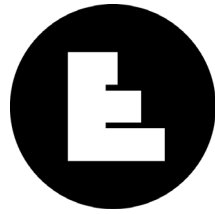


E U R O P  
P A N

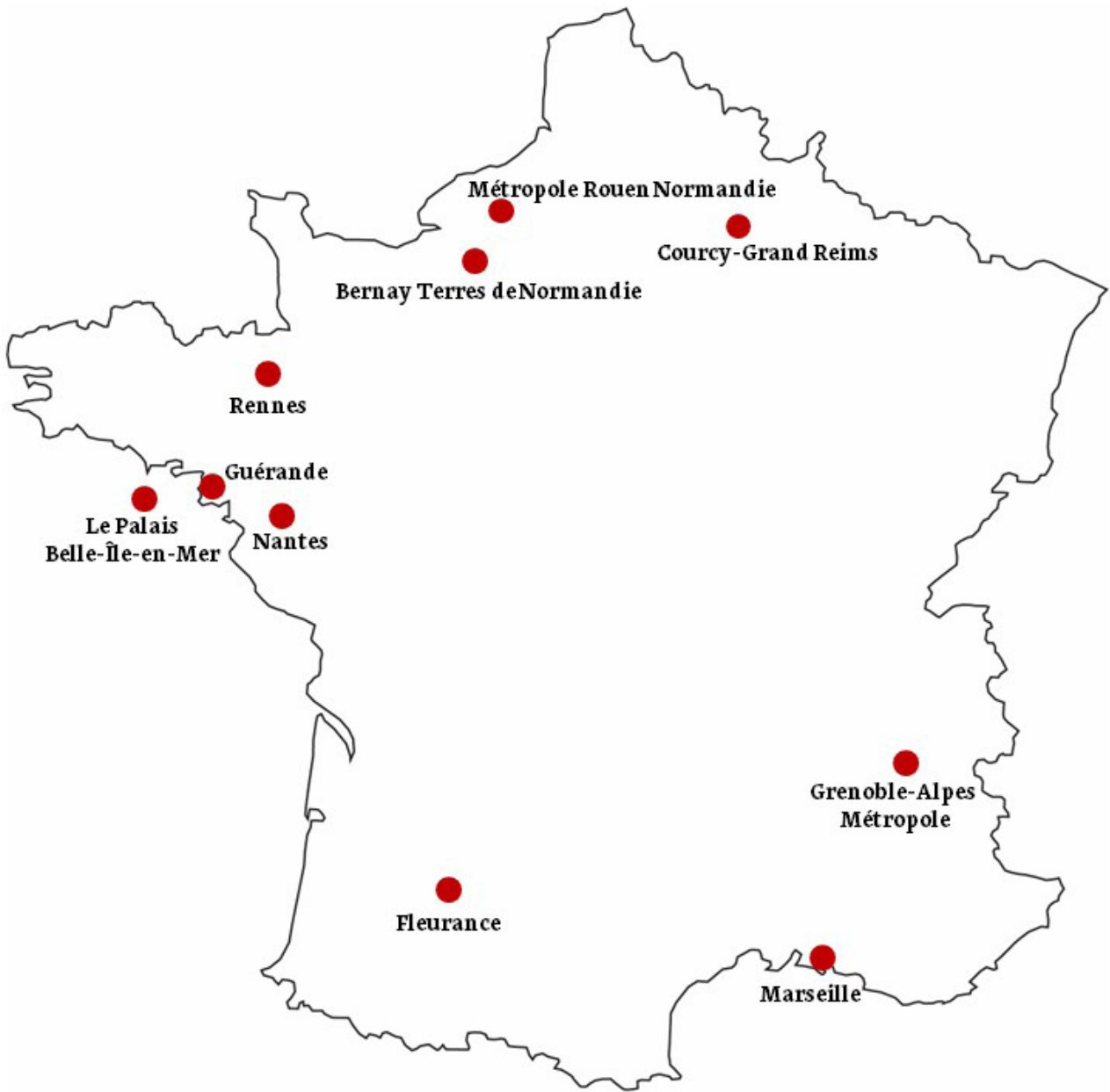


E17 - Villes Vivantes 2

# **INTERCOM BERNAY TERRES DE NORMANDIE**

**INHABITED, PRODUCTIVE, LIVING  
VALLEYS**

Dossier de site





# FOREWORD

BY EUROPAN FRANCE

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The European sites in France may seem immense, out of proportion, out of bounds, whether they are listed among the “Petites villes de demain” or located in metropolitan areas. They are. And this is why these sites are interesting for the candidates, because they require a reflection that is truly in line with contemporary issues, a reflection on the redefinition of our inhabited environments, whether dense or not. Indeed, these sites question the transformation of cities and architecture in the light of the civilizational transition. We find permanent stakes, the relation to water, to the living, to the productive human activities, societal, notions often destroyed during the last 2 centuries carried away by the industrial revolution.

How to think and conceive the architecture of the city, of inhabited places, of buildings, without a critical and prospective spirit, without considering repair, transformation, re-implantation, change? without re-imagining ?

Designing a building, a public space, requires this critical spirit to take place in the manifestos and philosophical commitments that our time urgently calls for. All renaissance eras have done this, but today this is a matter of changing era. Among the sites defined by broad perimeters of reflection, candidates will have to make their way and conceptualize along the way. It can be a stretched, elongated thought, one or more layers of conceptual parameters, or it can be a small mechanism that will gear up.

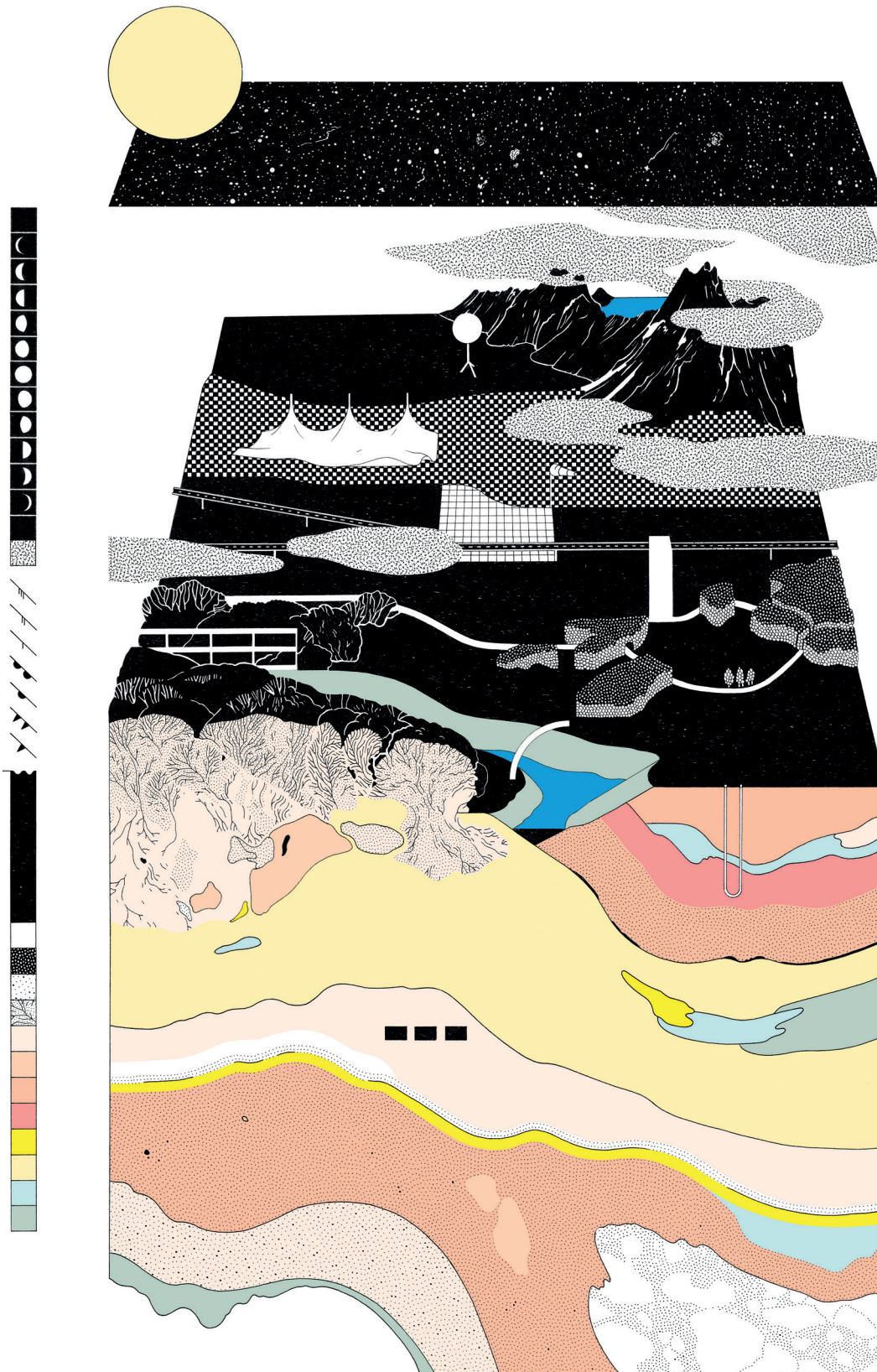
The scales of the sites are often contrasting: the spatial and architectural dimension of the response is of little importance, because at European, it has never been a question of planning or redesigning an entire city or neighborhood. It is still and always a matter of triggering projects and imagination, regardless of the scale. But in order for proposals to «hit the bull’s eye», itineraries and processes for making projects are essential. What will your proposal be ?

This prerequisite is valid for all sites in session 17. European, together with the local authorities, is always keen to broaden and open up the question, to reformulate beyond the concrete expectations that we know exist anyway, and which are often formulated.

What is it that makes several municipalities and/or principals meet around a park? a river? the desire for a thought to be built jointly, beyond the limits, and this through the project, from natural spaces to public spaces, from the hut to the building.

In all the sites, there is a question of buildings, whether they are standing, anchored, floating, in ruins, in activity, inhabited, used, in the process of..., real and/or symbolic. It doesn’t matter if they are dilapidated, ugly for some, if they are qualified as warts or jewels of the 20th century heritage, they are part of our culture, of our present, they are unknown treasures, they are made of matter and memory. In a time that we call for sobriety, they exist and therefore, they remain.

To these strong questions, we, European and the communities of the 17th session, expect thoughtful, bold, lively and prospective answers.



# THEME E17

## LIVING CITIES 2

### REIMAGINING ARCHITECTURES BY CARING FOR INHABITED MILIEUS

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Il s'agit de se poser la question des capacités régénératrices des milieux vivants. The results of European 16, with its theme of "Living Cities : Metabolism and Inclusiveness", largely confirm a profound change in the manner of envisioning projects in a context of ecological transition. This transition entails a transformation in the ways of thinking about and imagining the city and architecture. That is why the 17<sup>th</sup> session of European has set itself the goal of pursuing the same theme while taking these changes in the content and methods of design further. The aim is to explore the regenerative capacities of living milieus amidst new architectural, urban and landscape ecologies that attempt to overcome the opposition between nature and culture and anthropocentrism during times marked by natural disasters and a climate emergency.

#### HOW CAN WE CARE FOR INHABITED MILIEUS ?

The increasingly alarming nature of the different IPCC reports, most recently that of March 2022, and the COVID-19 pandemic with its planet-wide impact, have made the vulnerabilities of the living world and the metamorphoses of habitability even more starkly apparent. The very possibility of living is now in doubt for all, given the excessive consumption of natural resources by certain human groups to the detriment of the needs of the global population, exceeding what planet earth can replace.

Climate emergency, overexploitation, pollution, inequality and iniquity – all these ills, upheavals and disorientations demand actions of "care" that address the coexistence and interrelationship of all the elements of the living world, and thus mandate a radical shift in paradigm. Sensitivity, responsibility, creativity are aspects of care and of interest in other beings.

This demands an awareness of the affiliations and interactions at work in the situations put forward for the competition. For European 17, the contexts demand a radical change towards a more immersive approach to the conception and production of space, an approach founded in care for living milieus. A new paradigm is at work, prompting us to wonder how to reconcile things and beings at a time when the habitability of Planet Earth is in question. Local and translocal strategies are to be associated both with issues of metabolism (new ways of managing flows of natural elements, materials and human beings with the aim of developing circular economy) and issues of fairness and solidarity (inclusivity of actors in processes) which were already partially operative in certain contexts in E16.

Reimagining architectures that are embodied in “visions” and “narratives” of the evolution of sites between present and future : in response to these territorial challenges, it is more than necessary to create complex, global and dynamic spatial reconfigurations in damaged inhabited milieus in order to revitalise biological and human communities.

The care-based approach will lead to a necessary interplay of innovative, dynamic and varied project processes:

- producing an active understanding of what is already in place (biological and socio-anthropological scales), a situational intelligence;
- on the basis of this immersion, repairing mistreated territories/spaces by subtraction and recreation;
- engage in sober urban projects (reduced land consumption) and in architectural projects that are economical in terms of materials, technicality, energy, attentive to resources in their impact on the Earth
- reinforcing, regenerating or creating qualities of hybridisation between nature and culture;
- linking the scale of strategic and dynamic reflection on territories (the large-scale structuring ecological challenges) with the scale of local spaces and their re-conception (everyday spaces and shared spaces);
- imagining/creating architectures with a view to the connection between present and future and therefore their production and adaptability over time (sustainable development);
- tackling projects with a readiness for design and production processes that involve all actors with their diversity and their differing roles.

