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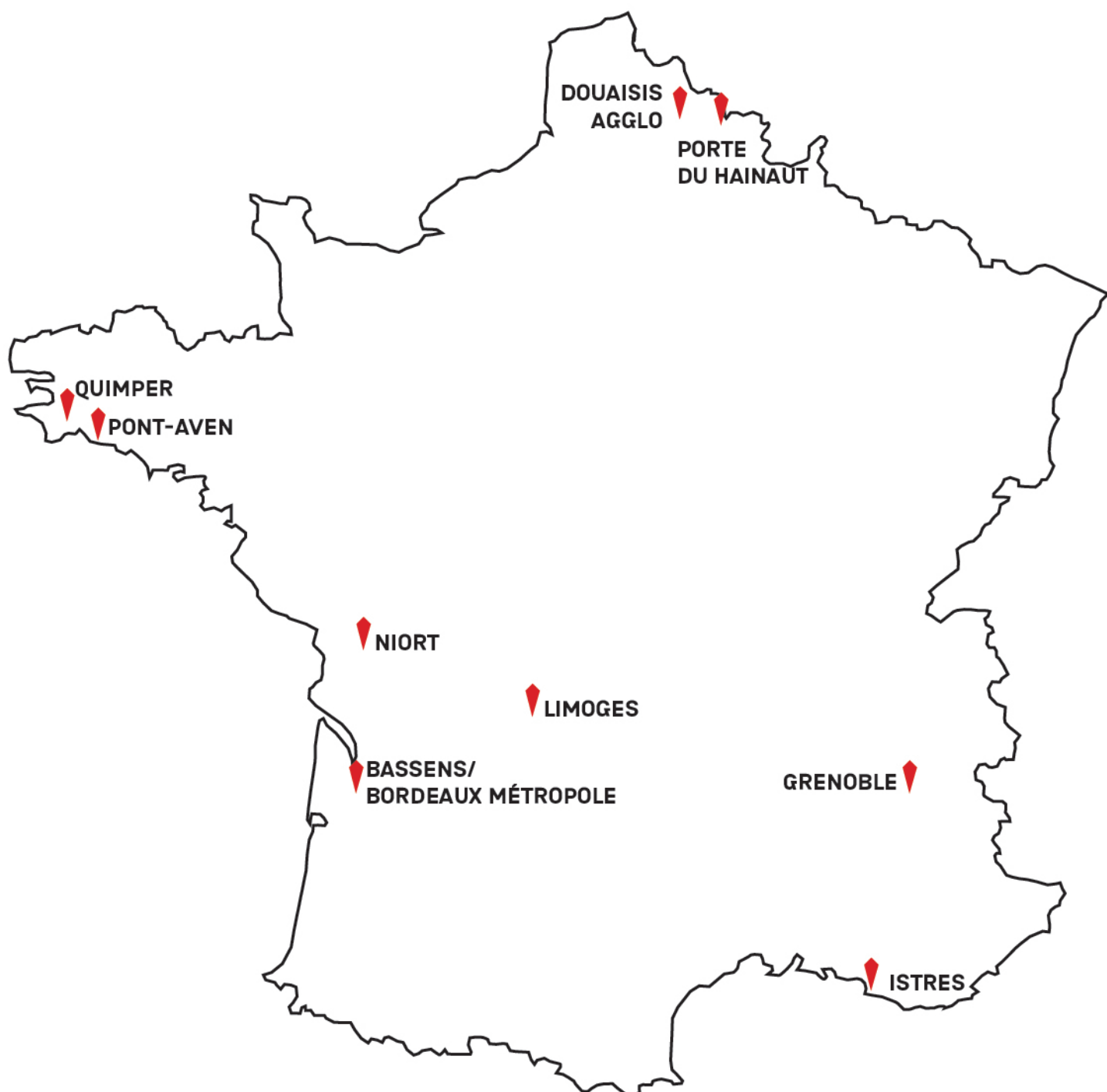
E16 - Living cities

LIMOGES

**VITALITY OF THE IN BETWEEN
CITY / VALLEY, REACTIVATE THE
INHABITED SLOPE**

Site brief





SITES, IDEAS, AND MORE!

Europan is once again presenting 11 sites in France for the 16th session, based on the theme Living Cities, Metabolic and Inclusive Vitalities.

For more than 30 years, European has provided an opportunity to experiment with new ways of thinking and creating cities, and the themes regularly address major issues at the heart of their relevance.

It left nobody in any doubt that the word LIVING is at the center of debates, works, research, and that considering the progressive extinction of this world, little by little reached by a dominant human civilization of exhaustion of the resources and the otherness. And as soon as we position ourselves in this thematic, the horizon of the revitalization is huge, and the work to be carried out on the scale of these perspectives.

We often use the term European « competition » when we should be mentioning the overall original process which continues to demonstrate its capacity to adapt. First of all, the sites are identified and then analyzed in collaboration with the various players, starting with the theme and exploring these themes in situ. The meetings, visits and films, and the proposition of articulation between site and theme allow the candidates to reexamine and question them.

The proposals submitted by the teams are once again part of a long and very rich process that will lead in one way or another to a recognized experimentation, that of ideas, encounters, expressed possibilities, and re-expressed questions. The follow-ups will continue the elaboration of a living urban and architectural thought, in evolution and in active transformation.

The theme Living Cities reflects the urgency of thinking differently about human lifestyles, with a heritage that is sometimes fraught with consequences but also very rich: the prospects for renewing, recycling and transforming modes of production associated with a thought of the living are immense.

The European process makes it a unique ongoing event because, like a philharmonic narrative, it allows young generations of architectural and urban designers to speak out and then to be commissioned. European allows them to tell us that we are sometimes wrong, that there are other ways of thinking, of doing things, and of projecting themselves into the future.

This theme Living Cities, after such a particular year of pandemic, is dedicated to them.

EUROPAN 16 THEME : LIVING CITIES

CREATIVE PROCESS-PROJECTS TO REGENERATE INHABITED MILIEUS

In the conditions of the Anthropocene –a new bio-geological period where human activities on the global scale have a destructive impact on life on earth– how to face climate change and inequalities? How to imagine other possibilities to inhabit the planet Earth?

The European 16 topic focuses on living cities as a new paradigm, in which new kinds of synergies can be considered between the environmental, biological, social, economic, cultural and political dimensions. This paradigm leads us to think the space in terms of co-evolution and interactions, and to work with regenerative project dynamics, combining metabolic and inclusive vitalities.

METABOLIC VITALITIES

Metabolic vitalities go beyond the nature-culture combination, allowing the European projects –mixing architecture, urban design and landscape architecture– to identify and to negotiate with an ensemble of transformations taking natural elements into account –like water, material flows, energy...– which are all part of the life cycles. These new relations generate inhabited milieus. These milieus are considered as complex ecosystems generating flows (with entries and exits) and in constant evolution. Developing such cyclic processes leads the design process to minimize the environmental footprint and the consumption of non-renewable energy, and to promote new forms of dwelling.

Metabolic vitalities encourage design processes on different scales. The recycling competence, the enhancement of organic or energy material, the adaptation to climate change, the integration of nature and biodiversity are as many metabolic vitalities that European 16 sites should trigger to allow their own transformation into ecosystems between nature and culture. To be rewarded, the projects should translate this metabolic dynamic in their proposals.

INCLUSIVE VITALITIES

Urban environments are facing increasing inequalities and conflicts produced by invisibility, exclusion, marginalization, and inaccessibility to housing, to work, to education and to public services. To fight against these social fractures, inhabited milieus should become places where new inclusive policies and practices are

supported.

Inclusive vitalities put on the foreground modes of doing that can support territorial justice articulating social and ecological concerns. Issues of accessibility to public infrastructures and to housing should get a predominant role, promoting conviviality. Taking care of living environments could promote inclusion by transforming marginalised spaces into places of exchange, co-learning and biodiversity. This could allow new inclusive narratives of inhabited environments across scales and generations, promoting new forms participatory democracy.

When choosing the sites, when defining the programmatic frames that come with their evolution, and when judging the participants' proposals, European 16 will emphasise on the consideration of the inclusive dimension of the inhabited milieus.

CONCLUSION

If we want to face these social and environmental emergencies, we have to address new creative and responsible project dynamics, which should be able to reconnect with the cycles and rhythms of the living nature, associating metabolic and inclusive vitalities.

The European 16 sites should therefore consider these two dimensions in their transformation goals. How can the project spatialize and, at the same time, spare resources, common goods, recycling processes, hybridisations, sharing and the different temporalities ?

This is the question raised for European 16.

EUROPAN EUROPE

*See also : Contributions to the theme Living Cities :
<http://www.euopanfrance.org/publications/single/38>

GENERAL INFORMATION

SITE REPRESENTATIVE : Ville de Limoges

ACTOR(S) INVOLVED: Ville de Limoges

TEAM REPRESENTATIVE : Architecte, Urbaniste, Paysagiste

EXPECTED SKILLS REGARDING THE SITE'S ISSUES AND CHARACTERISTICS:

Urbanisme, architecture, paysagisme, programmation urbaine.

