

EUROPAN 6 – ROUBAIX – FRANCE

Location: Roubaix, Ilots Fabricants-Sarail-Soubise

Population: 99,000 inhab.

Study area: ±15 ha || **Site area:** ±3 ha



CONURBATION

Located to the north-east of Lille and 5 kms from Belgium, Roubaix is the second largest commune in a conurbation with a total population of 1 182 000. Developed in the 19th century, during the rapid expansion of the textile industry (in decline since the 1970s), the town has, for some 10 years, been undergoing a profound urban and economic mutation following the launch of policy destined to regenerate the town centre and its districts by a progressive urban renewal. Today, the priority is to improve its residential quality, particularly close to the centre.

SITE

Between the main shopping district in the town centre and the Epeule district, the site, adjacent to the town hall square, occupies the north-east fringe of a sector moving towards obsolescence. Its fabric comprises narrow strips of housing and large industrial areas in decline. The housing is very dilapidated. Large closed-down buildings on vacant plots are used as car parks. Although in a strategic position, the district is closed in, lacks visibility, and presents an obstacle to the continuity between the different sectors for which it forms an interface. Renewal has already been kick-started with the setting-up of a number of training establishments.

EUROPAN 6 – ROUBAIX – FRANCE



FUNCTIONAL ISSUES

The sector is to be transformed into a balanced urban neighbourhood, with a genuine mix that allies a predominantly residential function with structuring local amenities, local services and legible public spaces (roads and foot-paths, public and private spaces).

SOCIAL ISSUES

A new population is to be attracted and provision is to be made for the welfare and needs of the existing population by offering it an attractive urban framework with diverse and innovative housing.

PERCEPTUAL ISSUES

New urban uses, modernity, and the town's heritage are to be reconciled, with regeneration of the public space that must better integrate the constraints linked to the motor car in a spirit that allies conviviality and security. Planting is to be much in evidence at the heart of the blocks.

PROGRAMME

Diversified and innovative housing is called for, with collective and semi-collective homes for rent and first time buyers, in private and public ownership, consisting of new and refurbished properties. There is to be provision of local services, security-conscious parking for business and residential use, and public spaces.

THEME

Between a regenerated town centre and a renovated suburb, a process of renewal is to be engaged in a sector whose use is becoming obsolete. This is to be achieved by redeveloping its residential and service vocation, by designing an way of urban living with reference to its proximity to the town centre, and by recreating a continuity between the various currently disjointed sectors.

EUROPAN 6 – ROUBAIX – FRANCE