In order to achieve this complexity, the situations that will be chosen for the European 17 competition must be such that the projects submitted can activate in different contexts and at different scales:

- symbiotic links between the living world and the cultural world, vital relations between human and nonhuman beings;
- spatial synergies (actions conducted in concert between different elements, entities or stakeholders): these are types of natural and cultural reconnections at different scales between elements that have become fragmented as a result of the modernist development of milieus;
- taking into account natural and human temporalities (cycles and rhythms of the living world and the social world) in process-projects.

## **European Europe**

# GENERAL INFORMATIONS

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**SITE REPRESENTATIVE :** Intercommunalité Bernay Terres de Normandie, Villes de Brionne, Nassandres-sur-Risle, Serquigny et Fontaine-l'Abbé.

**OTHER PARTNERS :** Intercommunalité Bernay Terres de Normandie, Villes de Brionne, Nassandres-sur-Risle, Serquigny et Fontaine-l'Abbé, Council of Architecture, Urbanism and Environment of Eure (CAUE27), Departmental Direction of Territories and Sea of Eure (DDTM27), Public Land Establishment of Normandie (EPFN), private owners of the sites, with the support of the National Agency of Territorial Cohesion.

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**TEAM LEADER :** architect, urbanist and landscape architect

**EXPECTED SKILLS REGARDING THE SITE'S ISSUES AND**

**CHARACTERISTICS :** architecture, urbanism, landscaping, ecology, etc..

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**COMMUNICATION :** valorisation of projects after the competition:

publication of a catalogue of results and national exhibition

**JURY – 1<sup>ST</sup> 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).

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**POST-COMPETITION INTERMEDIATE PROCEDURE :** • Meeting with sites representatives and 3 selected teams, organized by European France in Paris at the beginning of 2022

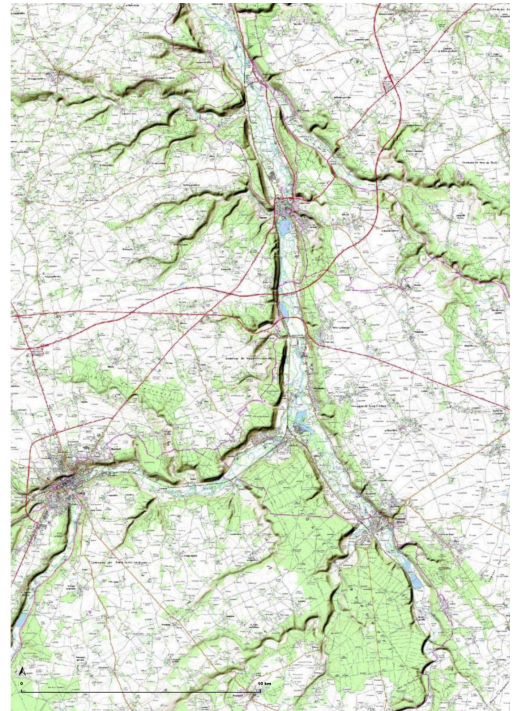
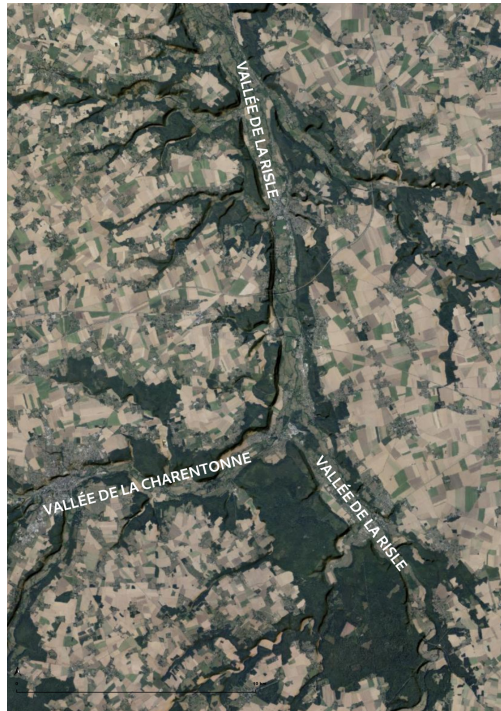
On-site meeting with sites representatives and 3 selected teams organized by cities and partners from January 2022

Assistance and consultancy to the cities and partners, also their collaborators, for the implementations processes, by European France.

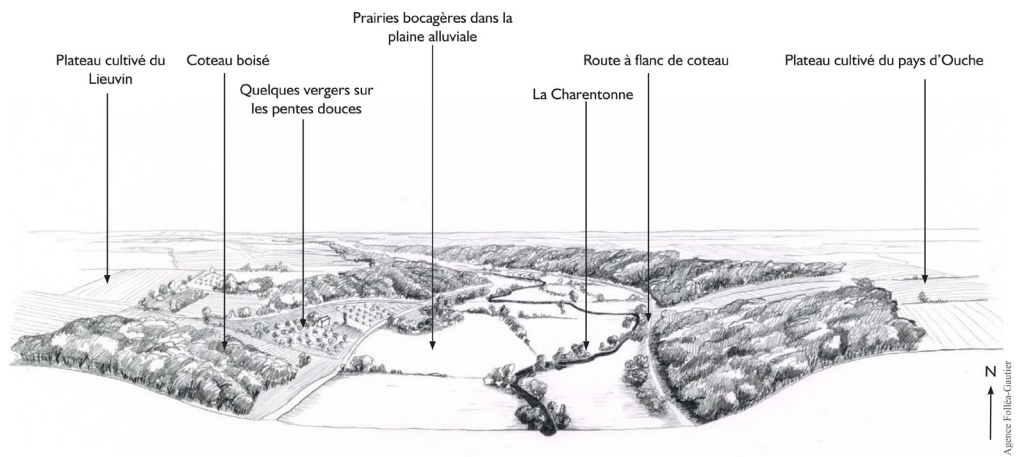
**MISSION GIVEN TO THE SELECTED TEAM(S) FOR THE IMPLEMENTATION :**

- Design and feasibility studies
- Architectural, urban and /or landscape mastery projects for the development of strategic proposals resulting from the competition
- Project management

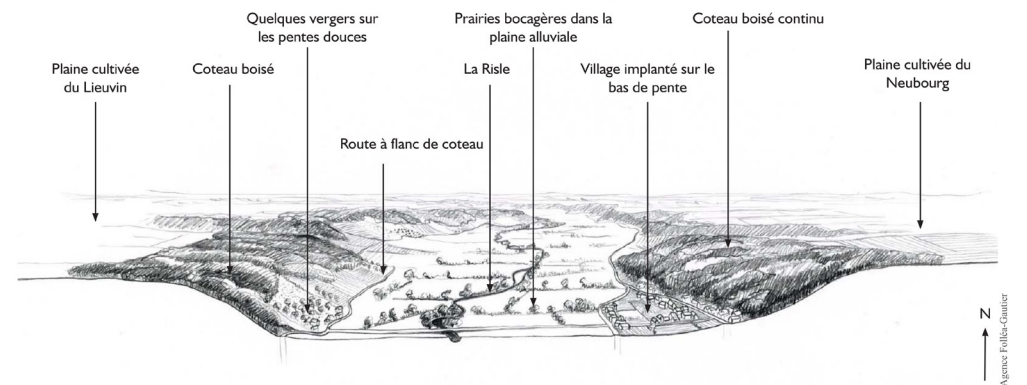




**THE CHARENTONNE AND RISLE VALLEYS**  
(geoportail.fr)



**BLOC-DIAGRAM OF THE LANDSCAPE OF THE CHARENTONNE VALLEY**  
(Atlas des paysages de Haute-Normandie)



**BLOC-DIAGRAM OF THE LANDSCAPE OF THE RISLE VALLEY**  
(Atlas des paysages de Haute-Normandie)

# RELEVANCE TO THE THEME

The Charentonne and Risle valleys, with the latter ending in the Seine estuary, shape the area of the Intercommunalité Bernay Terres de Normandie. The narrow alluvial plains, which mainly consist of water meadows framed by steep wooded slopes, have also been home to an urbanisation focusing on an industrial production that made use of the stream for energy. In the urban hubs that dot these valleys, there are now contradictory and unsustainable dynamics: on the one hand, an abandonment of the industries, leaving a legacy of vacant or little-used wastelands to be reintegrated into the territory; and, on the other hand, a residential abandonment manifest in a peri-urbanisation of the towns, the inhabitants living further away from work and amenities as a result.

The broader context of climate change and the European regulatory evolution to restrict soil artificialisation and soil renaturalisation requires a redesign in land-use planning with sobriety and resilience in mind. Occupying these industrial wastelands again is therefore an opportunity to provide the locals with usable places, while contributing to the development and attractiveness of the area. This is also a major challenge, particularly in a rural area.

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## SITE CHALLENGES IN RELATION TO THE THEME

### FROM URBAN BIODIVERSITY TO A LIVING TOWN

While controlled nature has always been a part of the architects' palette for its aesthetic properties (nature as an embellishment of a town or city) as well as its functional benefits (nature as a healthy space in an urban environment), today's designers are expected to imagine a new town-nature relationship. General environmental awareness, the emergence of the rights of nature in law, as well as a strong desire for nature expressed by city or town dwellers, are now some of the considerations to be included in new ways of designing spaces in order to prevent the massive biodiversity loss currently unfolding (the «Sixth Extinction», according to Pulitzer Prize winner Elizabeth Kolbert) so as not to compromise our own survival. So how can we lean towards a «biodiverse urbanism» (Clergeau, 2015)?

A possible answer could come from the Charentonne and Risle valleys, places of low urbanisation where towns and natural spaces alternate to create a network of «urban negative spaces», which are «environmental positive spaces» (to quote Gilles Clément), the continuity of which lies in the rivers, real environmental infrastructures that cross the urban fabrics. In spite of the flood risks that characterise these valleys, the water that connects the towns and villages and





**THE RISLE IN THE CENTER OF BRIONNE**  
FR-INTERCOM\_BERNAY\_  
TERRES\_NORMANDIE-  
PS1-Po5



**THE RISLE VISIBLE FROM THE SITE OF THE SAINT-LOUIS' FORMER SUGAR FACTORY IN NASSANDRES-SUR-RISLE**  
FR-INTERCOM\_BERNAY\_  
TERRES\_NORMANDIE-  
PS2-Po4



wastelands is a lively resource with multiple benefits; consequently, it should no longer be hidden or avoided, but indeed it ought to be a close and integral part of resilient urban and architectural projects.

Even within rural areas, often characterised by little diversity due to a prevailing specialised agriculture, biodiversity could prove more important within urban spaces, namely in wastelands where the low maintenance and the absence of people allow the proliferation of other species. But while biodiversity is a major environmental issue, it can also be a way of improving, more broadly speaking, the urban environment quality for living creatures, human and non-human alike. So this diversity should also – and mainly – be understood as a valorisation of a unique space (architectural variety, urban shapes, landscaping and environmental properties...) and a vibrant social environment (urban life participation, local businesses, long- and short-term activities...), both current and future.

The aim is to imagine the rural town as a living organism that evolves via a projects-based process that supports the sedimentation of successive actions that the residents could claim. Thus, using nature as part of the project is not only about seeing it as a remedy to repair the ills of the urban world, but also about mobilising it as a federating resource for places and actors, a structure that characterises each town and area, capable of creating a framework for urban transformations.

Could this network of vibrant towns connected by rivers become a sustainable alternative to life in metropolises?

## INDUSTRIAL WASTELANDS AS HIGH-POTENTIAL SITES

Making use of the water, many industries were set up in these valleys, namely in the 19th century when mills, smithies, tanneries, paper mills, glass factories and textile industries used the rivers' hydraulic power (many mills still dot the Charentonne valley). Over a hundred companies would have been located along the Risle when the French journalist Victor-Eugène Ardouin-Dumazet, in one of the 70 volumes of *Voyage en France* (1894), described the river as «a street of factories». These two valleys exemplify how, over the decades, the slow evolution of artisanal activities into industrial productions (sometimes of cutting-edge technology), built a strong local identity thanks to specific knowledge and know-how, as well as a local economy – linked to agricultural and industrial productions – that provided a living for several generations of inhabitants, while supporting the development of specific forms of urbanisation along the rivers. The long history of settlement on and transformation of this territory has been radically altered by the recent mutations of the industries' economic system (food, textile, metallurgy...) to an international level. The industrial wastelands are the result of this evolution moving away from a local focus.

The shapes and spaces of this «vacant town» (Arab and Miot, 2020) generate nuanced assessments. On the one hand, in the context of a planning theory that promotes a «clean culture», wastelands may be described as abandoned urban sites, poorly managed spaces, bearing witness to a dysfunction, etc.; this can be said of nature that develops there without any human intervention, or the ageing buildings that become derelict or are used in ways that do not fit normal or conventional urban ways. On the other hand, wastelands are acknowledged as



**THE RISLE AND LANDSCAPE**  
(CAUE27)



**THE CHARENTONNE  
CROSSING THE SITE OF  
THE PETIT NASSANDRE IN  
SERQUIGNY**  
FR-INTERCOM\_BERNAY\_  
TERRES\_NORMANDIE-  
PS3-P09

biodiversity reserves in towns and cities (for nature needs free space and time to develop and thrive), but they are also enjoyed as places for freer uses, less subject to public space regulations, and/or new practice experiments (at least temporary) to reclaim nature in urban areas and reconnect urban dwellers to nature and its cycles.