COMMUNICATION: Promotion of the projects after the competition: publication of a catalogue of the results and national exhibition

JURY – 1ST EVALUATION : With the participation of the site representatives

JURY – PRIZE SELECTION:

Selection of three projects per site. With the participation of the site representatives

Reward: the rewards are granted by the jury independently of the sites:

Winner (12.000€), Runner-up (6.000€) and Special Mention (no reward)

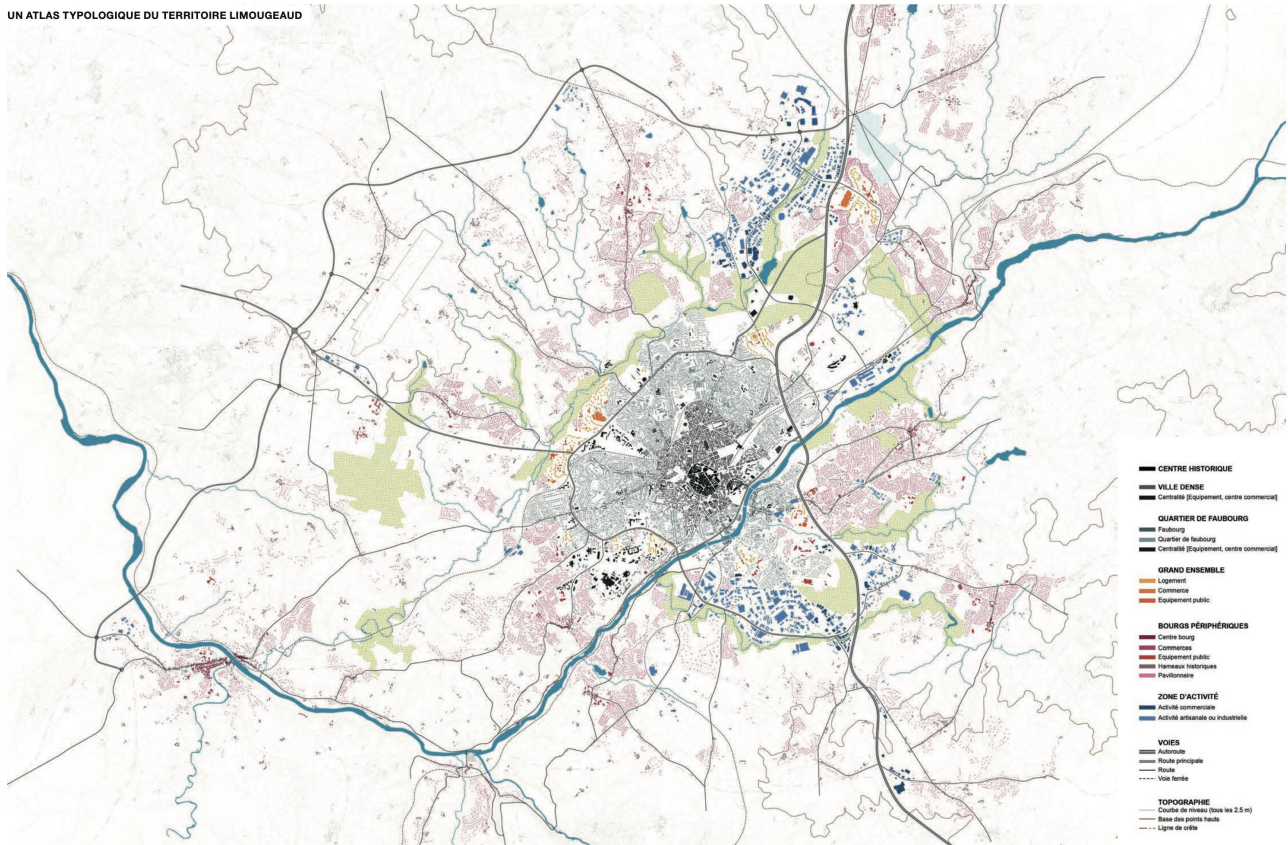
POST-COMPETITION INTERMEDIATE PROCEDURE :

- Meeting with sites representatives and 3 selected teams, organized by European France in Paris at the beginning of 2022
- On-site meeting with sites representatives and 3 selected teams organized by cities and partners from January 2022
- Assistance and consultancy to the cities and partners, also their collaborators, for the implementations processes, by European France.

MISSION GIVEN TO THE SELECTED TEAM(S) FOR THE IMPLEMENTATION

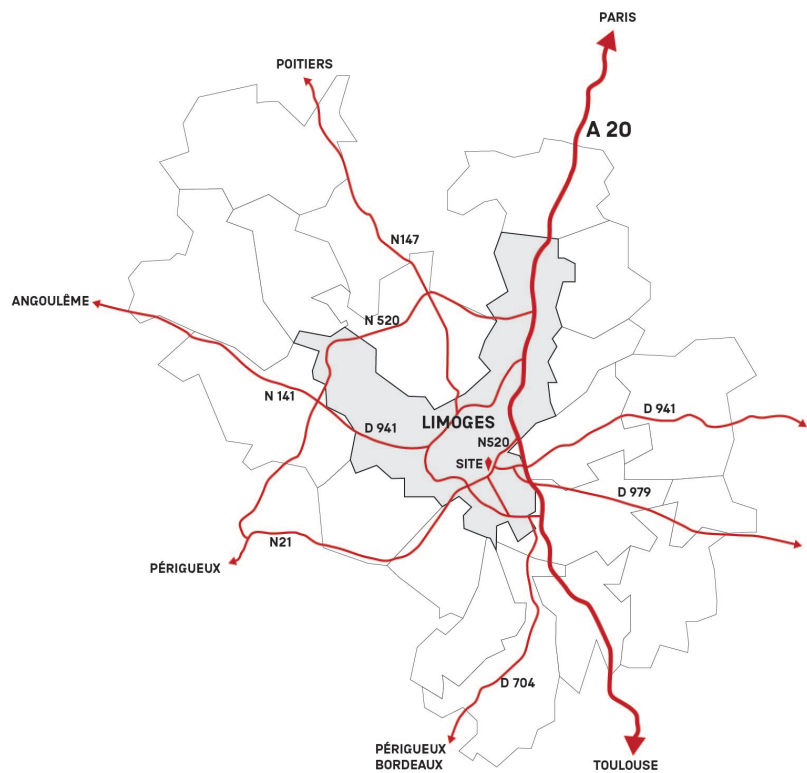
Study and project contract for the further development of the strategic proposals resulting from the competition.

UN ATLAS TYPOLOGIQUE DU TERRITOIRE LIMOUGEAUD



A TYPOLOGICAL ATLAS OF THE LIMOGES REGION

(credits : Ville de Limoges-DUDP-
BRS Architectes, Les Effets de la
grande vitesse-2013)



Road networks
(credits European)

CONNECTION WITH THE THEME

SITE ISSUES RELATING TO THE THEME

From intensity to depletion

There are cases where parts of cities can become invisible or be unable to find the resources in themselves to generate new development processes. Even if they maintain significant functions, these may not be enough to generate changes that stimulate autonomous local development. This is the situation we find within the quadrilateral outline of the site proposed by the city of Limoges, between two sectors, the city centre and the banks of the River Vienne. The site, a rich palimpsest of the changes that have occurred since its foundation in Roman times, was once a place of great vitality brought by the industrial activities that coexisted here and left numerous traces. It then entered a phase of quiescence, as if it had undergone a form of depletion. By making the site the focus of this session of European, the city of Limoges – drawing on the theme of the “living city” – is suggesting the need for a new life cycle to be set in motion here. The proposals submitted by the candidate teams will need to suggest processes with the capacity to activate new life.

Taking care of the neighbourhood: new inclusive vitalities for a marginalised locality

There is a significant need, almost a kind of urgency, to arrive at an overall vision for this neighbourhood, which remains lacking despite a number of studies. This is all the more important in that its location has recently acquired a strategic dimension, between ongoing enhancements to the banks of the River Vienne and new projects to revitalise the city centre. In the absence of a project that can formulate a new identity, therefore, this neighbourhood is exposed to the encroachment of multiple private sector operations with no collective vision other than to profit from the area's newfound attractiveness. The site has a rich residential fabric as well as a number of large apartment blocks. For their part, the big structures – university faculties, multimedia French language library, former industries or the old hospital – stand on large stepped platforms set into the slope. The suburban fabric embedded in this slope, which has a rich but underdeveloped street network, is a neglected ecosystem of buildings with the capacity to become a lively new milieu for its existing and future inhabitants, through new uses: townhouses, industrial buildings, home workshops, business yards, 1970s apartment buildings overlooking the wider landscape, all are awaiting inventive processes for the transformation of the existing fabric.

**VIEW OF THE SAINT MARITAL
BRIDGE AND THE CITY CENTRE
IN THE DISTANCE**
(credit Europan)



**TYPICAL STREET IN THE
NEIGHBOURHOOD**
(credit Europan)



Any proposal for a project process and a new life cycle suited to these particular conditions needs to be attentive to the social fabric and built structure, to reveal possible co-relations with ongoing projects while at the same time offering a distinctive approach. Since this is one of the lowest income districts in the city, adapting to the reality of the conditions will require a vision that departs from models that might work elsewhere but would be ineffective here.

