

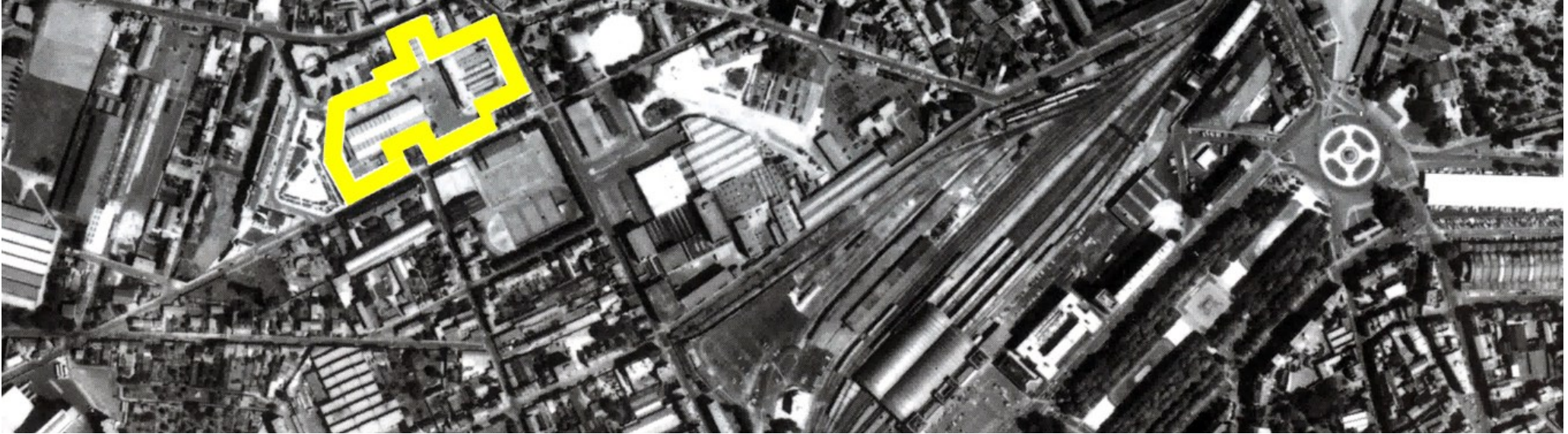
EUROPAN 3 – REIMS – FRANCE

Location: Reims, Clairmarais

Category: Urbanisation of mixed fabrics

Population: 206,360 inhab.

Surface: 1.8 ha



SITE

Close to the town centre, the Clairmarais district is an extension of the agglomeration to the rear of Reims railway station. The urban fabric is established, working class, mixing artisanal premises and housing.

The site is a vast block, currently occupied by various warehouses to demolish. A public garden lies at its extremity. Fragmentary, edged with small town houses, it is in direct contact with highly varied environments: a 19th-cent. school complex, a series of housing projects by architects Serge and Lipa Goldstein, a dilapidated area, and a large area occupied by French Gas & Electricity. The warehouses are the property of the Effort rémois –a mix of private and public investment–, the Foyer rémois and a number of low-rental housing associations. The houses and apartment blocks are privately owned. The public garden belongs to the commune.

CONURBATION

Reims has an old town where the magnificent Gothic and Romanesque ar-

chitecture of its churches and numerous early 19th-cent. buildings happily live together. To the North, virtually cut off from the old fabric by the railways, the suburbs from the 20th cent. stretch along the main route to the town, a complete blend of working-class housing, appartements of standing and small businesses. Between this suburban habitat and the Aisne canal, are numerous industrial plants. This industrial fabric is in the throes of conversion. Vast parcels of land are becoming vacant, the canal banks are to develop to improve the environment and life in town, and a new diversity should be created.

OBJECTIVES

With the opening of a TGV highspeed train line from Paris and of the station towards the Clairmarais district, a real piece of town is in the making together with numerous partners. Offices and services are to develop in parallel with an already strong demand for quality living areas.

The site is in the path of the future TGV station on the banks of the canal, amidst several blocks that are currently being restructured. It is an extension

of the French Gas & Electricity premises, soon to be liberated and made available for new uses.

PROGRAMME

27,000 sq.m. of floor space should be built, 70 to 80% of which for housing with an average usable floor area of 75 sq.m., and 20 to 30% for trading and service activities.

Apartments for rent and scheme for first-time buyers.

Service businesses must be non nuisance generating and integrate the district's radical changes.

Shopping must be close-by.

THEME

In an existing fabric submitted to a major alteration and a strong urban dynamism, an area to densify with housing, amenities and activities, in keeping with the needs of a new district.