Above all, wastelands are urban places in the making, spaces awaiting a collective project. In these valleys where urbanisation is subject to topographical constraints and flood risks, in addition to the national net-zero artificialisation target of the land (ZAN), industrial wastelands offer development opportunities. However, unlike some urban renewal projects where wastelands have been deemed stigmas to be erased or as real estate reserves to be redeveloped immediately, accelerating the process of depolluting, dismantling (occasionally with some elements of conservation) and reconversion into housing, consideration should be given here to the specificities of these rural areas. Indeed, the towns of the Charentonne and Risle valleys may be attractive, but they are not subject to a high development pressure: the value and legacy of these ordinary-looking, and sometimes surprisingly spacious, buildings is to be taken into consideration for the long-term transformation of the land.

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## THE INTERCOMMUNALITY'S, TOWNS' AND THEIR PARTNERS' EXPECTATIONS

The partners gathered for this European initiative are: the Intercommunalité Bernay-Terres de Normandie, the communes of Brionne, Nassandre-sur-Risle, Serquigny and Fontaine-l'Abbé, as well as the Conseil d'Architecture, d'Urbanisme et de l'Environnement (CAUE) et la Direction Départementale des Territoires et de la Mer (DDTM) de l'Eure, l'Établissement Public Foncier de Normandie (EPFN) and the private owners of the suggested project sites (with the support of the Agence nationale de la cohésion des territoires (ANCT)).

These actors gathered as a partnership aim to contribute to the land-planning reflection (namely in relation to the development of the current territorial coherence scheme (Schéma de Cohérence Territoriale - SCoT) and the local urban planning scheme (Plan Local d'Urbanisme Intercommunal - PLUi) to come), within a département that started to consider it fairly recently for the towns with the largest population. This is also an opportunity to highlight an area that is already attractive as a place to live, but which needs to be better known and valorised. Taking part in the European scheme enables the various actors to gather around the research for architectural, urban and landscape quality for and with the inhabitants, in order to ignite a desire in nearby communes too. The competition will enable the launch of «pioneering» actions while generating long-term transformation processes.



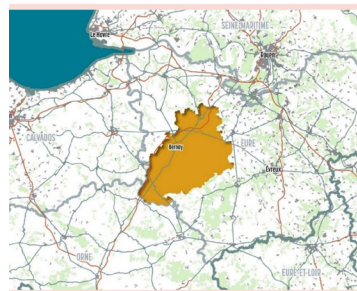
**THE CHARENTONNE ALONG  
THE SITE OF COURCELLES IN  
FONTAINE L'ABBÉ**  
FR-INTERCOM\_BERNAY\_  
TERRES\_NORMANDIE-  
PS4-P09



**THE CHARENTONNE  
CROSSING THE SITE OF PETIT  
NASSANDRE IN SERQUIGNY**  
FR-INTERCOM\_BERNAY\_  
TERRES\_NORMANDIE-PS3-P13



Finally, the collectivities and their partners wish to support experimentation and innovation and promote young designers who are increasingly sensitive to opportunities for exemplary projects in rural environments. Facing the same socio-environmental challenges as cities, these lands deserve the same attention to collectively built new ambitious and unexpected stories and projects.



**Intercom**  
**Bernay Terres de Normandie**  
 917 km<sup>2</sup>  
 75 communes au 1<sup>er</sup> janvier 2022

Département | **Eure (27)**  
 Région | **Normandie**

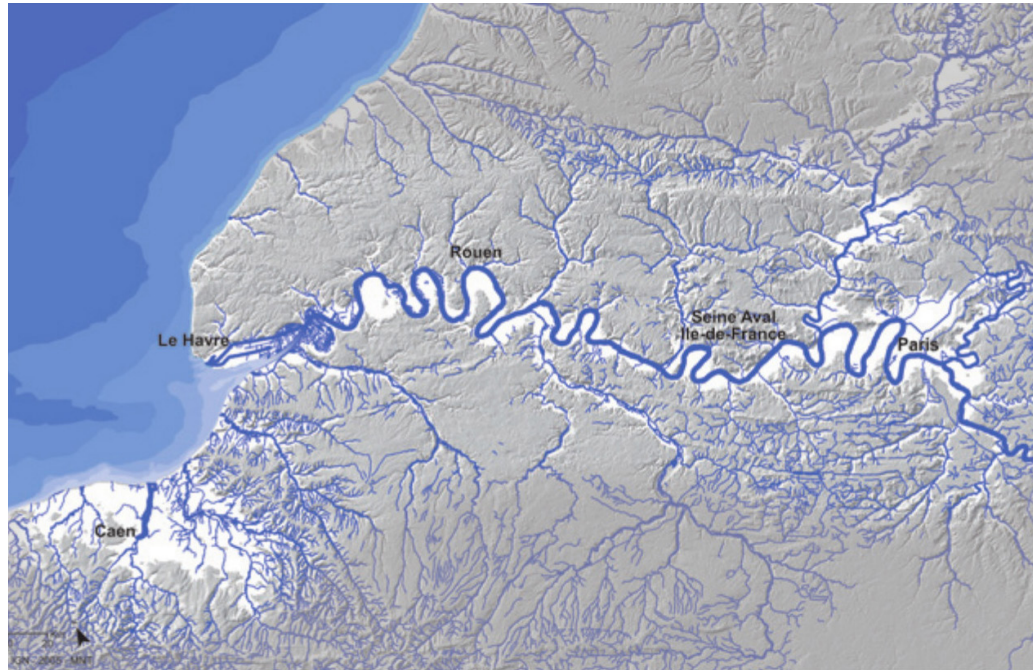
54 829 habitants en 2019  
 60 hab./km<sup>2</sup>  
 17 377 emplois en 2018  
 30 154 logements en 2018



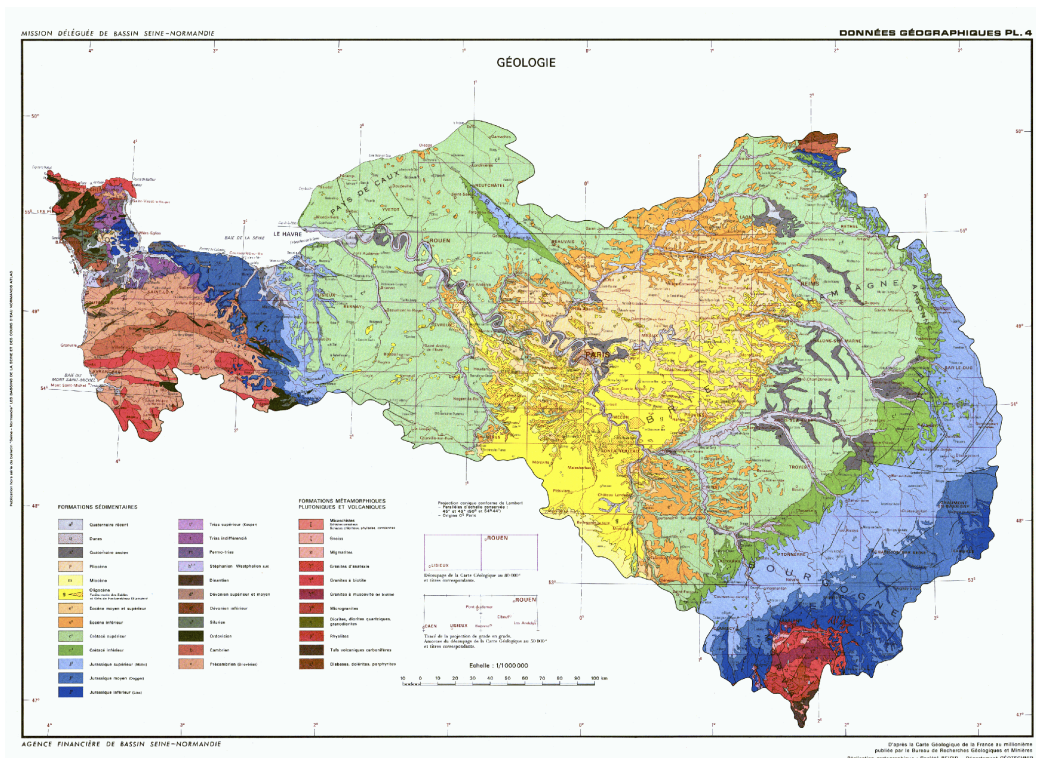
**THE TERRITORY OF THE INTERCOM BERNAY-TERRES-DE-NORMANDIE**  
 (Synthèse du diagnostic du SCoT)



**TOPOGRAPHY AND HYDROGRAPHY OF THE SEINE WATERSHED**  
(apur.org)



**THE GEOLOGY OF THE SEINE WATERSHED**  
(d'après la carte géologique de France BRGM)



# TERRITORIAL BACKGROUND

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## TERRITORY, GEOGRAPHY AND LANDSCAPE

On the left bank of the Seine, the Intercommunalité Bernay Terres de Normandie was created following the merge of 5 commune communities in 2017, thus gathering 75 communes of the Eure departement, Normandy. This is mostly a rural departement with a low population density (60 inhab./km<sup>2</sup> or 155 inhab./sq mile), with two thirds of these communes having fewer than 500 inhabitants. The area's environment and landscape features contribute to its identity, the life environment and the local economy.

The multi-polar organisation of the current urbanisation presents a balanced offering of services, facilities and business zones scattered over the territory. Various transportation routes service the area:

- five railway stations within the Intercommunalité are located on the Rouen-Caen (Brionne, Serquigny and Bernay) and Paris-Caen (Romilly-la-Puthenaye, Beaumont-le-Roger, Serquigny and Bernay) lines;
- the motorway A28 runs on the north-to-south-west side of the territory, linking the Seine valley (via the motorway A13 between Paris and Le Havre/Caen) to the cities and main towns of Brittany, Pays de la Loire and Nouvelle Aquitaine via Le Mans;
- main roads (départementales) facilitate local journeys (D130 and D438 on a north-south axis; D613 between Evreux and Lisieux).

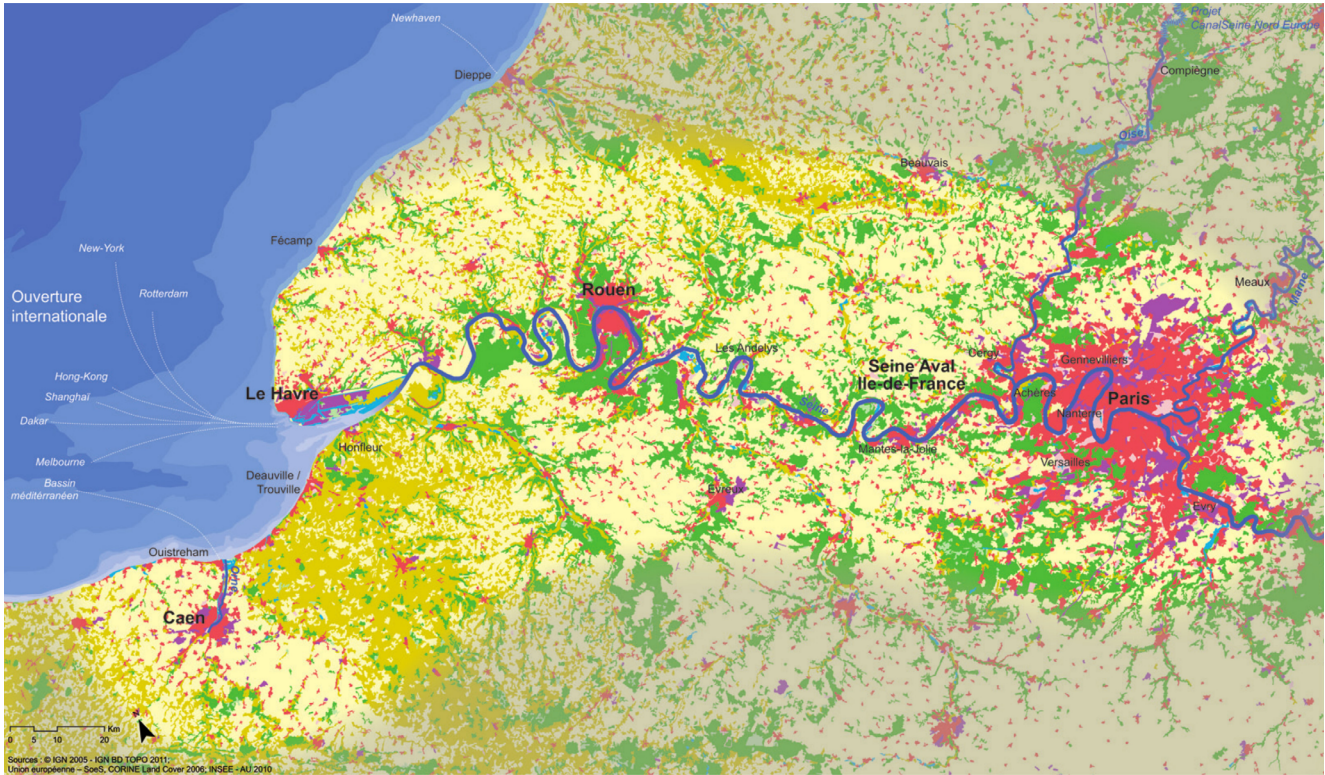
The territory's current evolution, which is historically industrial and still productive today, focuses mainly on a local economy.