Future of the neighbourhood in the Vienne inhabited park

The current programme to restructure the banks of the River Vienne is a catalyst for this transformation. The neighbourhood will become the main access to the river from the heart of the city at the top of the slope. Instead of a neglected fringe, therefore, it has the possibility to become an animated transitional space, an extension to the city centre with full of possibilities for new uses. This transitional role will need to include continuities for walkers and cyclists across the national highway that runs beside the Vienne, which raises broader questions about the “road-city” character of Limoges.

With the shift from riverbank to parkland space, the development project for the Vienne riverside opens up possibilities for thinking about how the park will be inhabited and the effects of its infiltration into the city centre, of bringing nature into the city. In the effect it will have in reviving the landscape dimension, this territorial factor is one of the main foundational aspirations for the city of Limoges, which is seeking to proclaim its identity as a “big city in the countryside”. On the project site, this revival of the link with nature needs to contribute, at every scale of the project and in the project process, to the creation of new amenities for this neighbourhood in the city.

THE SPECIFIC EXPECTATIONS OF THE MUNICIPALITY AND ITS PARTNERS

The first priority, therefore, is the link with the River Vienne. How can the neighbourhood recover its animation and thereby help to connect the river with the city centre, and the city centre with the river, by bringing nature into the city. The site occupies a particular location in the city, at the intersection of the “three cities”, and has the capacity link together the core city, the road-city, and the countryside-city.

Moreover, it is at this point of intersection that, in the summer of 2020, the first riverbank developments demonstrated their capacity to bring together people from all over the city, who found places there to rediscover and adopt. The inauguration of this space, with open-air cafes and bars, family barbecues, food trucks, promenades and places for relaxation, met with immediate success. And finally, in the link that it can create between the city centre and the River Vienne, the European site forms part of the necklace of spaces that interlace along the edge of the river. In its depth, it can become a new neighbourhood in the inhabited



"LA FRICHE DES PONTS"
Friche Font Pinot (outside the
perimeter)
(credits European)

openair cafe summer 2020
(credits : www.limoges-tourisme.com)

The Vienne banks summer 2020
(credits www.limoges-tourisme.com)

THE VIENNE
New pedestrian spaces
(credits European)



Vienne Park.

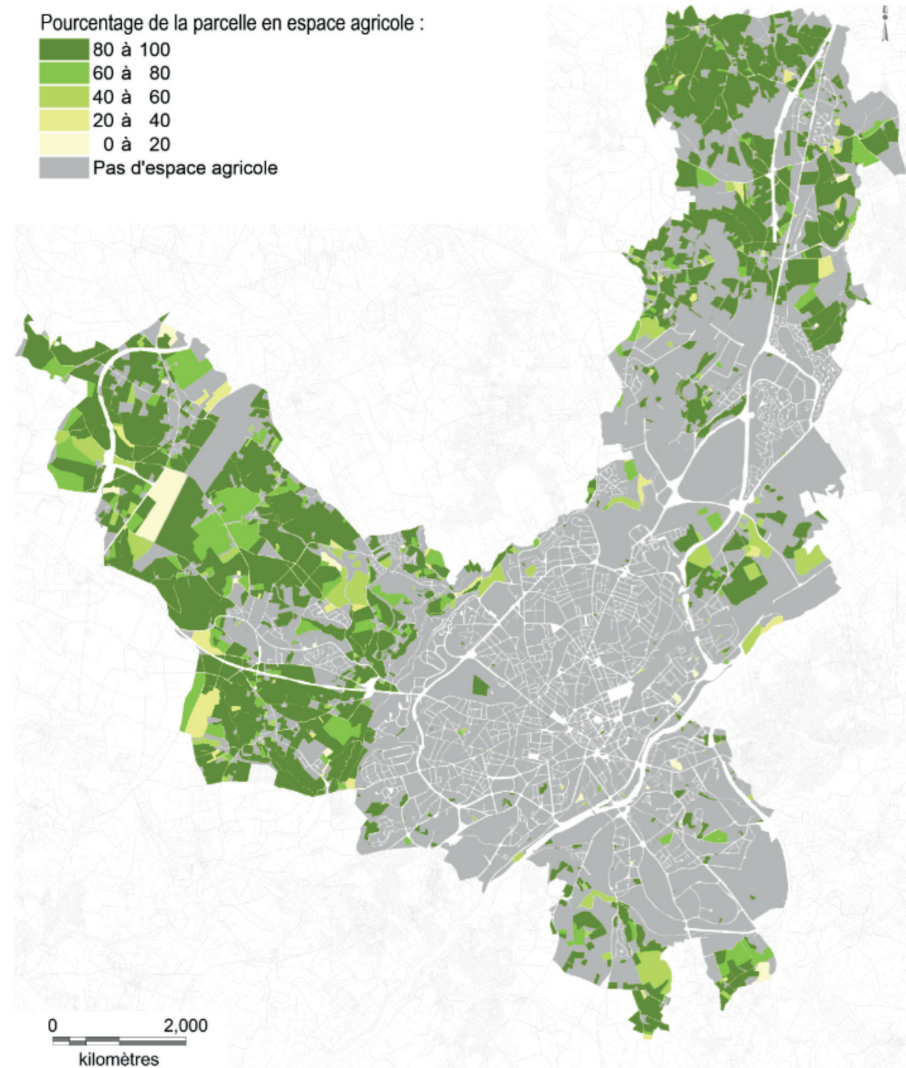
The second goal is to exploit this new resource to bring life to the existing fabric by proposing uses that are different but in synergy with those of the city centre and the Portes Ferrées district, currently undergoing regeneration as an eco-neighbourhood. Transforming the existing buildings will require the definition of appropriate strategies and modes of action to revitalise the architectures. The site is replete with history (ancient, artisanal, industrial and military), and this history needs to be elicited in any project. So the question the teams will need to answer is what process to employ in order to activate and recapture this in-between locality, to give it centrality, to make it a place of life rather than an anonymous and hidden in-between space. This process will need to take into account the existing living milieu and propose a form of metabolism that connects every part of the site. This will require multiple consultations with all the stakeholders, to ensure that the existing population is involved in the revitalisation process.

One dimension of this process will therefore need to be the production of an eco-neighbourhood, one whose future is founded in a frugal form of urbanism that is economical in its use of resources, so that the transition takes place around the reuse and recycling of the existing spaces.

SPECIFIC PROGRAMME

The programme remains entirely open. The objective for this project is both to propose what needs to be done but even more how to do it and with which stakeholders. The regeneration programme as a whole should be conceived as a roadmap for the actions of the municipality over a timeline of 10 to 15 years. It will notably need to take into account the many substantial projects that will already have contributed to the programme of action for the city centre and to the commencement of the territorial revitalisation operation (ORT). The Vienne riverbanks area will therefore signal the completion of this initial process and will provide both a response to the specific priorities of the site and a demonstration of its revitalisation.

The ongoing Vienne riverside project (developed below) should be seen as already established and therefore as a catalyst and foundation for this transformation. Consultation has already taken place over its programme and the development operations are underway.



THE AGRICULTURAL AREAS OF LIMOGES

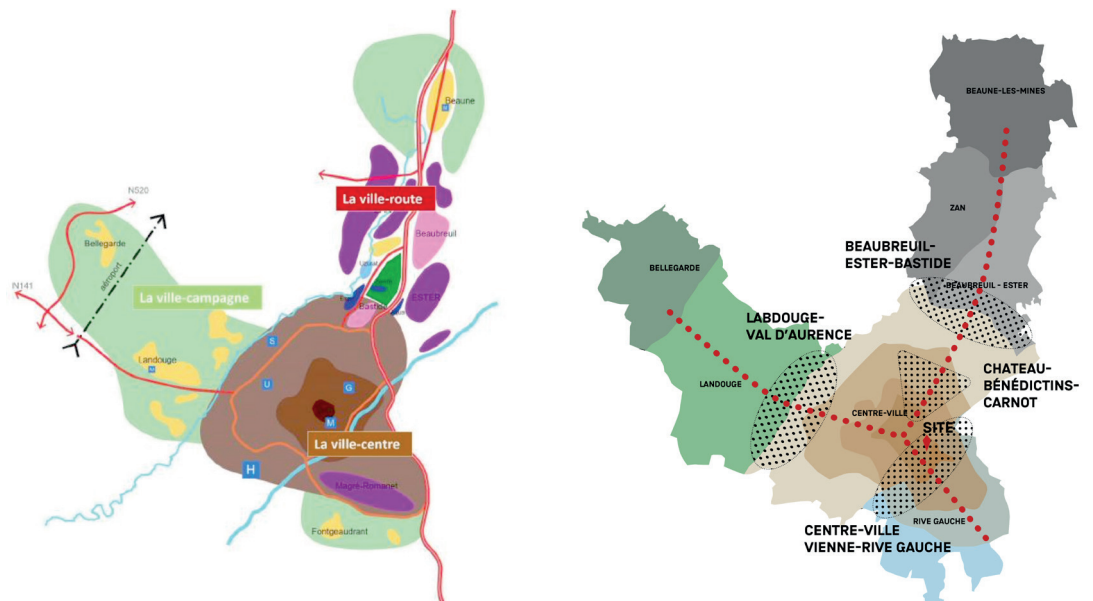
The large communal area, 30% of which is agricultural land
(credits : SIEPAL-mai 2013)

THE "THREE CITIES"

Road town / Country town / Central town
(credits : Ville de Limoges SIATI 2017)

SECTORS WITH CHALLENGES

At the junction of the 3 "cities", important urban issues are revealed which constitute 4 strategic sectors for the city project.
(credits : Ville de Limoges)



BACKGROUND

TERRITORY, GEOGRAPHY AND LANDSCAPE

Limoges, a Prefecture of the Haute-Vienne department and former capital of the Limousin Region, is now – with a population of 131,479 – the second biggest city in the Nouvelle Aquitaine Region.

