl.

Sustainability

The design of the housing and its surrounds, the enhancement of the urban landscape and of the banks of the Ouche, and the accommodations to the problems of the railway lines, are major quality of life issues in this district.