### A LAND WELL CONNECTED TO THE "SEINE AXIS"

The Risle and Charentonne valleys (the latter being a tributary of the former) mark the Intercommunalité's land like an inverted Y-shaped spine connecting the three agricultural plateaux of Lieuvin, Pays d'Ouche and Neubourg. Like the other secondary valleys on the Seine's right and left banks, those of the Risle (which ends in the Seine's estuary) and the Charentonne contribute to the Seine's catchment basin system by draining the limestone plateau that the Seine has carved, creating a valley of meanders and terraces.

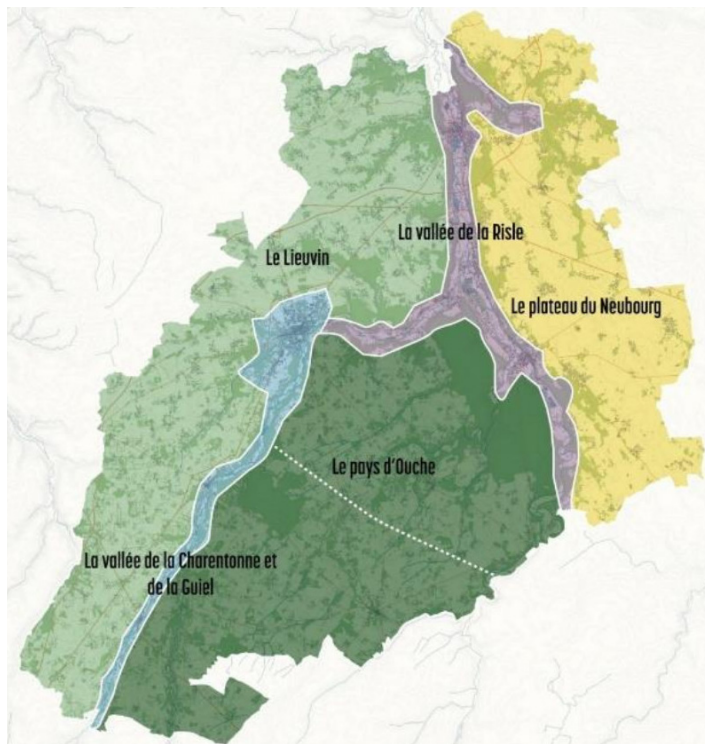
Connecting Paris to Le Havre, the Seine is both an infrastructure and a living environment, a broad, heavily anthropised region that combines the challenges





**THE SEINE AXIS**  
(apur.org)

**THE 5 LANDSCAPE UNITS OF THE INTERCOMMUNALITÉ (ON THE RIGHT) AND THEIR IMPORTANT FEATURES (ON THE LEFT)**  
(Synthèse du diagnostic du SCoT)



**1 La vallée de la Risle**

- Vallée plane
- Prairies humides et forêts alluviales
- Coteaux boisés
- Industrie dans la vallée
- Ville et villages dans la vallée

**2 Le plateau du Neubourg**

- Grandes cultures
- Mares
- Villages isolaires

**3 Le Lieuvin**

- Pleine agricole
- Culture bocagère
- Substitutions
- Villages jardins
- Filères et bocage proches des villages
- Clos verges proches des villages
- Cultures céréalières

**4 Le pays d'Ouche**

- Cours d'eau intermittents
- Villages jardins et bocagers
- Bois et forêts
- Filères et cultures (lin)
- Vergers

**5 La vallée de la Charentonne et de la Guiel**

- Coteaux boisés
- Zones humides
- Vallée plane
- Villages alignés en bas de coteau



of globalisation with exceptional environmental and heritage riches. Over the centuries, significant spatial transformations have affected the whole valley: levees along the Seine, drainage of wetlands benefiting urban and agricultural spaces, soil artificialisation. The Seine valley is also a key industrial area in France, be it for transformative industries (petrochemistry, specialty chemicals, paper manufactures) or manufacturing industries (automotive, aeronautics, engineering industry).

In the late 2010s, in the context of reflections on the Greater Paris area, the Seine valley was identified as a strategic territorial zone by many actors (the state, regions, urban intercommunalities, business actors...). This led to a metropolitan project of inter-regional reach called «Seine Métropole» (Metropolitan Seine) or «Axe Seine» (Seine Axis). This integrated economic whole includes three port cities (Gennevilliers, Rouen and Le Havre) that form a single great fluvio-maritime harbour (known as «HaRoPa»), with productive and logistic activities as well as many inhabited built and natural areas.

Inevitably linked to the Axe Seine, the Risle river is affected differently at various points of its path: while the bocage plateau in the west (Lieuvin) remains more isolated from large economic axes, the open-field plateau in the east (Neubourg) is subject to the Axe Seine influence, which means a heavy peri-urbanisation of its towns and villages.

## LANDSCAPES SHAPED BY VALLEYS AND PLATEAUX

The Risle valley stretches southward over 150 km (93 miles). The Charentonne meets it near Nassandres-sur-Risle. The links between the valleys and the plateaux and between the maritime front and inland explains the diversity and wealth of the local landscapes.

These alternating valleys and plateaux define the land and environmental structure of the territory. The green and blue network (a network of reserves and cycle/walking paths) is built around the continuous bocage structures, the wooded slopes, the water streams, the wet zones, etc. Several natural sites are protected as biodiversity reserves: two Natura 2000 sites (Risle-Guiel-Charentonne and the cavities of Beaumont-le-Roger) as well as several environmentally sensitive areas (ESAs) and natural zone of ecological, fauna and flora interest (ZNIEFF) testify to the diversity of natural spaces, the environmental richness of which remains fragile.

There are five landscape units within the Intercommunalité's territory:

- the Risle valley, where the river - which has its source in the Perche hills in the Orne département - has dug a valley in the chalk plateaux of the Eure and is framed by two steep and wooded slopes;
- the Charentonne and Guiel valley, with a fairly similar layout to the Risle valley;
- the Lieuvin plateau, with hamlets and gardens scattered over the agricultural plain and framed by bocage belts;
- the Pays d'Ouche plateau, structured around agricultural hamlets marked by the intermittent presence of water;
- the Neubourg plateau, an open agricultural zone dotted with villages.



HYDRAULIC STRUCTURE, SIRET-DELAPORTE SITE, BRIONNE  
FR-INTERCOM\_BERNAY\_TERRES\_NORMANDIE-PS1-P25



HYDRAULIC STRUCTURE, SIRET-DELAPORTE SITE, BRIONNE  
FR-INTERCOM\_BERNAY\_TERRES\_NORMANDIE-PS1-P25b



HYDRAULIC STRUCTURE, PETIT NASSANDRES SITE, SERQUIGNY  
FR-INTERCOM\_BERNAY\_TERRES\_NORMANDIE-PS3-P11



OLD WATERMILL, COURCELLES SITE, FONTAINE-L'ABBÉ  
FR-INTERCOM\_BERNAY\_TERRES\_NORMANDIE-PS4-P10

OUTLINE SCHEMATIC SHOWING  
THE WATER ORGANISATION IN  
RISLE VALLEY  
(Atlas des paysages de  
Haute-Normandie)

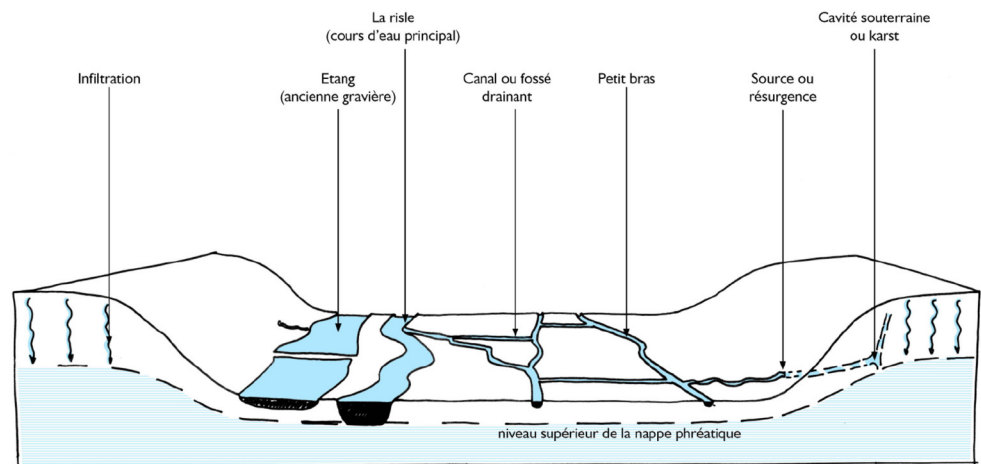


Schéma de principe d'organisation de l'eau dans la vallée.

## A LAND OF WATER, WITH ASSETS AND CONSTRAINTS

The Risle valley makes the boundary between the Neubourg plain and the Roumois in the east, and the Lieuvin and the Pays d'Ouche in the west. Two parts are clearly distinct in the valley's landscapes: upstream, where the Risle is very sinuous, the valley is narrow, wooded with few inhabitants; downstream, the valley is straighter, wider and clearer, with many villages and towns. The Charentonne valley, located where the Lieuvin and the Pays d'Ouche abut, creates a unique landscape up to its confluence with the Risle. These two valleys' symmetrical U-shaped profile is regular (although the Charentonne's is narrower), making it a unique landscape in Normandy.

The Risle is a dense and complex hydraulic network throughout the alluvial plain. The river branches out into multiple streams and is also fed by numerous canals or draining ditches that surround the meadows. The Risle occasionally disappears into underground cavities. The catchment basin is affected by three types of floods: those caused by overflowing rivers; those related to run-offs (or even mud slides); and those linked to rising groundwater (which can also be found in places on the plateaux). Over the past three decades, the combination of several parameters has caused an increase in the flooding hazards. The catchment basin is particularly affected by the diminishing floodable areas and flood plains, the increase in sealed surfaces inadequately equipped with a rainwater management system, the evolution of land use and agricultural practices contributing to an increase in run-offs and land erosion, the lack of water stream maintenance and the absence of coordinated management of the many hydraulic structures on the rivers. The succession of floods in 1995, 1999 and 2001 had a major impact on the urban areas of the Risle basin. The majority of the most populated communes (including Beaumont-le-Roger, Brionne and Bernay) were affected

At the bottom of the valley, the flood plain is 2 to 3 km (1.2 to 1.8 miles) wide and is mainly covered by bocage meadows (pollard willows, alders, ashes and poplars). Here, water is largely underground and floods are mostly due to rising underground water. The combination of two management types of these marshlands (meadows and marshes), which enables a rich biodiversity to thrive to complement that of the riparian vegetation on the banks, is only revealed through the presence of plant species typical of such environments (water irises, molinia, carex grass, rushes, phragmites, as well as meadowsweet, oat grass...).

Yet, there is currently a destructuring of the bocage network (a Norman natural heritage). This process is due to both land consolidation and a lack of maintenance: the growth of intensive farming has increased the artificial meadow surfaces to the detriment of traditional pastures, the plots of land have become larger and the alluvial bocage network has opened up (although the lower grounds are less affected than the plateaux). Furthermore, where wooded slopes and alluvial plains meet, there is also a decrease in orchard meadows, which have greatly diminished in favour of cereal crops, urbanisation and fallow woodland.

The bottom of the Charentonne valley is wide and flat, entirely covered with





**NOTRE-DAME OF BERNAY ABBEY**  
(bernaylaville.fr.fr)



**HARCOURT CASTLE**  
(normandie-tourisme.fr)



**BEAUMESNIL CASTLE IN MESNIL-EN-OCHE**  
(normandie-tourisme.fr)



**BLANC-BUISSON CASTLE IN MESNIL-EN-OCHE**  
(normandie-tourisme.fr)



**BEC-HELLOUIN ABBEY**  
(normandie-tourisme.fr)



**BEC-HELLOUIN ABBEY'S INN**  
(normandie-tourisme.fr)

wetlands through which the river meanders. This area is used as grazed pastures and hay meadows for cattle. However, there is a certain abandonment of agriculture, some areas of the valley are closing down and new homes are gradually being built on the slopes that once were used for agriculture around larger towns.

## ARCHITECTURAL AND URBAN HERITAGE

### URBANISATION STRUCTURE AND BUILT HERITAGE

While the plateaux are home to agricultural production on the one hand, and hamlets organised around orchards (Lieuvain and Pays d'Ouche) or villages surrounded by cultivated lands (Neubourg plateau) on the other hand, the Intercommunalité's main urban centres (Beaumont-le-Roger, Bernay, Brionne, Broglie, Mesnil-en-Ouche, Nassandres-sur-Risle, Serquigny), as well as businesses and local amenities, are located in the valleys.