Covering an area of 78.03 km², the City is ranked as one of France's largest communes. This large municipal area, 30% of which is agricultural (900 ha) and natural land (1450 ha), makes it a green city. Built on 7 hills, the city has a distinctive shape, consisting of the historical city centre and 2 “wings”, one to the west dominated by agriculture, the other to the north structured by the road axis. Situated the right bank of the River Vienne, Limoges city centre faces the southern slope on the river's left bank.

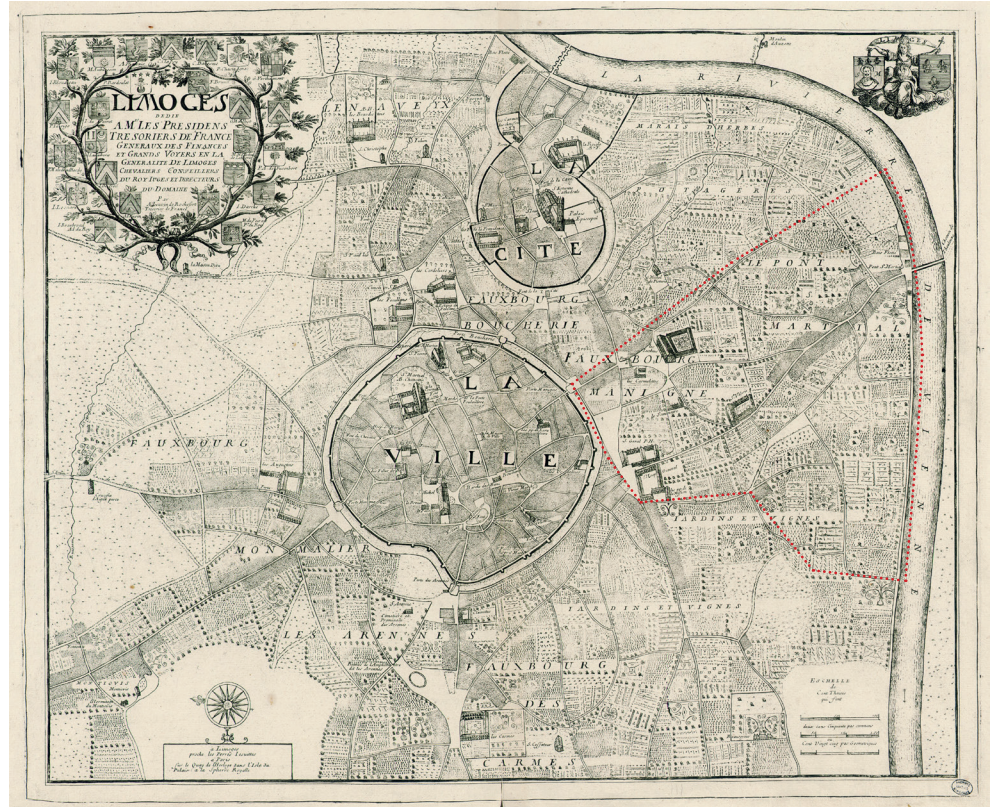
The main challenge that the wider territory of the City of Limoges currently faces is to revive its attractiveness at three different scales:

Asserting its status as a regional equilibrium hub.

Regional reform and Limoges' loss of its status as a regional capital, as well as the direct impact on local employment (transfer of decision-making roles to Bordeaux), raises the problem of the metropolitan area's positioning within the Nouvelle Aquitaine Region, and beyond that the question of its role within south-west France as a whole. Limoges remains the region's second biggest city. On this status depends the future of structures that are important to the area's attractiveness such as Limoges University (15,000 students and the third largest university in Nouvelle Aquitaine), the teaching hospital (2010 beds, 6500 staff, 160,000 patients a year) or indeed the area's largest private employer, the Legrand Group (2500 jobs in Limoges, world leader in digital infrastructures for the construction sector).

Three priorities arise from this:

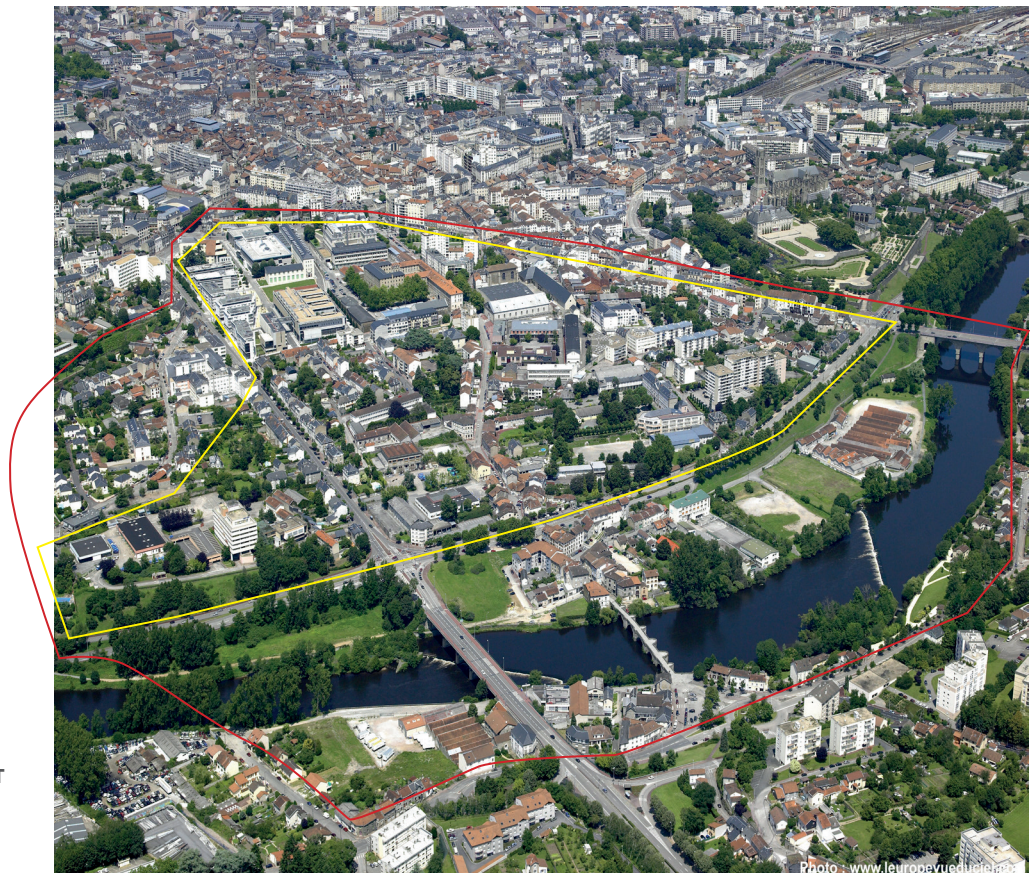
- to optimise the position of the metropolitan area in order to consolidate Limoges' role within the Nouvelle Aquitaine region;
- to reinforce the attractiveness of the local economy by developing centres of excellence and promising sectors (ceramics, agri-food...), by increasing the availability of production land and enhancing tourist attractions;
- finally, to foster sustainable growth by promoting solidarity and proximity in health, law and local services, by boosting the image of the “green city” through the quality of the landscape and the living environment, and by maintaining the dynamic of sustainable development for the territory and the community (short supply chains, renewable energy....).



LIMOGES 1860

Map of Limoges so called “plan des trésoriers de France”.

(credits: Ville de Limoges)



STUDY SITE (RED) & PROJECT SITE (YELLOW)

(credits: European)

Limoges, reinforcing the heart of the conurbation

As the central city of the Limoges Métropole Communauté d'agglomération, Limoges accounts for 66% of the population and 83% of the jobs in the conurbation. Reinforcing the heart of the conurbation means:

- consolidating its role as a “city for intergenerational living” and preparing the area to welcome 6000 new inhabitants by 2030;
- developing a diverse and appropriate range of housing by maintaining a balanced distribution and sufficient production of housing to meet the needs of the area;
- maintaining the character of Limoges as a green city by developing the Green and Blue Corridor, by optimising the use of space, by reducing the areas of land allocated for urbanisation and by producing new urban forms;
- continuing the diversification of mobility options by reinforcing the range of public transport provision and developing complementarity with rail transport.

SOCIAL AND CULTURAL DATA

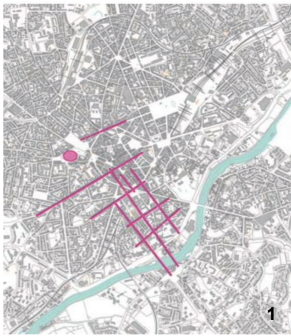
After population growth between 1999 and 2008 (an annual average of 0.5%), the demographic trend has been in decline (-0.7% per year). This trend reflects the attraction of the population – in particular young households with children – to the surrounding communities because of very low land, real estate and construction costs, and easy access by car. It also reflects the impact of the Defence Restructuring Plan introduced in 2010, which significantly affected the area.

