



## TOPIC

This district has never managed to establish a dense urban fabric, largely because of its isolation from the flows that surround it, failing to penetrate it. Its heterogeneous fabric bears the powerful imprint of buildings that reflect a glorious industrial past. The Town would like to repossess this district and help it fully adopt its town centre role: by sharpening the indistinct identity of the municipal institution, by affirming the role of public space around which the fragments can come together, by achieving a contemporary urbanity, free of all nostalgia but denying neither its origins nor its suburban identity.

## CONURBATION

Constituted very recently, La Courneuve is a product of successive ruptures: first, the rupture in the rural fabric wrought by the railway, bordered in the early 20th century by large-scale metallurgical workings; the second in the 1960s, with the construction of the "Great 4000" social housing estate and the siting of motorway infrastructures. After the opening up of the big estate and the healing of the wounds inflicted by the infrastructures, the next phase is to begin the development of the industrial wastelands and to continue the struggle against the "detachment" of an area that is very vulnerable to social exclusion.

## SITE

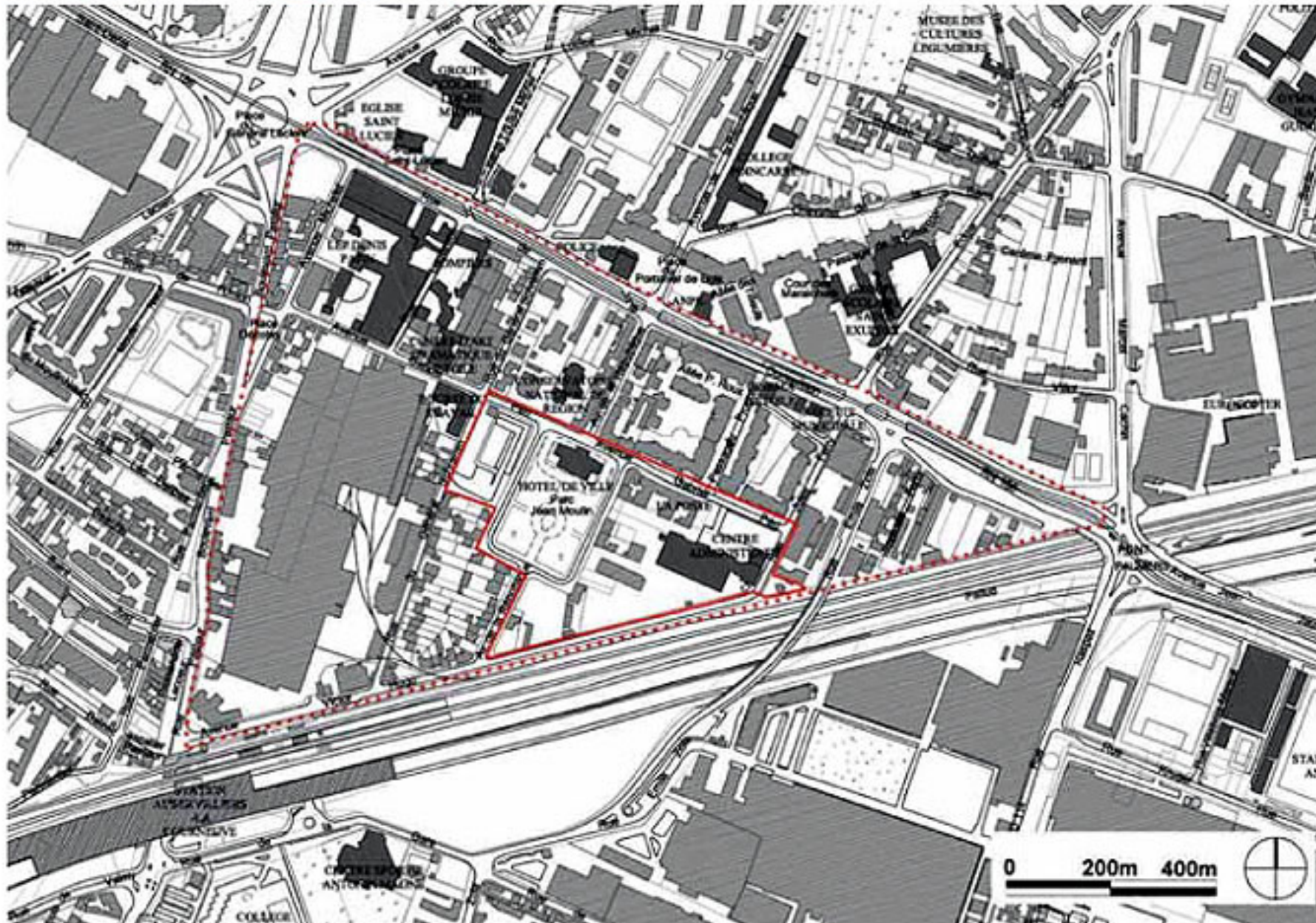
The site boundaries are Parisian infrastructures that create breaks in the urban fabric: to the south the railways and motorway, to the west a radial road and to the north the former orbital road, which epitomizes all the brutalism of 1980s development schemes. Isolated from these flows, the district has not been able to constitute the hoped-for nucleus of attraction. Despite the existence of public amenities, the powerful impact of these infrastructures, together with a warehouse and the semi-abandoned Mecano factory, are all obstacles to the creation of this polarity and of an open urban fabric conducive to the development of a town centre.

Population : 35,000

Location : Quartier de la Mairie (town hall district)

Study area : 26 ha

Architectural Project area: 4.6 ha



**PROGRAMME**

The task is to propose a major public space that exemplifies the district's centrality and emphasises the place of the Town Hall in the development.

The introduction of 100 to 200 dwellings, of different types and functions, together with local businesses and shops, will help to increase the district's density, to renew the housing stock and to "intensify" the town centre.

The heritage value of the existing industrial buildings will need to be considered: do they represent a help or a hindrance in the creation of a new town centre urbanity?

**ISSUES**

**Social / functional**

To enable the district to assume its town centre role by giving the municipal institution and the public space a clear identity, and to revitalise the district by providing attractive housing for families from different horizons.

**Sensitive**

To redesign the site in a sensitive and delicate way that takes equal account of its negative features and its potential, of its existing qualities and of those that can be added to enhance and consolidate the district's identity.

**Sustainability**

To explore ways of creating a dense and attractive habitat that takes account of the noise generated by the motorway and railway lines.