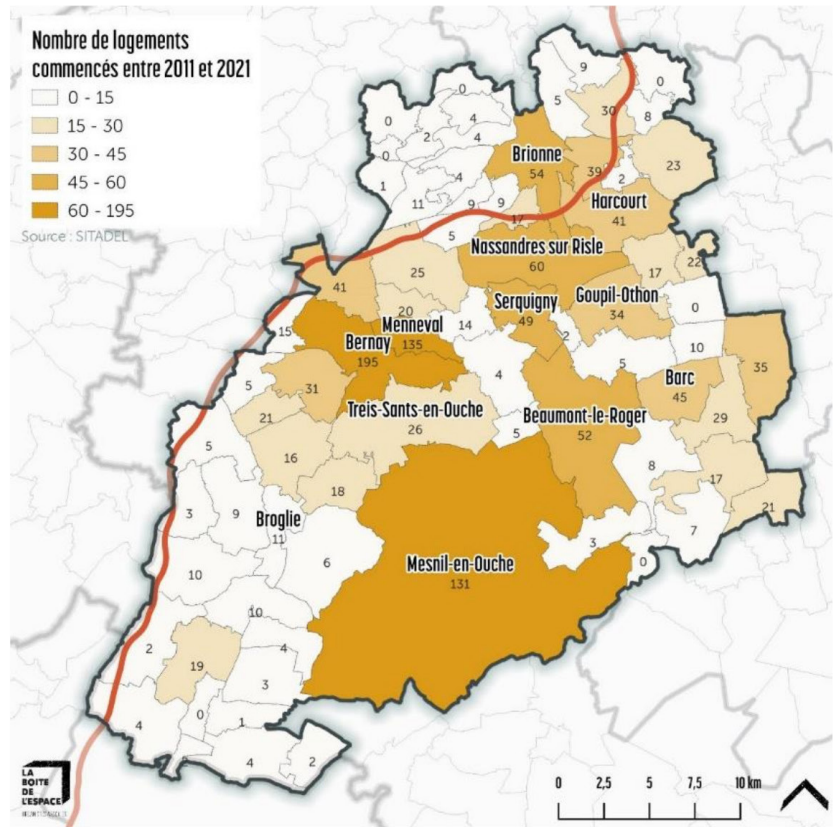
Two roads run through the Risle valley on the lower slopes, just above the alluvial plain, while a few bridges connect the left and right river banks. Towns and villages are centred around these axes, with the towns occupying the full width of the plain. Like the Risle valley, the bottom of the Charentonne valley is mostly floodable and has been subject to little real estate pressure. Bernay (9,654 inhabitants in 2020, the Intercommunalité's main town) follows a wider part of the valley and acts as a meeting point for several main roads.

However, the topographical constraints and flood risks have forced some towns to spread to the edge of the plateau and/or to scatter along the roads, which encourages the use of private cars and nibbles away at agricultural lands.

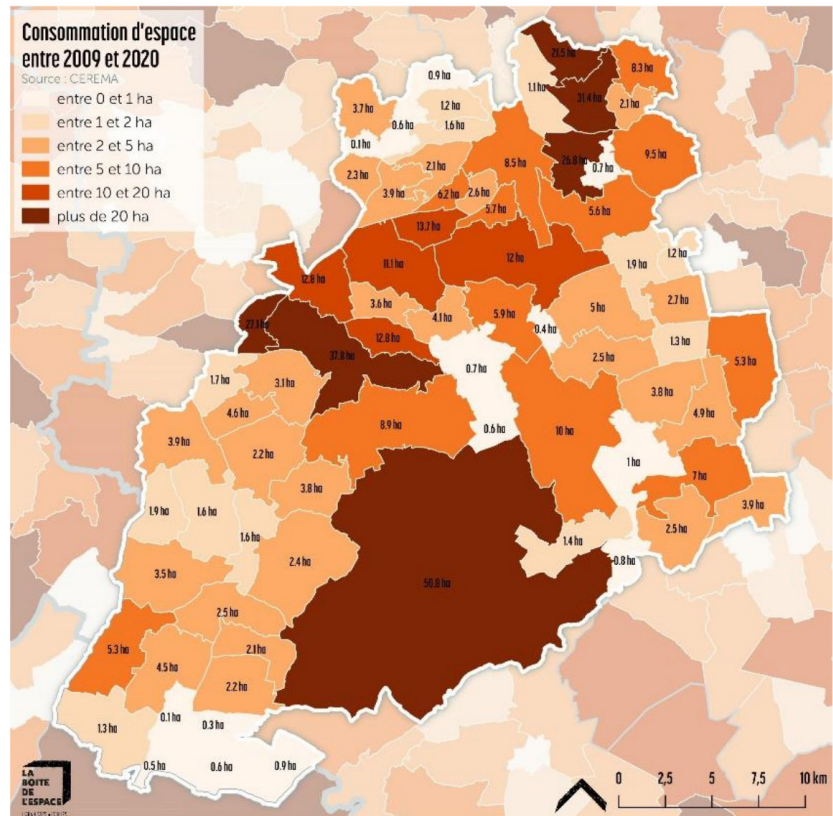
Bernay and Brionne are the two most important urban centres of the Intercommunalité, and their leading role is now strengthened by their being registered on the «Petites Villes de Demain» (Tomorrow's Towns) national scheme. Bernay was also designated as a «ville d'Art et d'Histoire» (Town of Art and History) in 2012 for its remarkable buildings dating to various eras from the Middle Ages to the 21st century (a Romanesque abbey, several churches, 350 half-timbered houses, Renaissance mansions, an 18th-century hospital, the garden city of «Les Abattoirs», etc.). The Intercommunalité territory is dotted with architectural gems, beautiful homes, castles (Harcourt, Beaumesnil, Blanc Buisson, etc.), gardens, many churches and chapels and beautiful quaint villages (including, among others, Le Bec-Hellouin with its important abbey).

A rich industrial heritage dating to various eras is still visible in the Risle valley, punctuated on its full length by many buildings, often ordinary-looking but with many qualities; some are still in use, others have already been restored and reconverted for new uses, while others still are awaiting a suitable transformation.





**NEW HOUSING IN THE INTERCOMMUNALITY'S TERRITORY**  
(Synthèse du diagnostic du SCoT)



**CONSUMPTION OF SPACE BETWEEN 2009 AND 2020 WITHIN THE TERRITORY OF THE INTERCOMMUNALITÉ OF BERNAY**  
**TERRES DE NORMANDIE**  
(Synthèse du diagnostic du SCoT)

# SOCIAL, CULTURAL AND ECONOMIC DATA

## AN ATTRACTIVE TERRITORY WITHOUT PRESSURE

In the heart of Normandy, less than 55 miles away from three Norman cities (Caen, Le Havre and Rouen), the Intercommunalité's territory is less attractive amid these more developed hubs, but also offers benefits in terms of residential strategy for active couples who work locally or in the region and wish to make the most of a pleasant and quiet living environment.

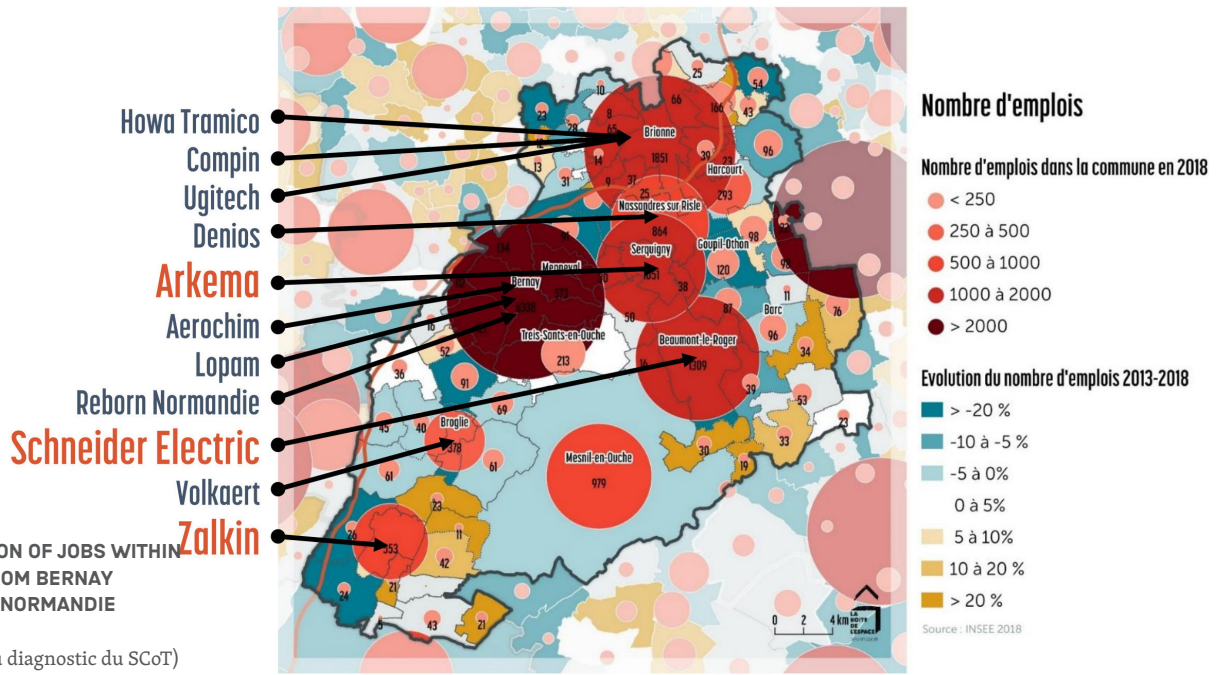
In the 1960s-1990s, Bernay and Brionne were the territory's vibrant hubs, but the trend has turned since the 1990s: new populations largely settle outside of consolidated urban centres, namely (since the 2000s) on the eastern edge of the area, where young families are overrepresented, while the main communes are experiencing a decline in population. This has generated a strong increase in newly built areas in the east with a preference for detached homes on large plots of land, further fuelled by a low real estate pressure and still largely affordable costs, thus triggering significant land consumption. 68 out of 75 communes on the territory are characterised by a housing estate made up of more than 90% detached homes, while urban poles at the bottom of the valleys have a more diverse housing offering.

Although the communes of the territory have experienced a growth in population in the second post-war period, this phenomenon slowed down in 2013 with a now slightly declining population. Despite a very recent punctual growth recovery, the overall demographic trend shows a mainly negative rate and marked local disparities. Among recent newcomers to the Intercommunalité (mostly retirees but also young couples seeking a proximity to nature), a significant proportion comes from the Paris area or the city of Rouen, as well as other towns or cities in Normandy.

The territory shows no exception to the national ageing population phenomenon, exacerbated by a weak local birth rate and a migration rate largely related to retirees. Older couples are more present in the south and in the Intercommunalité's urban poles.

## ECONOMIC ACTIVITIES AND EMPLOYMENT

As a traditionally productive territory, the Intercommunalité is an area of local employment, namely in the industrial, agricultural and construction sectors. Bernay and the areas along the Risle valley are where jobs tend to be located (26% of the active population work in their commune), although Evreux on the east of the area has also exerted a slightly stronger pull in recent years. The Intercommunalité territory counts 24 business zones over 12 communes.



**ARKEMA SITE IN SERQUIGNY**  
(Ville de Serquigny)



The weight of these economic sectors is declining nevertheless to the benefit of an economy increasingly dependent on local amenities (administration, health, retail, services). There is also a significant increase of unpaid jobs (almost 1 in 5 throughout the territory).

The area retains its strong and indeed growing industrial specialisation (namely in the electronic equipment sector), although the number of industrial staff keeps declining overall.

Conversely, retail and service employee numbers are growing, while those in the public and health sector show the greatest growth with an increase of 20% in 10 years. In particular, with regards to education, the Intercommunalité area offers a diverse and comprehensive range of options, from nursery school to high school.