As of 31 December 2013, the area accounted for 84,000 jobs in more than 12,000 active concerns. The “public administration, education, health and social action” sector is overrepresented in the area (18% of structures as compared with 13.6% in the country as a whole), notably reflecting the role of the silver economy in the local social economic fabric. The business fabric consists primarily of Very Small Companies (1 to 9 employees), which account for 28.1% of businesses as compared with 23% nationwide, and conversely few large corporations (only one private company with more than 1000 employees in the area, the Legrand Group).

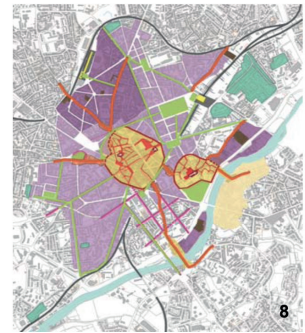
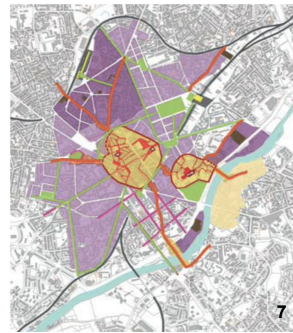
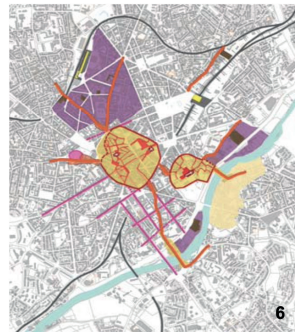
Cultural and civil society dynamism on the fringes of the neighbourhood.

Near or within the neighbourhood itself, numerous cultural places or events already contribute to the liveliness of the area:

- Since September 1998, the Bibliothèque francophone multimédia (Multimedia Francophone Centre) has occupied a 14,800 m² city centre site designed by Pierre Riboulet. Structured around major key themes, the central site is – with its five neighbourhood libraries (Aurence, Beaubreuil, Landouge, Viginal, Bastide), but also with the Conservatoire Media Library, the Library of the Musée des Beaux-Arts and the Museum of the Resistance Document Centre, the bridgehead of what constitutes a public reading network. It is an event space that punctuates the year with recurrent cultural gatherings. It is also a place that provides spaces for expression and exhibition on projects relating to the collections.
- The Galerie des Hospices, an exhibition space now available to third parties.
- The Musée des Beaux-Arts (Arts Museum).
- The Jardins de l'évêché (bishopric gardens).

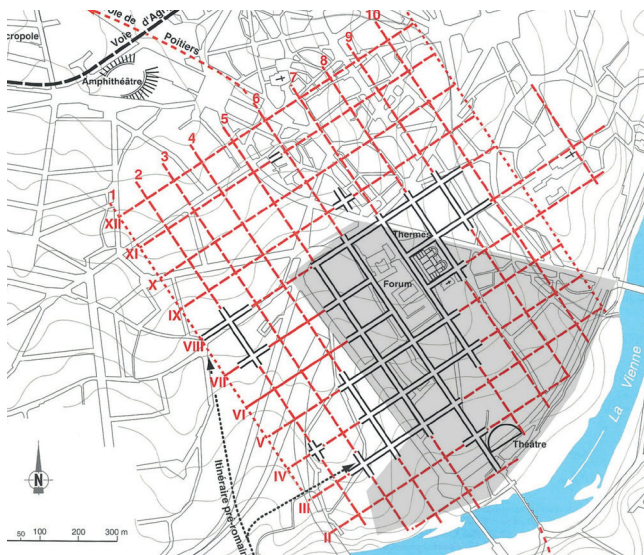


1. The development of the old centre from the Roman city grid
2. The city's original bipolarity - the Château/the Cité - still visible
3. The lines of the city walls and the mediaeval internal layout still present
4. The mediaeval access roads structure the city's first suburbs



5. Establishment of the peripheral districts with industrialisation
6. The arrival of the railway and the creation of new boundaries
7. Prosperity and expansion of the bourgeois residential neighbourhoods
8. early 20th century: the first social housing estates and districts inspired by the garden-cities

HISTORICAL EVOLUTION (AVAP, Ville de Limoges)



TRACÉ OF THE ROMAN CITY
10 BC.
(credits: Ville de Limoges)



LECLAIR PORCELAIN
Left bank of the Vienne
(credits: European)

- The URBAKA street art festival that takes over spaces across the city centre every year during the last week in June. It is open to everyone and free of charge. With a record of 30 events, more than 200,000 spectators and 4000 artists from here, there and everywhere, Urbaka is an entirely free festival that runs for four days at the end of June in the streets of Limoges.
- Story walks organised as part of the City of Art and History programme.
- Public and private initiatives beside the Vienne River (Fête des ponts, open-air cinema, open-air dance, Friche des Ponts, Green Spaces exhibitions...).

ARCHITECTURAL AND URBAN HERITAGE

Originally known as Augustoritum, Limoges became the capital of the Lemovices tribe following its foundation around 10 BCE and was one of the most important population centres in Roman Gaul. An urban palimpsest, Limoges was built on the remnants of the rigorous Roman grid pattern, and had an amphitheatre, a forum and thermal baths. The European site now occupies the footprint of this foundation on the slopes of the River Vienne, facing south-east and therefore protected from the winter cold, on a formerly strategic point at the intersection of the Via Agrippa that linked Lyon and Saintes and the road linking the Mediterranean to Brittany (a trade route for metals and wine). The historical city of Limoges would gradually emerge later on with the construction of the fortifications around the cathedral. Saint-Martial Bridge still stands on the foundations of an ancient bridge that was the first crossing point at a ford on the Vienne. Timber was floated down the river to supply the city with wood for construction and heating, an activity that disappeared quickly with the arrival of the railway. The city grew up from the grid layout of the Roman city, and the site is still structured by elements of this grid. Urban development continued concentrically on the right bank of the Vienne around the hubs of the Castle and the City.

The project site is evidence of the architectural diversity that accompanied the city's urban development over the different eras: there is a wide variety of mixed structures with timber frame buildings, stone and masonry houses and apartment buildings in different styles, garden-city type housing estates, social housing estates, terraced houses and gardens on the left bank of the Vienne. During the 19th and 20th centuries, factories mainly settled to the north of the city (porcelain, shoes, distillery, tanneries). Today, some factories have been converted into offices or housing and used, and a good many others are still abandoned: they offer significant potential for reuse and conversion. At present, the city's heritage is represented through different cultural spaces, including 6 museums, major facilities dedicated to aspects of the ceramics industry:

- Musée national Adrien Dubouché (part of the Sèvres – Cité de la Céramique public institution)
- Musée des Beaux-Arts de Limoges (enamels collection)
- Pavillon de la Porcelaine
- Limoges Lachaniette Conservatoire des arts et techniques de la porcelaine
- Musée des Casseaux which is home to the Casseaux kiln (one of the last 5 such kilns)

MILIEUX : HUMAINS ET NON-HUMAINS

De la ville faber à la ville ludens

Il existe une vie au sein du quartier, confidentielle et résidentielle qui cohabite avec le cœur de ville sans y appartenir malgré sa proximité. Le centre-ville a vu des catégories sociales plus élevées s'y installer. Le quartier conserve lui son esprit ouvrier, ce caractère étant renforcé par la présence d'un bâti encore bien visible accueillant autrefois de l'artisanat et des lieux de production.

Lieu peu emprunté et peu animé, l'appropriation des espaces publics y est difficile du fait notamment de la topographie et de l'omniprésence de la voiture. Ce sentiment de dévitalisation est aujourd'hui contrebalancé par la récente réappropriation des bords de Vienne qui constitue à l'échelle de Limoges une véritable inversion du regard porté sur la ville, comme nouveau lieu de rencontre et de plaisir.

Si la Vienne commence juste à révéler la richesse des usages qu'elle offre à la ville, Limoges entretient pourtant un rapport très fort avec l'eau, avec la Vallée de l'Aurence à l'ouest, son autre rivière. En révélant aujourd'hui les usages de la Vienne, les Limougeauds redécouvrent Limoges comme une ville du loisir, plus aimable comme elle cherche à le faire, dans son rapport à la campagne figure omniprésente pour les Limougeauds ou en s'appuyant sur la richesse du patrimoine industriel qui l'a occupé.

L'activité porcelainière, jusqu'à son déclin, a nourri une grande partie de la population, le cycle de la production faisant appel à de nombreuses professions différentes, de l'acheminement du bois de chauffage des fours à l'ensemble du procédé de fabrication. Traditionnellement, depuis l'essor des manufactures, la céramique est visible sur les espaces publics de la ville sous différentes apparences : terre cuite, faïence, grès, porcelaine et récemment sous forme de céramique technique. Elle est essentiellement présente dans la ville sur les façades des bâtiments, mais elle reste difficilement identifiable. La Ville de Limoges valorise aujourd'hui les Arts du Feu par ses musées mais aussi en créant des liens entre chaque « site céramique » et en inscrivant davantage matériellement ce savoir-faire sur les espaces publics.