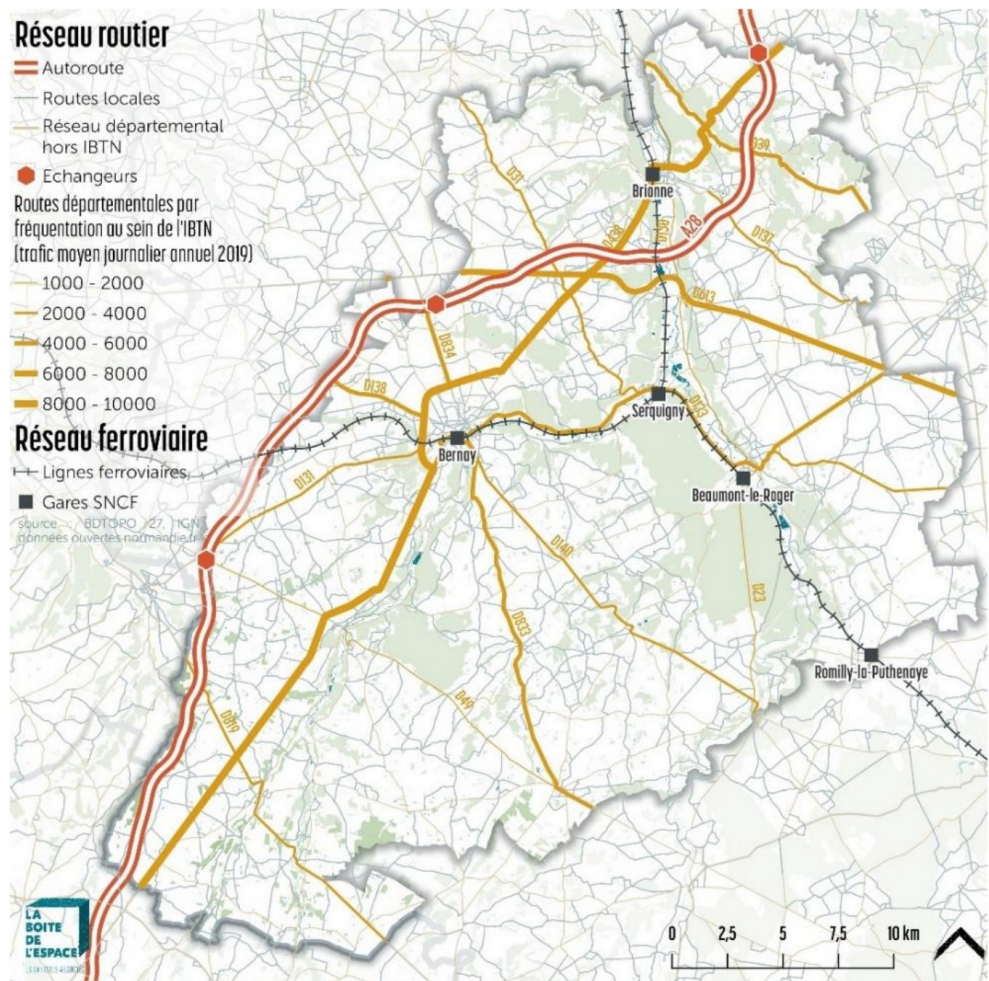
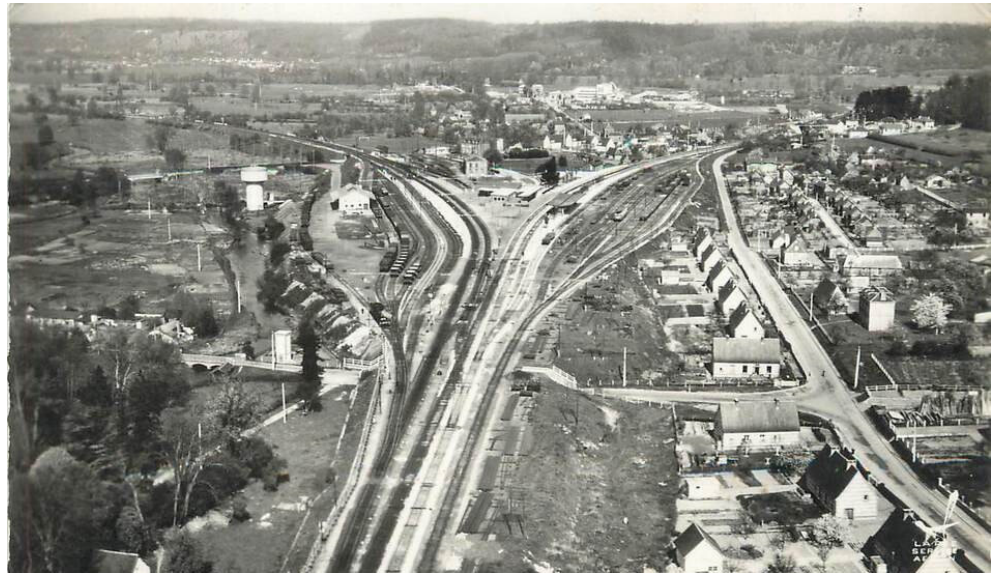
Although retail and service businesses are growing, they are not equally distributed over the territory: most communes do not have local shops or amenities (55 out of 75) and only 9 communes have a comprehensive business range (with a supermarket or basic shops such as a general food store, a baker, a butcher). Bernay, Brionne and Beaumont-le-Roger are home to most shops and services in the Intercommunalité, mainly in their town centres. Despite retailers being well-established, local shops have to compete against the growth of large shopping areas in nearby cities; additionally, communes without shops are where the majority of new inhabitants move to.

Finally, on the plateaux, local landscapes are strongly rural, with activities that remain economically significant despite the slow decline of farms and their staff numbers, affected in part by the ageing of these employees. The Lieuvin and Pays d'Ouche plateaux are mostly used for cattle rearing, while the Neubourg plateau is characterised by cereal crops. This territory is also noteworthy for the historical existence of orchards (a very important production in the Eure department) as well as its attention to product quality with a growing number of designated farms (organic, AOP (protected designation of origin), IGP (protected geographical indication), «Label Rouge» (indicating a product of above-average quality)). Innovative initiatives are also worth mentioning: 1001 légumes (organic vegetable garden offering educational activities) and the École des semeurs (farm-school offering a diploma course) in Beaumesnil; a solidarity-based vegetable and canning factory created in a former industrial wasteland in Bernay; the Ferme Biologique du Bec Hellouin (intensive organic market gardening according to the principles of permaculture).

## DAILY AND TOURIST MOBILITY

The use of the territory's 5 railways stations is stable from year to year, reflecting the attractiveness of the area in terms of tourism as well as everyday life. However, the majority of daily commutes are made by car with no passenger. These journeys are short and the use of the A28 that runs along the north-to-south-west edge of

THE BIFURCATION OF THE TWO  
ROUEN-CAEN AND PARIS-CAEN  
RAILWAY LINES AT SERQUIGNY  
IN AN OLD POSTCARD  
(Ville de Serquigny)



ROAD AND RAIL NETWORK  
WITHIN THE INTERCOM BERNAY  
TERRES DE NORMANDIE  
TERRITORY  
(Synthèse du diagnostic du SCoT)

the territory is still limited.

Despite a high employment concentration and the short distance between the communes located along the Risle and Charentonne valleys, public transports are almost non-existent in the area outside of the town of Bernay.

For several years now, cycle and pedestrian paths («green ways» and «gentle links») have developed in the area, although they still mainly focus on tourism and leisure. For example, all along the Charentonne valley, a pedestrian and cycle path has been built to discover the landscapes at the bottom of the valleys.



**THE A28 MOTORWAY  
CROSSING THE RISLE VALLEY  
THANKS TO IMPOSING  
INFRASTRUCTURES  
(COMMUNE OF CALLEVILLE)**  
(Atlas des paysages de Haute-  
Normandie)





**PICTURESQUE ATMOSPHERE IN BERNAY,  
CENTRE OF THE INTERCOM**  
(Intercom Bernay Terres de Normandie)

**A word from the President of Intercom**

Calling on European's enlightened and forward-looking architects seems to be an obvious choice, given that spatial planning issues are at the heart of public policies of local authorities at all levels. Starting with our own.

The Bernay Terres de Normandie Intercom offers a quite extraordinary playground (or study area) by concentrating, within a human-sized perimeter, abandoned industrial wastelands, business parks to be rethought, and standardised town entrances from the 1980s to be (re)landscaped.

We are aware that all these improvements must be designed taking into account the climatic and environmental challenges that we face.

For us, this playground is becoming a challenge.

The challenge is to pursue a reasoned economic, tourist and agricultural development, more respectful of the environment and its inhabitants, based on an expertise that we currently lack.

Taking part in the European architects' competition would be an opportunity to project ourselves concretely into the future, to strengthen our attractiveness and to enhance the production of major urban planning documents such as the current revision of our SCoT and the creation of a PLUi.

It is impossible not to mention the Small Towns of Tomorrow scheme (5 towns in our Intercom were winners) whose action programme was presented to the supervisory authorities at the territorial level.

Two project managers have joined our Intercom and can be an excellent relay for European. The writing of an ORT sets a first framework but remains only a first step. A second stage could be achieved through a new, even more transversal study of targeted areas, in particular the bottoms of the industrial valley.

The territorial issues are intertwined. And it is also a question of giving a second wind to a precious and threatened heritage.

In this perspective, being able to benefit from a «lifelong» follow-up by an internationally renowned institution is a source of motivation that explains our application.

The opportunity to exist on a new map, to receive a spotlight, would allow us to consider the attractiveness of our territory in a new light, complementary to what is currently being developed.

Faced with the scarcity of land, we need to be ingenious by capitalising on what already exists, hence our keen interest in European.

Nicolas Gravelle, Président de l'Intercom Bernay Terres de Normandie





**REFLECTION SITE**  
FR-INTERCOM\_BERNAY\_  
TERRES\_NORMANDIE-SSAPo1  
(données IGN)

# REFLECTION SITE

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## SITE DESCRIPTION

### URBAN HUBS AND INDUSTRIAL WASTELANDS BY THE RIVERS

The site under consideration comprises the communes settled in the lower parts of the Risle and Charentonne valleys. As the territory is characterised by a low and scattered urbanisation, with core urban hubs located along the rivers, it is necessary to reveal and reinforce the valleys' cohesion and the connections between residential and shared areas, urban and rural, the «bottom» of the valleys and the «top» of the plateau, the human and the non-human.

The four project sites included in the site under consideration have their own features, but they are all located by or on the rivers. The Risle and the Charentonne shape the territory's identity and are real living resources that connect the urban hubs and wastelands, giving the landscape and the environment a central place in the urban fabric. Beyond certain common features that are now challenged (relative abandonment of industries, peri-urbanisation of old urban centres, flood risks in the lower valleys), the site under consideration is characterised namely by the collective heritage that ought to be valorised, i.e. the rivers and the abandoned industrial buildings.

In addition to its environmental role, the water relates to the memory of the productive (agricultural and industrial) and social history of the area. The use of hydraulic energy (mechanical, then hydroelectric) has introduced river maintenance practices linked to production (dam and valve management to increase the flow rate or prevent floods, compulsory bank mowing by the factory owners to prevent a loss in the flow rate). The Risle is in fact one of the most equipped rivers in France today: in 2012, during an exhaustive survey of buildings located on the Risle, the Charentonne and the Guiel, 12 buildings were still used to produce energy for non-domestic purposes (sold to EDF), with the addition of two mills now operating again. Furthermore, although the water from the river has long been hidden or privatised for industrial exploitation, informal leisure activities (namely swimming) already existed when the companies were active; today, canoeing and kayaking (only on the Risle) and recreational fishing are commonly practiced and regulated.

The wastelands tell the story of this «industrial district» where the factories (especially in the textile sector) each had their specialisation, working complementarily with the others as part of a «productive ecosystem» aiming,





**BRIONNE CITY :  
SIRET-DELAPORTE SITE,  
THE RISLE AND THE  
TOWN CENTER**  
(Ville de Brionne)



**PARTICIPATIVE PROJECTS  
OF BRIONNE CITY: THE FOUR  
SEASONS OF THE WASTELAND  
(LEFT) AND RENATURATION  
OF THE WASTELAND WITH  
LANDSCAPE STUDENTS (RIGHT)**  
(CAUE27, Ville de Brionne)





among other things, to co-finance the staff housing and maintain a mutual support mindset. The productive vocation (agricultural and industrial) of the land is still very strong, but needs to be redesigned in the context of sustainability challenges. The goal is to revalorise the inherited industrial legacy, with its various architectural types resulting from the original industrial production and its evolutions, but also to design new usable places for the residents, the workers, the tourists, where the human and non-human environments meet.

The natural spaces offered by the wastelands can contribute to the quality of public spaces and to a positive representation that may attract new inhabitants as well as businesses that care about their image as well as their staff's well-being. Additionally, activities that have marked the territory's economy (such as agricultural product transformation) and the experiments already implemented on some wastelands point the way to a fertile, nurturing and social town that can produce and share healthy, tasty, organic, varied, local and seasonal produce.

## CURRENT RELATED PROJECTS

Territorial planning procedures are in progress on the Intercommunalité territory (SCoT, PLUi, territory revitalisation programme convention). The design and/or implementation of these strategic documents may in fact rely on complementary surveys sponsored for the European winning teams.

The town of Brionne, which initiated the group's participation to the competition, has been committed for over 10 years to regenerating its town centre and to reclaiming its urban wastelands with an aim to boost the commune's attractiveness. It has already led experiments in situ and cultural or transient urbanism projects in order to encourage a prospective vision:

- since 2016, in the context of the research-action workshop «Vallées habitées» (Inhabited Valleys) carried out by the CAUE of Eure, several workshops organised with engineering, landscaping and architecture students with an aim to implement energetic and environmental transition solutions in a rural environment (including the renaturation of the Siret-Delaporte wasteland site);
- artist residence with participatory workshops called «Les quatre saisons de la friche» (The Wasteland's Four Seasons) run by the collective Dinoludus and the project «Sentier des arts» (The Arts Path);
- several recent interventions to redesign the town centre;
- reconversion of an abandoned plot in the town centre in progress (site of the SIM, former industrial warehousing company): care home, two shops, solidarity grocery, organisation of green spaces along the Risle in the continuity of the green and blue network;
- study in progress to create a multi-modal pole around the railway station;
- study in progress to restore and valorise the Saint-Martin church and Notre-Dame chapel.

In terms of the reconversion of the industrial wastelands within the site under



**PROJECT 1 SITE- BRIONNE**  
FR-INTERCOM\_BERNAY\_  
TERRES\_NORMANDIE-PS1-P19  
ET P16





consideration, an exceptional approach already well under way is being carried out by the association Ateliers InSitu, who installed an artisanal third place in the commune of Fontaine-l'Abbé.

## EXPECTED FOR THE STRATEGIC SITE COMBINING A PRODUCTIVE TOWN WITH A LIVING TOWN

The candidates are expected to develop a cohesive spatial strategy for the site under consideration as a whole. This strategy will contribute to revealing these valleys' substantial attractiveness and development potential by focusing on the reconversion of the abandoned production spaces and promoting vibrant spaces close to natural landscapes.

The strategy could use, among other things, the green and blue network in the valleys to design new ways of living on this land. How can the rivers be allowed to reclaim their place in the urban ecosystem so that we may (re)learn to live with water, its qualities and its risks? How can the inhabitants rediscover and enjoy water's beauty with the possibility to access the banks (mostly private) at least occasionally? How can water be used to make up for the impacts of climate change, satisfy a desire for nature and support physical and mental well-being in town? How can the specific biodiversity that has developed on the abandoned sites be preserved and be beneficial to regenerate the town?