La Vienne, la campagne et l'activité porcelainière constituent des milieux non-humains qui ont marqué le développement de la ville comme éléments productifs et sont aujourd'hui de nouvelles richesses créatives de nouvelles relations capables d'inverser complètement le regard des habitants sur leur ville.



THE VIENNE RIVER
(credits: Europan)

CERAMIC ROUTE

Excerpts from the project
“pansements urbains”
(credits: Ville de Limoges)



CERAMICS IN THE CITY

Verdurier pavillon
(credits: Ville de Limoges)



A word from Vincent LÉONIE Deputy Mayor responsible for urbanism, real estate and land policy, green spaces, the environment and biodiversity.

Ladies and Gentlemen,

For more than 6 years, the city of Limoges, the nucleus of the urban area, has based its urban development policy on a theme directly linked with the living city: the big city in the countryside. As part of its city plan, Limoges relies on the undeniable advantage that it enjoys in the interpenetration of city and country. Reliant on its extensive and heterogeneous landforms, Limoges must not only grasp the issues of a hub city, but also recognise the value of its rural legacy, by maintaining the connection between these two entities.

Limoges grew up around the River Vienne, back in the Roman era. Its urban development has been marked in particular by the constant rebuilding of the city on itself. This kind of palimpsest, a city made up of successive layers, is the source of its very rich urban heritage.

Since 2017, Limoges has been a member of UNESCO's Creative Cities Network, recognised for the craftsmanship and vernacular art of its expertise in porcelain. Its history around the porcelain industry and the development of ceramics-related technologies has marked and still today continues to mark the identity of its urban fabric and landscape. The recent development of an itinerary that injects ceramic elements into the public space is one of the programmes undertaken by the city to highlight the presence of this material in the urban landscape.

The key objective for the city centre is to revive and enhance the city's attractiveness by creating an enlarged and lively urban nucleus through multiple projects. In each of these projects, the main aim is revitalisation, to enhance transitional spaces and create more room for pedestrians.

The site that Limoges is introducing today, for its first entry in the European competition, is a concentrate of this history and these priorities. Situated between the River Vienne and the city centre, at the heart of the city-valley nexus, with its own scale and a strong and specific identity, it is fully congruent with the theme of the Living City. It is one of those discreet fragments of city that is only waiting for its potential to be revealed. We are counting on the talent and creativity of the young competition participants to help us draw the outlines and develop the vitality of this space.

Vincent Léonie

Deputy Mayor responsible for urbanism, real estate and land policy, green spaces, the environment and biodiversity.

**STUDY PERIMETRE (RED) &
PROJECT PERIMETER (YELLOW)**
(credits: European)



STUDY SITE

DESCRIPTION OF THE SITE

The study site is demarcated by the railway line to the west and to the south-west contains a residential area and the footprint of the EDF (national Power company) site, which is disused. This sector, on the edge of the quadrilateral, bounded by Avenue de la Révolution, is today isolated, but has a residential aspect interesting for Limoges.

To the east, the site includes the left bank of the Vienne, which makes the link with the Portes Ferrées neighbourhood, which is currently undergoing urban regeneration and shares defining links with the project site. To the north, the boundary is formed by Avenue Georges Dumas, which borders the two historic hubs of the city, the Château – which is now the commercial centre – and the city proper which contains Saint-Etienne de Limoges Cathedral and the Bishopric Gardens. The wider study area raises the question of the links with the edges of the study site on either side of the two avenues horizontally to the slope of the riverbank.

CURRENT RELATED PROJECTS

Action in the city nucleus

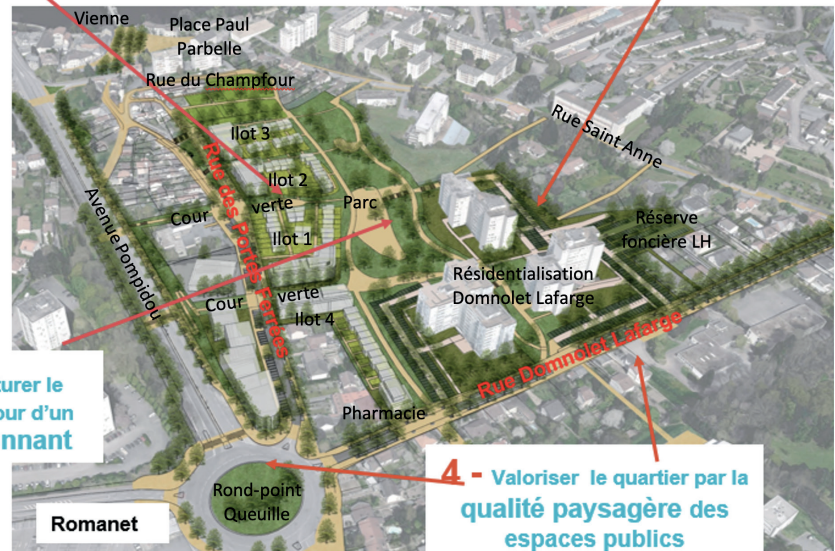
Limoges is undergoing the same trend as other mid-sized cities, with a fragile city core that has lost its attractiveness, marked by a 10% vacancy rate among retail premises in the central core, population loss of 5.2% between 2010 and 2015 (as compared with a 4% loss for the city as a whole), combined with a sharp reduction in the number of working age residents (-8.2%) and falling incomes. And finally, some 15% of homes in certain IRIS (aggregated statistical units) in the City Core are vacant, in particular on the proposed European site. Limoges municipality is part of the national “city core action” programme which is trying, through contractual policy, to raise funds for the implementation of a global project for the recovery of city centres at several scales, combining housing, commerce, economic development, public spaces, mobilities, culture... A development procedure, called a Territorial Revitalisation Operation (ORT), has been set up, enabling certain identified sectors to benefit from conditions that facilitate the implementation of urban development measures (e.g. innovation permits). Thirty-two operations or studies, some of which have been completed, structure the project (recovery of real estate legacy and public space, revitalisation of commerce and city centre renewal).

1- Prolonger le faubourg le long de la rue des Portes Ferrées

2 - Améliorer le logement social comme élément essentiel du « parc habité »

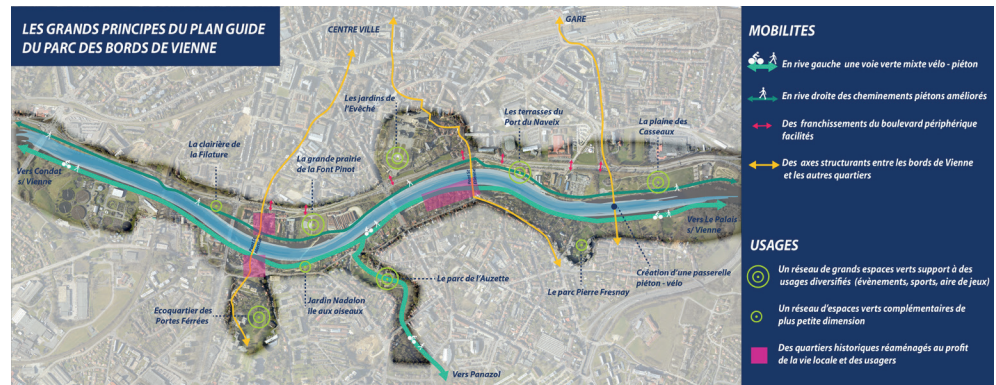
3 - Structurer le quartier autour d'un parc rayonnant

4 - Valoriser le quartier par la qualité paysagère des espaces publics

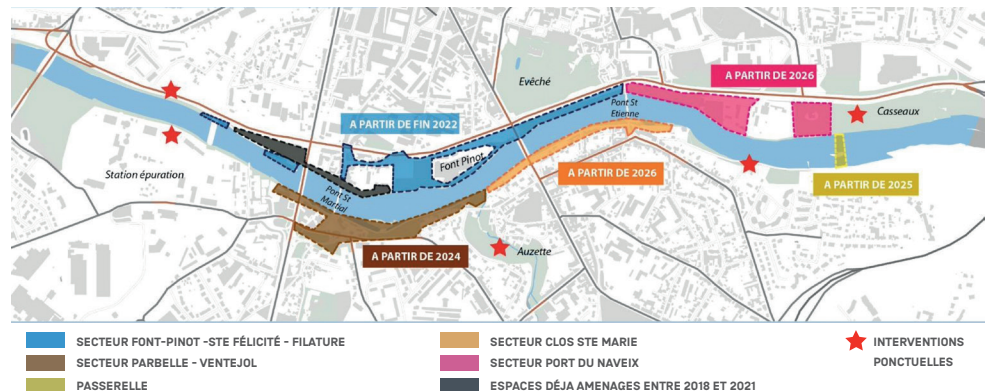


PROJECT FOR THE PORTES FERRÉES
Urban programming by Urbicus
(credits: Ville de Limoges)

LANDSCAPE OF THE BANKS OF THE VIENNE
Moving from a riverside logic to a park logic
(credits: Ville de Limoges)



PHASING OF IMPLEMENTATIONS
(credits: Ville de Limoges)



Portes Ferrées

The Portes Ferrées district is commonly identified by its density of building blocks and social housing. It is located near the centre of Limoges, and therefore near shops, public services (schools, crèche), and sport and medical facilities. The city's steep topography give the district a panoramic view over the historic heart of Limoges.