The revival of the wastelands will also need to follow the territory's long history of transformation, with alternating «productive» phases and «fallow» periods allowing for collective reflection and new use and spatial form experiments. How can the town and village centres at the bottom of the valley be reinvented with these opportunities as starting points? What alternatives to peri-urbanisation could be designed for the territory, and with what living qualities? How can the soil as a resource be best valorised and its ecosystemic and cultural services to the town be preserved, so that the town be more resilient to climate changes and to socio-economic upheavals that impact territories? How can new public spaces, equipments and amenities (businesses, services and leisure facilities) supporting social living and urbanity be designed? How can access by train be valorised and how can walking and cycling be further promoted within this network of neighbouring localities?

Each team is therefore expected to:

- develop a general strategy for the whole strategic site (possibly beyond), addressing the connections and the complementarities between the four project sites suggested below;
- then provide details of the proposals either for the 4 project sites or for the



**PROJECT 2 SITE- NASSANDRES  
SUR- RISLE**  
FR-INTERCOM\_BERNAY\_  
TERRES\_NORMANDIE-PS2-  
AP01 ET AP05





Brionne site and another site of their choice.



**PROJECT 3 SITE- SERQUIGNY**  
FR-INTERCOM\_BERNAY\_  
TERRES\_NORMANDIE-PS3-  
P12 ET P17





**PROJECT 4 SITE- FONTAINE-L'ABBÉ**  
FR-INTERCOM\_BERNAY\_  
TERRES\_NORMANDIE-PS4-  
AP03 ET AP04



# PROJECT SITES

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## THE WASTELANDS: "MICRO-TERRITORIES" TO BE REINVENTED

The four project sites suggested for the competition are significant samples of the industrial and social history of the Risle and Charentonne valleys, the future of which needs to be invented. These industrial wastelands have a powerful symbolic dimension in direct connection with economic, societal and technological upheavals and breaks that have led to the abandonment of these activities rooted in the territory. Fortunately, the closure of productive activities here was not too harsh thanks to employment preservation plan. But marking the point of change in the ongoing regenerative cycle that characterises the transformation of the town and the territory can also highlight these sites' full potential.

Although the four project sites vary in size, they all include considerable built and non-built spaces, namely due to the Intercommunalité's low population density. Each wasteland is a small world in itself, with its geography (including natural spaces, parts of the rivers, buildings...) and its history where a succession of activities has already taken place. Connecting these lands must make it possible to consider them more broadly to help to design their regeneration, in order to provide a certain continuity between their past and their future. The goal is to go beyond the industrial era as such and to launch that of civil cooperation, where communities functioning as networks can design new local development models. This is also an opportunity to extend participatory processes in order to attract more young couples who wish to contribute to the territory and strengthen connections between the different generations of residents.

The wastelands' architectural transformation does not solely aim to better use the land for productions or services that would be economically more dynamic and have a positive socio-economic impact on the territory; the aim is also to take care of the town, the landscape, the population, the collective memory, etc. This memory must be preserved but the architecture should also take a responsible and ambitious stance.

As part of a «circular» and energetically moderate land-planning approach (Grisot, 2020), the act of transformation itself should be given careful thought. How can the grey energy of what is already present be preserved and more sustainable energies (e.g. hydroelectricity) be produced locally? Can a transformation reversibility be taken into consideration in the early stages of the design to ensure the same original flexibility in industrial buildings that enabled several evolutions over time?





The sites suggested for the competition differ in size and in the age of their buildings, their state of repair, as well as in the resulting activities they host and the space qualities these provide, etc. How can the features of what is already present be taken into account and be used to facilitate transitions between the productive and the vibrant parts of town? How can «successful» spaces (user protection, space and use properties...) be created for a reasonable cost, with regards to both heritage transformation and its sustainable management (maintenance, heating, use intensity...)? What steps should be considered depending on the local actors' means? How can the architectural scheme be adapted to the existing space potential (volume, lights, space organisation, internal/external porosities, materials, microclimate, structural features...)? How can built spaces be taken care of and reinterpreted to preserve the layers of individual and collective memories that have accumulated on these sites? How can the «gigantic» nature of this construction legacy, which is directly linked to the scale of its landscape and territorial surroundings, be exploited in order to combine the wastelands' «micro-territories» with the nearby urban spaces? What new integrations could potentially be designed to complement the use of existing buildings, while leaving enough space for nature to flourish?

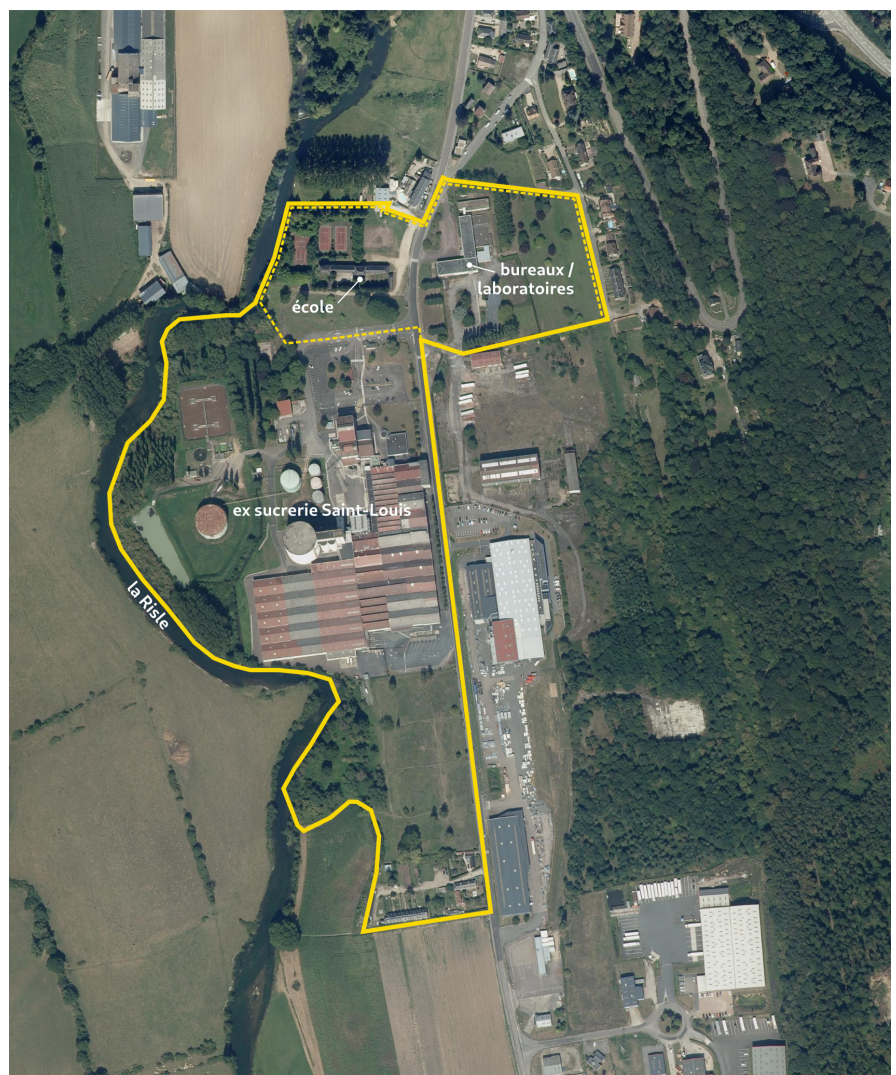
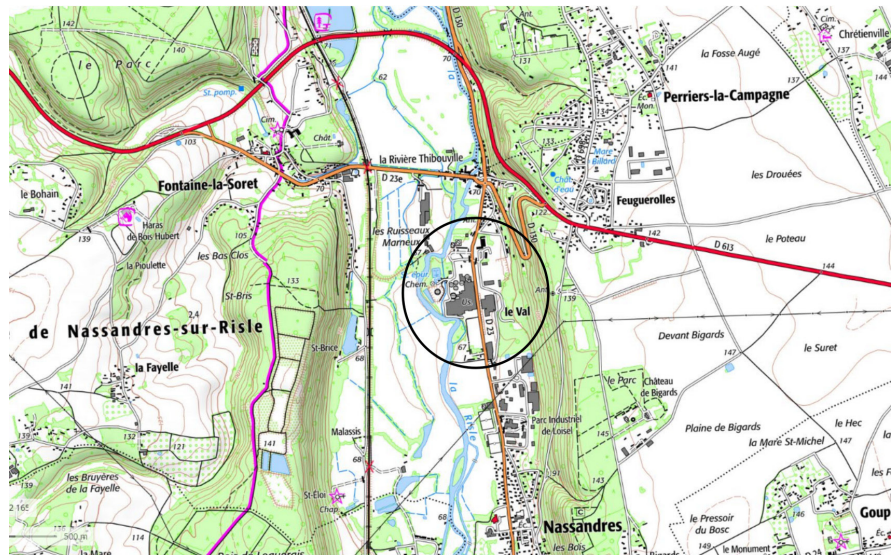
## THE SIRET-DELAPORTE WASTELAND IN BRIONNE

50 km (31 miles) away from Rouen and 60 km (37 miles) from Le Havre, with a railway station, the commune of Brionne (4,199 inhabitants in 2019) is the Intercommunalité's 3rd urban pole and plays a central local role due to its range of facilities, shops and services. Its landscape assets offer a relevant potential that could further strengthen already well-developed touristic and leisure activities. The town is committed to the conversion of its wastelands in its town centre.

Among them, the Siret-Delaporte wasteland, the site of an old textile then transport industry that has now been acquired by the town, is located on an isle on the Risle in the centre of town. This 2-ha (5 acres) or so wasteland offers a strong potential to expand the town centre, while valorising the river's natural environment and the industrial and hydraulic heritage, as well as promoting cycling and walking locally and beyond.

### **Expectations for the project:**

1. To rethink the site's accessibility. The site is currently accessible via a single bridge from rue Lemarrois. It is anticipated that an access point over the Risle be created to connect rue de Campigny to the Siret-Delaporte wasteland (thus opening up the site on its southern side while expanding the town centre), as well as a new cycle path on the river banks and a link to the isle on the other side of route de Rouen.
2. To integrate the site into a network of natural spaces. Open spaces (the Risle banks and the riparian vegetation, the dry meadow, the isle by the hydraulic



**SITE 2 - NASSANDRES-SUR-RISLE**  
FR-INTERCOM\_BERNAY\_  
TERRES\_NORMANDIE-PS2-APo  
(www.geoportail.gouv.fr)



building) should be enhanced, potentially by renaturing them, and the town's image improved by redefining the dilapidated spaces along the D438 road in the north. Plans could go further by considering the isle as a geographical whole.

3. To integrate the site into the town-centre and valorising its identity and industrial heritage through architecture, urbanism and landscaping.

4. To plan a mixed scheme. A mix of uses adapted to the site should be considered with an aim to occupy it resiliently, without any scheme limitation (facilities, shops, housing...); the links with the productive site in the west (metal company Ugitech) would also need to be reviewed. It is possible to reuse one of the buildings and fit it with sports equipments.

5. To design a sustainable transformation process taking into account transition and implementation steps, as well as contributions from a potential civil participation.

## **THE SAINT-LOUIS SUGAR FACTORY WASTELAND IN NASSANDRES-SUR-RISLE**

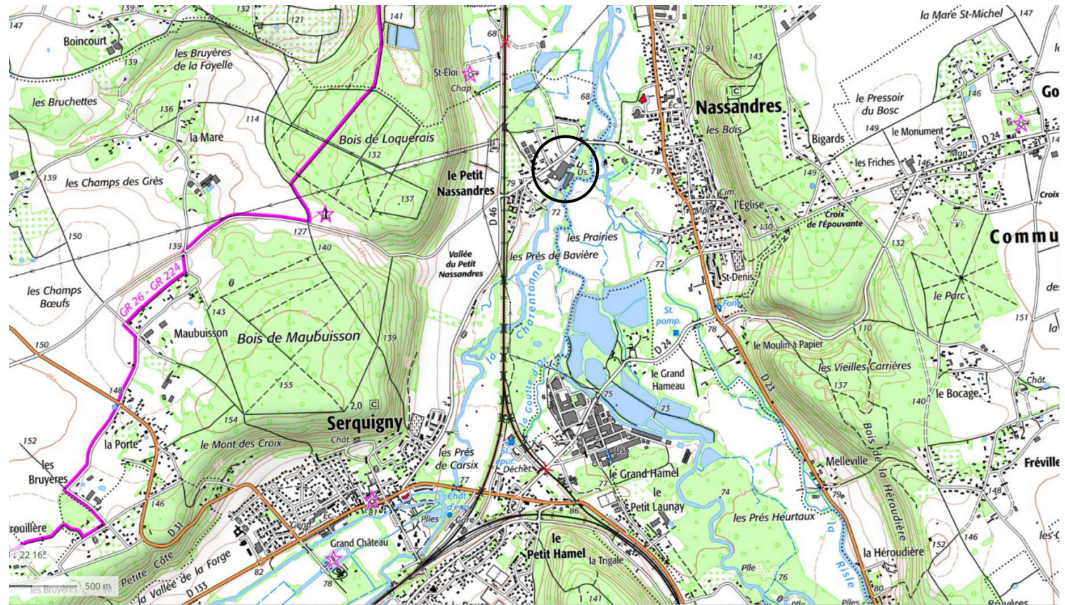
CNassandres-sur-Risle (2,406 inhabitants in 2019), a new commune created in 2017 from the fusion of four communes, is the Intercommunalité's 5th town in terms of its population. The town includes the Saint-Louis sugar factory wasteland, which closed in 2021 after 150 years of business. The company was very much a part of the communal territory and several generations of local residents worked there (up to about 800 employees, mostly men). The sugar beets came from the Neubourg plateau (and further afield by train) where a large platform was dedicated to storing the raw material that was then taken to the factory via a funicular railway, then a conveyor belt set up on the slopes in the last years of beet reception around 1980-1990. The refinery operated for about 30 years with sugar from the «Saint Louis» factory in Cagny, near Caen.

Early in 2023, this 17-ha (42 acres) site found a transferee, the investment firm Samfi Invest, who wishes to relaunch an industrial and/or craft business, although it will not be possible to reinstate the sugar production (under the site-purchase agreement, all specific equipment must be cleared away). The new owner is involved in the European initiative as part of a public/private partnership.

### **Expectations for the project:**

1. To design the site's future in terms of both space and time. This would require a redesign of the north area (including the former communal school and office and laboratory buildings belonging to the company), which could be carried out through a public/private partnership between the town's administration and the owner, while linking it to the initial transformation plan of the production site and its long-term territorial integration.

2. To structure the public spaces by valorising natural spaces and the relation to



**SITE 3 - SERQUIGNY**  
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water and the landscape, while working on the shared boundaries and buffer zones between public and production uses.

3. To design a new use of the existing buildings (school, offices, laboratories) in a good state of repair.

4. To imagine the evolution of the vacant eastern plot of land, which could become an exemplary housing model to complement the commune's housing offering or other types of uses to complement the productive site.

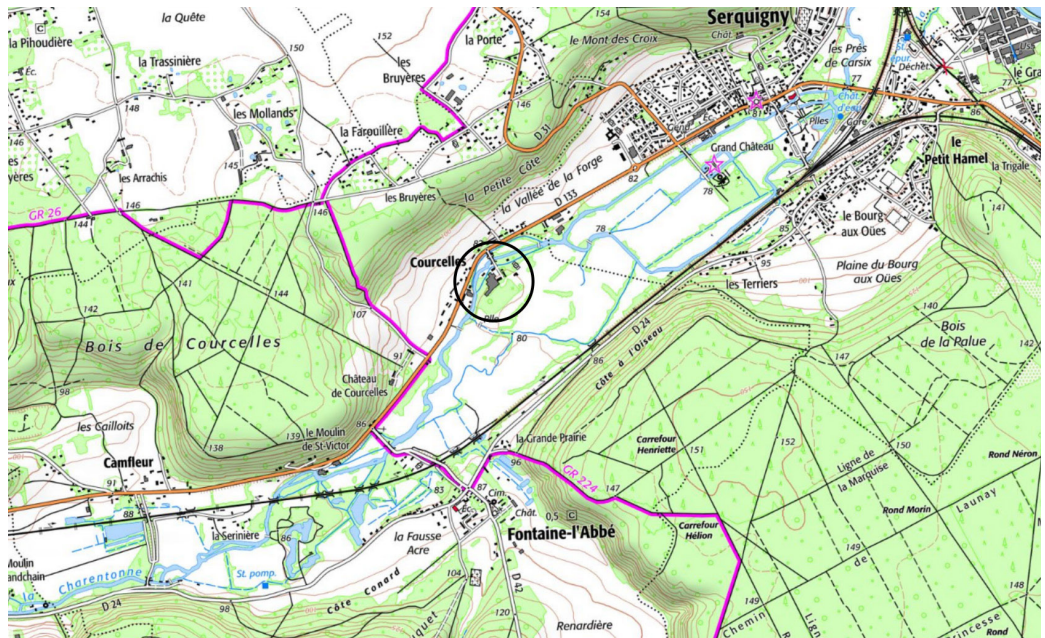
## THE PETIT NASSANDRES WASTELAND IN SERQUIGNY

About 10 km (6 miles) away from Bernay in the direction of Evreux, with an important railway station (railway junction of the Caen-Paris and Caen-Rouen lines), the commune of Serquigny (1,852 inhabitants in 2019, Intercommunalité's 6th urban pole) comprises two distinct parts: the plateau, a vast agricultural space, interspersed with woods and a few housing estates; and the valley where the Charentonne flows down to meet the Risle by the hamlet of Petit Nassandres. It is at the bottom of the valley that industrial activities have evolved and developed, from the 19th-century spinning manufactures to the more recent set-up of the Arkema research centre linked to the industrial production site, the first research centre of the French chemical group characterised by the development of biosourced raw materials with high added value (ex Elf Atochem).

The project site is located in the hamlet of Petit Nassandres. There is a very large plot of land at the confluence of the Charentonne and the Risle, where several businesses were set up over the centuries: a mill (indicated on Cassini's map), a spinning manufacture (19th century) and a para-surgical product company (20th century) that hired up to 600 people (mainly women). The site also featured an old castle, destroyed by the Germans in 1944 and differently rebuilt in 1950 as part of the war damage: today this large house is partially inhabited and is intended to become the main residence of the (private) owner of the site. The workshops are currently occupied by the owner, who has transferred his carpentry business (in existence since 1966 and specialising in the restoration of historic monuments) and has begun some demolitions. The existing building's condition, as it dates to various eras, is quite mixed. The site is not subject to any particular regulations with regards to flood risks, as the topography allows rainwater to drain away quickly towards the grasslands on the eastern side of the plot.

### **Expectations for the project:**

1. To design a prospective spatial layout on the site, while suggesting possible public/private cooperative ways. The layout may include a redistribution of the plots and a transfer of part of the land and/or buildings to the town for facilities and/or public spaces, and may also ensure an access to the banks. The owner's priority is to return the site to its industrial or artisanal vocation and to recover the modes of production of hydraulic energy. Complementary uses (including housing) can be imagined, while working on the transitions areas between private and public spaces, and between productive businesses and other uses.



**SITE 4 - FONTAINE-L'ABBÉ**  
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2. Valorising the existing buildings, taking into account both its industrial heritage value and its state of conservation, and extending the uses towards external spaces too.
3. To design «pioneering» works on a suitable part of the site that could also instigate cooperation between the town's administration and the owner of the site.

## THE COURCELLES WASTELAND IN FONTAINE-L'ABBÉ

The Courcelles industrial wasteland, in the commune of Fontaine-l'Abbé (557 inhabitants in 2022), has had several lives: spinning industry, industrial woodworking and aerobatic aircraft construction. Industrial activities stopped about a decade ago, but a new vocation has emerged during the pandemic. The wasteland is now used by the association Ateliers InSitu, which carries out a third-space project in rural environments. The project «Les nouvelles coordonnées» (New Contact Details) aims to share craft workshops through a collective, but also to try out new forms of transmission, exchange and conviviality with the local population.

Art and craft businesses, both manual and digital, dominate (FabLab en cours de montage, labo LowTech, construction of sets and second-hand supplies for the entertainment industry...), complemented by design (architecture workshop, co-working...) and cultural (artist residences, participatory projects, training activities, entertainment trainees from the Lycée de Brionne (high school)...) activities that extend into the garden. Today, 12 craftspeople work on this site daily, and their number is likely to grow as there are spaces left, with affordable housing and not least shared costs.

### **Expectations for the project:**

1. To design an innovative conversion project for the vacant building. Although 70% of the existing buildings already host a range of businesses, a large [3+1]-storey block (550m<sup>2</sup> / 5920.15 sq ft per storey), needs to be restored. The project could be deemed a prototype for abandoned-building transformation with low technology. It is possible to include the reuse of an old mill.
2. To suggest a scheme that would complement the uses already established on the site by developing the existing and/or planned businesses, both inside and outside, in response to the potential demand from the territory (spaces for local associations that do not have the technical and human means to organise their events such as concerts, projections, festivals), as well as new uses.
3. To suggest a partnership-based and/or participatory process for the design and/or implementation of the project.

## LISTS OF DOCUMENTS TO DOWNLOAD

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### AGGLOMERATION - TERRITORIAL SCALE

FR-BERNAY\_TERRES\_NORMANDIE-C-AP1.jpg  
- Photo aérienne de l'intercommunalité  
FR-BERNAY\_TERRES\_NORMANDIE-C-M1.dxf  
- Plan de l'intercommunalité  
FR-BERNAY\_TERRES\_NORMANDIE-C-M1.pdf  
- Plan de l'intercommunalité

### STUDY SITE - URBAN SCALE

FR-BERNAY\_TERRES\_NORMANDIE-SS-AP1.jpg  
- Photo aérienne du site de réflexion  
FR-BERNAY\_TERRES\_NORMANDIE-SS-M1.dxf  
- Plan du site de réflexion  
FR-BERNAY\_TERRES\_NORMANDIE-SS-M1.pdf  
- Plan du site de réflexion

### PROJECT SITE - ARCHITECTURAL SCALE

#### Site de projet N°1 – Brionne

FR-BERNAY\_TERRES\_NORMANDIE-PS1-AP01 à AP03.jpg  
- photos semi aériennes du site de projet n°1  
FR-BERNAY\_TERRES\_NORMANDIE-PS1-P01 à P60.jpg  
- photos terrestres du site de projet n°1  
FR-BERNAY\_TERRES\_NORMANDIE-PS1-M1.dxf  
- Plan de la commune de Brionne  
FR-BERNAY\_TERRES\_NORMANDIE-PS1-M1.pdf  
- Plan de la commune de Brionne  
FR-BERNAY\_TERRES\_NORMANDIE-PS1-M2.dxf  
- Plan du site de projet n°1  
FR-BERNAY\_TERRES\_NORMANDIE-PS1-M2.pdf  
- Plan du site de projet n°1  
FR-BERNAY\_TERRES\_NORMANDIE-PS1-M3.pdf  
- Plan cadastral du site de projet n°1

#### Site de projet N°2 – Nassandres-sur-Risle

FR-BERNAY\_TERRES\_NORMANDIE-PS2-AP01 à AP05.jpg  
- photos semi aériennes du site de projet n°2  
FR-BERNAY\_TERRES\_NORMANDIE-PS2-P01 à P22.jpg  
- photos terrestres du site de projet n°2  
FR-BERNAY\_TERRES\_NORMANDIE-PS2-M1.dxf  
- Plan de la commune de Nassandres-sur-Risle  
FR-BERNAY\_TERRES\_NORMANDIE-PS2-M1.pdf  
- Plan de la commune de Nassandres-sur-Risle  
FR-BERNAY\_TERRES\_NORMANDIE-PS2-M2.dxf  
- Plan du site de projet n°2  
FR-BERNAY\_TERRES\_NORMANDIE-PS2-M2.pdf



- Plan du site de projet n°2  
 FR-BERNAY\_TERRES\_NORMANDIE-PS2-M3.pdf  
 Plan cadastral du site de projet n°2

### Site de projet N°3 – Serquigny

FR-BERNAY\_TERRES\_NORMANDIE-PS3-AP01 à xx.jpg  
 - photos semi aériennes du site de projet n°3  
 FR-BERNAY\_TERRES\_NORMANDIE-PS3-P01 à P41.jpg  
 - photos terrestres du site de projet n°3  
 FR-BERNAY\_TERRES\_NORMANDIE-PS3-M1.dxf  
 - Plan de la commune de Serquigny  
 FR-BERNAY\_TERRES\_NORMANDIE-PS3-M1.pdf  
 - Plan de la commune de Serquigny  
 FR-BERNAY\_TERRES\_NORMANDIE-PS3-M2.dxf  
 - Plan du site de projet n°3  
 FR-BERNAY\_TERRES\_NORMANDIE-PS3-M2.pdf  
 - Plan du site de projet n°3  
 FR-BERNAY\_TERRES\_NORMANDIE-PS3-M3.pdf  
 - Plan cadastral du site de projet n°3

### Site de projet N°4 – Fontaine-L'Abbé

FR-BERNAY\_TERRES\_NORMANDIE-PS4-AP01 à AP14.jpg  
 - photos semi aériennes du site de projet n°4  
 FR-BERNAY\_TERRES\_NORMANDIE-PS4-P01 à P10.jpg  
 - photos terrestres du site de projet n°4  
 FR-BERNAY\_TERRES\_NORMANDIE-PS4-M1.dxf  
 - Plan de la commune de Fontaine-L'Abbé  
 FR-BERNAY\_TERRES\_NORMANDIE-PS4-M1.pdf  
 - Plan de la commune de Fontaine-L'Abbé  
 FR-BERNAY\_TERRES\_NORMANDIE-PS4-M2.dxf  
 - Plan du site de projet n°4  
 FR-BERNAY\_TERRES\_NORMANDIE-PS4-M2.pdf  
 - Plan du site de projet n°4  
 FR-BERNAY\_TERRES\_NORMANDIE-PS4-M3.pdf  
 - Plan cadastral du site de projet n°4  
 FR-BERNAY\_TERRES\_NORMANDIE-PS4-M4.pdf  
 - Plan du bâti du site de projet n°4  
 FR-BERNAY\_TERRES\_NORMANDIE-PS4-M4.dxf  
 - Plan du bâti du site de projet n°4

## ANNEXES

FR-BERNAY\_TERRES\_NORMANDIE-SS-A01.pdf  
 - Atlas des paysages de Haute Normandie (extraits)  
 FR-BERNAY\_TERRES\_NORMANDIE-PS4-A01.pdf  
 - Informations complémentaires sur le site de projet n°4

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