This project is part of the regional NPNRU (New National Urban Renewal Programme). It will make the Portes Ferrées district part of the “great crossing” – City Hall - Saint-Martial Bridge - Portes Ferrées. The stated ambition for a complete regeneration of the district and to connect it to the Vienne riverside park will make it one of the first areas to possess all the elements and aspirations of “The big city in the countryside”.

The project relies on several instruments. The release of land from the demolition of the social housing blocks situated along Rue des Portes Ferrées is an opportunity to extend the historic suburb situated at the bottom of the street (next to the Vienne) towards the upper part of the district. This new urban fabric will consist in the construction of innovative and ecological housing (intermediate housing, townhouses and small apartment blocks) along this historical artery leading into Limoges. The regeneration and upgrading of the retained social housing in order to re-integrate it into the district's new fabric and the enhancement of the public spaces, notably with the creation of a park (behind the new housing developments) in order to provide a new, high-quality, lively public space for the inhabitants of the district, but more broadly for the city's entire population. This park will run through the neighbourhood and will be accessible via “green corridors”, walking and cycling trails that run perpendicular to the roads bordering the district. The heart of the park will be linked to the Vienne riverside sector by a future connection at the bottom of the park, which will run through the private allotment area to meet Rue du Champfour.

The River Vienne

The Vienne is the historic cradle of Limoges and has marked its identity for more than 2000 years. It constitutes a great green lung in the heart of the city, where a variety of landscapes (natural spaces, mediaeval neighbourhoods, industrial vestiges) coexist. However, although it marks the identity and history of Limoges, in recent decades it has remained an independent entity cut off from the rest of the City, shedding the important role that it formerly enjoyed in urban activities. The extent of the brownfield sites in this area is evidence of this process. Aware of the tremendous potential of a river with multiple faces, the City of Limoges decided in 2016 to initiate a programme for the regeneration of the Vienne riverbanks with the aim of making the area more attractive to the city's inhabitants, while respecting the distinctiveness and diversity of the site. The Vienne is thus no longer seen as a boundary but as a unifying element, a source of regeneration that operates both “lengthwise” (continuity of walking trails) and “widthwise” (strengthening of the links between the City and its river).

The transition from a “riverbank” pattern to a “park” pattern

The goal is to turn the riverside spaces into an urban natural park, a major amenity for the entire conurbation characterised by the coexistence of multiple uses (leisure, economic activities, tourism, travel...). The creation of the urban natural park depends on the creation of a network of green spaces within a huge area of almost 100 ha linked together around the river. The idea is to give this great park an identity and a shape as a place that both reconciles urban functions and highlights existing natural features.

The Vienne riverside urban natural park extends across the city of Limoges from Guingouin Bridge to the motorway bridge. Ultimately, the aim is for it to become a park that spans the conurbation, extending into the adjacent communities of Panazol, Le Palais sur Vienne, Isle, Condat sur Vienne. This park is not limited to the riverbanks but also incorporates offshoots (Auzette Valley, Portes Ferrées Park, Bishop's Garden) which give it thickness and connect it with the rest of the City.

The upgrade project should be seen as a long process in which experiments, innovations or indeed temporary seasonal interventions play a full role and which takes into account the expertise of users through consultation and a coexistence of uses.

Its masterplan constitutes a general framework which is needed to ensure that the Vienne riverside areas are developed coherently, but has been conceived flexibly in order to give freedom of action to the project teams that ultimately intervene in the different sectors. The development project as a whole will be implemented in phases running over an estimated period of between 6 and 10 years.

POSSIBLE SPECIAL RELATIONSHIP TO THE TERRITORY

The municipal project: “Limoges: the big city in the countryside”

The objective of the municipal plan defined and implemented by the local authority is to take advantage of the dual dimension that forges the identity of the city – urban and rural – and which makes it an active and intense place that is at the same time part of an environment that is rich with nature and countryside.

The aim is to undertake a municipal project that is congruent with the particularities of Limoges as well as with contemporary conditions, a project that expresses a vision of the future together with the instruments needed to bring about a new attractiveness at different territorial scales and now take into account the territory's strengths, weaknesses and potential for development.

Limoges: the 3 cities

A city with 2 wings, Limoges possesses contrasting features that reflect the shape of its territory and the size of the community, as well as the landscapes of which it is formed. It is broadly possible to identify 3 “cities” in the urbanisation of Limoges, with very different characteristics:

- 1- the Road City in the northern wing of the conurbation where urbanisation

has taken place around the big road infrastructures (RN20, A20). Here, the urban forms are the result of a “clustered” juxtaposition of different programmes united by the road. The natural and agricultural legacy has been severely fragmented by urbanisation “in slabs”;

2- the Countryside City mainly maps the western wing of the conurbation, which provides a more “natural” image of Limoges. The very high quality of the natural, agricultural, architectural and landscape legacy is the major resource of the sector. The urban forms, primarily detached houses, are relatively uniform but sparse in this rural area.

3- the Centre City corresponds to the historic city core extended to a perimeter situated within and on the edge of the belt formed by the orbital boulevards, both the economic and commercial lungs of the territory, and also home to a significant proportion of population and activities.

The goal is to connect these “3 cities”, but first each “city” has its own challenge to tackle:

The “road-city” needs to be converted to a “street-city” by the creation of connections other than road links between the different components of this northern wing.

The “countryside-city” needs to be organised around its natural resources by managing the relations between city and countryside, but also between countryside-city and centre-city.

The “centre-city” needs to be intensified to become a big city centre that gradually incorporates the suburbs and the peripheral entities.

The challenges of connecting the three cities lie in the need for contrasting ambiances and intensities to coexist through the cultivation of differences (rural identity for the western wing, economic identity for the northern wing, urban identity for the centre) and through the creation of strong links between the wings (places of transit, convergence and encounter). At the intersection of the 3 “cities” stand pivotal urban sectors that in fact constitute 4 strategic sectors for the municipal project. The City-Centre/Vienne/Left Bank, within which the project site is located, is one such priority.



**SOME TYPES OF BUILDINGS AND
PUBLIC AND PRIVATE SPACES**
(credits: European)

PROJECT SITE(S)

DESCRIPTION OF THE SITE

The site is bounded by Avenue Georges Dumas and Avenue de la Révolution, the River Vienne, by the edges of the Cité and of the city centre. It extends south-east onto the EDF site, raising questions about the links with this isolated sector and its future as an open study site.

The site contains a few big facilities: the BFM (Francophone multimedia library), the University, the Crous (regional education administration), IFSI (nurse training school), the LABC (Limoges Women's Basketball Club), the Jeanne d'Arc private school, the Edouard Herriot school, the Law Faculty, the IAE (business administration institute). Despite these big entities, the district remains essentially residential, with few attractions. The housing typologies are varied, ranging from timber framed houses, to small townhouses, to larger stone houses with gardens, but also 1970s apartment buildings. Some vacant properties are close to dereliction. Some have old workshops at ground floor level, the remains of former craft activities.

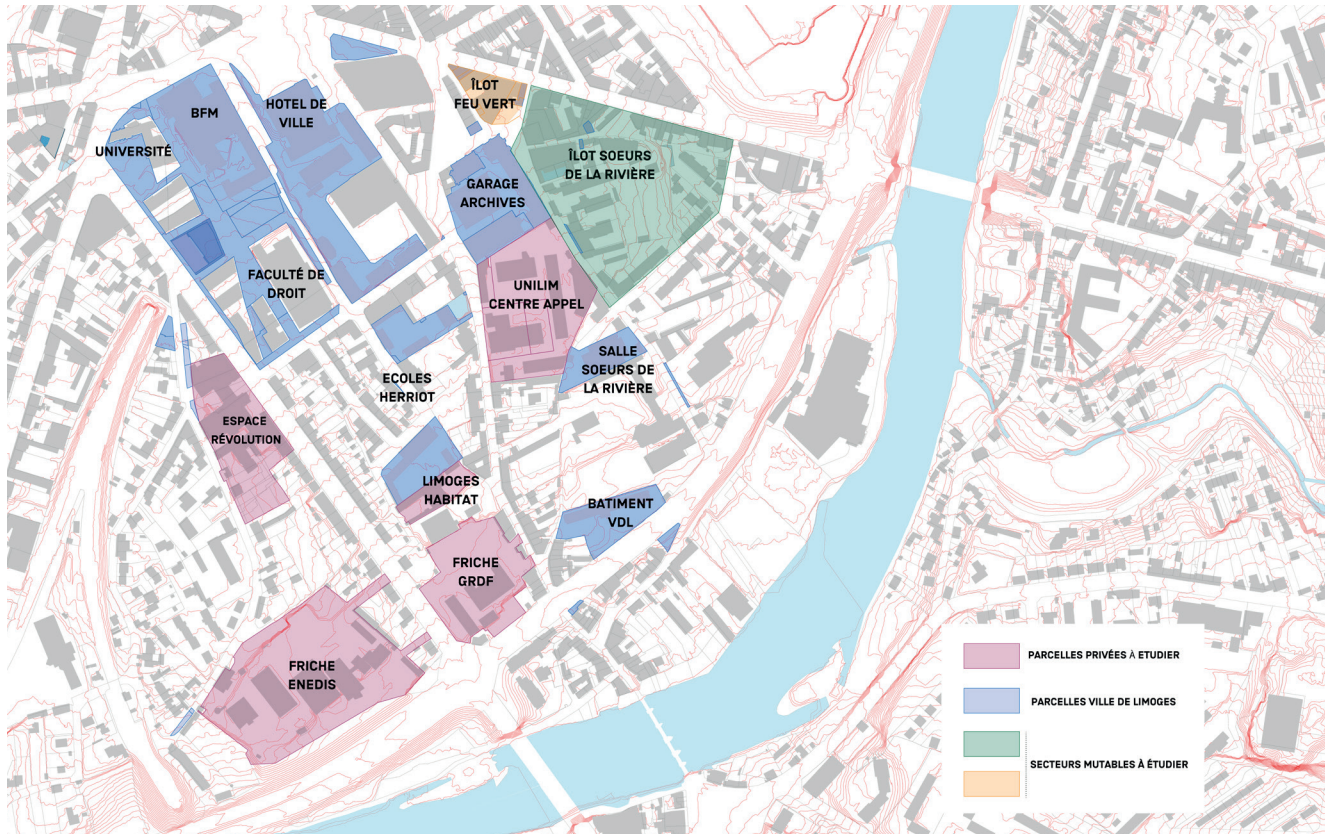
The banks of the Vienne as context

The Vienne riverbanks and the riverbank project are deliberately excluded from the project site, since their development is currently being programmed. However, the primary focus for the competition teams is the links with this project and particularly the RN71 national highway. This highway runs the base of the slope in this sector, extending the big road arteries right into the heart of Limoges. There are plans to downgrade the road, which could lead to a completely different look and a change of attitude to pedestrian practices in a city marked by the presence of the car. This is undoubtedly the key point when considering the link with the River Vienne both for the district and for the city centre.

The inhabited slope

The steeply sloping nature of the site and the presence of retaining walls give it a distinctive character: sloping streets with views over the landscape, spaces made more private by the interplay of platforms formed by the plots of the big structures offer viewing points over the neighbouring plots. These different platforms, ranging in surface area from 1000 m² to 4000 m², represent more than 2 hectares of open spaces, both private and public, derelict and developed. The retaining structure of the N571 highway is another feature that marks the site and distances the Vienne from the district.

While highly urban in character, the site also includes areas of vegetation: hardstanding courtyards or squares planted with trees, gardens at the end of plots that link together at different points over 100 to 150 m. Across the site as a whole, more than 3 hectares of gardens or planted areas merge with the urban fabric. The different garden spaces within the blocks, with their contiguous surfaces, form clusters that range in surface area from 3000 m² to 6000 m².



LAND PARCEL LOCATION

Large sites that are open to an overall reflection on the future of the site (credit : Ville de Limoges).

POTENTIAL PROJECTS SITES



EXPECTATIONS, PROGRAMMATIC GUIDELINES OR EXPECTATIONS FOR USAGE PROPOSALS

In relation to Limoges city centre, the project site needs to be complementary with the programmes underway in the City Nucleus:

- By matching the existing layout of the district along the slope and transversally on either side of Avenue Georges Dumas and Avenue de la Révolution.
- By strengthening the links with the Portes Ferrées neighbourhood.
- By proposing public spaces that complement those in the city centre.
- By disseminating nature from the River Vienne to the city centre in order to reinforce the presence of nature in the city nucleus.

The district is highly residential, but the existing housing stock is very conventional, offering little capacity to evolve and few attractions. New forms of inhabiting that reveal the site's underexploited qualities, the proximity to the Vienne, should be proposed:

- By suggesting new innovative housing operations, exploiting the topography, offering living spaces in harmony with the new way of inhabiting the district, but also new ways for residential entities to live together and for people to live together within residential entities.
- By proposing processes for transforming the existing housing stock that are congruent with the ambition to improve housing quality (improvements to private condominiums in disrepair, social and solidarity-based activity...).
- By offering a wide variety of products, spaces attached to housing that provides a greater mix of uses (activity spaces, shops, business premises, craft workshops...).

Many brownfield sites and large structures can be repurposed, the future of some that are still occupied can be considered within the context of a global plan for the entire site:

- The repurposing of existing buildings must be approached from the perspective of a sustainable economy.
- An economy of resources must be implemented in the conversion of existing buildings. A certain frugality is expected, rooted in a method of approach that leads to a conversion process that is appropriate to the site and phased over time.
- The programme remains open – the project should demonstrate its capacity to express the identity of the district.
- The conversion of the public amenities can be incorporated into the project: by way of example, the University is exploring the development of the functions of the Jacobins as part of its Real Estate and Development Masterplan, but also in anticipation of the departure of the IFSI (nurse training institute), which will free up many spaces on the site, for some of which there are no reallocation plans.

POTENTIALS PROJECT SITES :

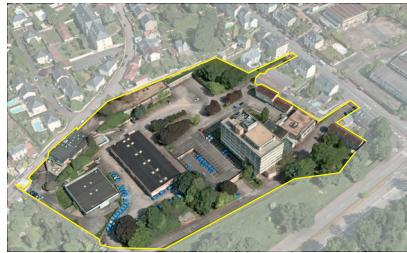
**SALLE SOEURS DE LA RIVIÈRE
AND VILLE DE LIMOGES
BUILDING AND FORMER ROGER
FRANCK SCHOOL**
Land to be reexamined



FRICHE GRDF
Friche industrielle



ENEDIS PLOT
Future of the site to be integrated
into the overall reflection



JACOBINS SITE
University complex to be
reconfigured



SITE GARAGE ARCHIVES
Garage Ville de Limoges
(credits: European)



Proposals are sought that will re-situate the land and real estate ensemble in its urban environment, so that some unoccupied buildings can be reintegrated into a global project.

Support the populations already in place so that they stay in the neighbourhood:

- By developing a multiple process of consultation involving all the stakeholders.
- By exploring residential pathways within the neighbourhood for its inhabitants.

Applicants will choose to develop certain projects to a greater or lesser extent depending on the overall vision.

OPEN PLOTS IN THE SUBURBAN FABRIC

Recomposing the suburban fabric
(credits: European)



GRDF WASTELAND

Reinvesting brownfield sites
(credit: European)



LIST OF DOCUMENTS FOR DOWNLOAD

CONURBATION - TERRITORIAL SCALE

FR-LIMOGES-C-AP1	jpg	General orthophoto
FR-LIMOGES-C-M1	dxg	Conurbation map
FR-LIMOGES-C-M1	pdf	Conurbation map
FR-LIMOGES-C-M2	jpeg	Typological atlas of the region
FR-LIMOGES-C-M3	pdf	The 3 cities
FR-LIMOGES-C-M4	pdf	The sectors with challenge at the interface of the 3 cities
FR-LIMOGES-C-M5	pdf	The road axis
FR-LIMOGES-C-M6	jpeg	Agricultural spaces of Limoges

STUDY SITE - URBAN SCALE

FR-LIMOGES-SS-AP1	jpg	The study perimeter, the project and the context
FR-LIMOGES-SS-AP2	jpg	Aerial picture of the study site
FR-LIMOGES-SS-AP3	jpg	1680 map « Trésoriers de France »
FR-LIMOGES-SS-AP4	jpg	1750 map « Tripon »
FR-LIMOGES-SS-AP5	jpg	1786 map « Morancy »
FR-LIMOGES-SS-P	jpg	Ground pictures
FR-LIMOGES-SS-P0	jpg	Map of the location of the pictures
FR-LIMOGES-SS-M1	dxg	Map of the study site
FR-LIMOGES-SS-M1	pdf	Map of the study site

PROJECT SITE - ARCHITECTURAL SCALE

FR-LIMOGES-PS-AP1	jpg	Aerial picture of the study site
FR-LIMOGES-PS-P	jpg	Ground pictures
FR-LIMOGES-PS-P0	jpg	Map of the location of the pictures
FR-LIMOGES-PS-M1	dxg	Map of the potential projects perimeters
FR-LIMOGES-PS-M2	pdf	Map of the potential projects perimeters
FR-LIMOGES-M1	dxg	Topographical map
FR-LIMOGES-M1	pdf	Topographical map
FR-LIMOGES-T1	pdf	INSEE data about Limoges
FR-LIMOGES-T2	pdf	INSEE data about the site
FR-LIMOFES-T3	pdf	Avap synthesis
FR-LIMOGES-T4	pdf	Avap diagnostic
FR-LIMOGES-T5	pdf	Banks of Vienne project
FR-LIMOGES-T6	pdf	Portes Ferrées project
FR-LIMOGES-T7	pdf	The city project

CONTENT

FOREWORD	p.3
LE THEME : LIVING CITIES	p.5
CONNECTION WITH THE THEME	p.9
Site issues relating to the theme	
The specific expectations of the municipality and its partners	
Specific programme	
BACKGROUND	p.15
Territory, geography and landscape	
Social and cultural data	
Architectural and urban heritage	
Human and non-human milieux	
STUDY SITE	p. 25
Description of the site	
Current related projects	
Possible special relationship to the territory	
PROJECT SITE(S)	p. 31
Description of the site	
Expectations, programmatic guidelines or Expectations for usage proposals	

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