

Population
185 200

Nom du lieu
Caserne Jeanne d'Arc

Surface de la zone d'étude
10 ha

Surface du site
6,7 ha

Theme

The challenge here is to compose a predominantly residential neighbourhood around a central park, on a site formerly occupied by a barracks. The recovery of the site relies on the creation of a new focus, which will ally the surrounding areas, and by urban planning of a quality that will become a new reference, in the image of the Reims garden city of the 1920s.



Conurbation

Reims' urban development is linked to 19th century industrial expansion. The Champagne region's principal town, in the 20th century, it continued to grow, engulfing the surrounding suburban towns with the construction of garden cities and collective housing schemes. Today, the planned TGV (high-speed train) link with Paris has boosted urban development to the north east of the conurbation, with the redevelopment of brownfield sites (disused industrial or military land), the enhancement of the traditional fabric of the suburban towns, and the urbanisation of greenfield sites.

Site

The site is a disused barracks at the meeting point of a 19th century suburban town, a 20th century garden city, and a 1970s social housing development. The land occupied by the barracks currently constitutes a physical obstacle that reinforces the feeling of urban rupture between the surrounding sectors that represent quite different types of morphologies and populations.



Programme

Conversion of the barracks is part of an urban grid restructuring plan. The programme brief is for 150 to 200 dwellings, mainly destined for subsidised home-ownership, with 15% to 20% rented social housing or private lets for modest income families (subsidised loans for landlords). The brief also calls for local business units (services, craft industries) whose activities are fully compatible with use of housing block ground-floor premises. Provision is to be made for a 1 to 2 hectare green space, with the possibility of a future implantation of a public building of an administrative/social nature (footprint around 2 000m²); and finally for 2 000m² of retail units (general shops and medium-sized food shops).

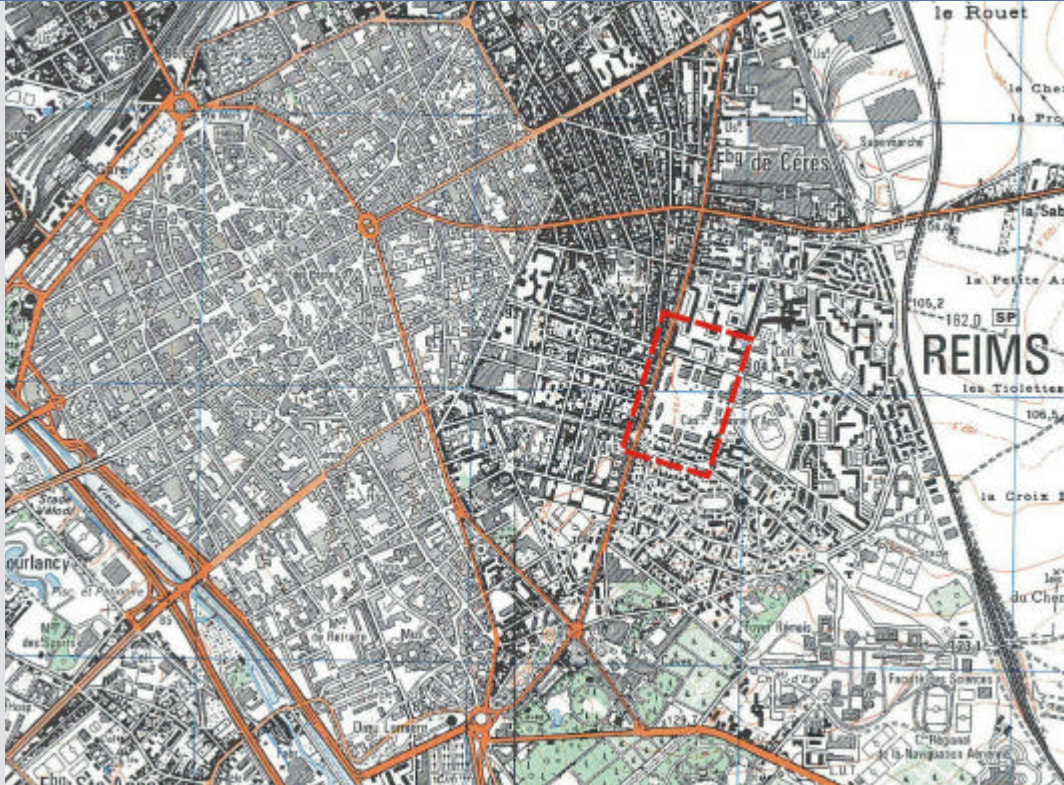
Issues

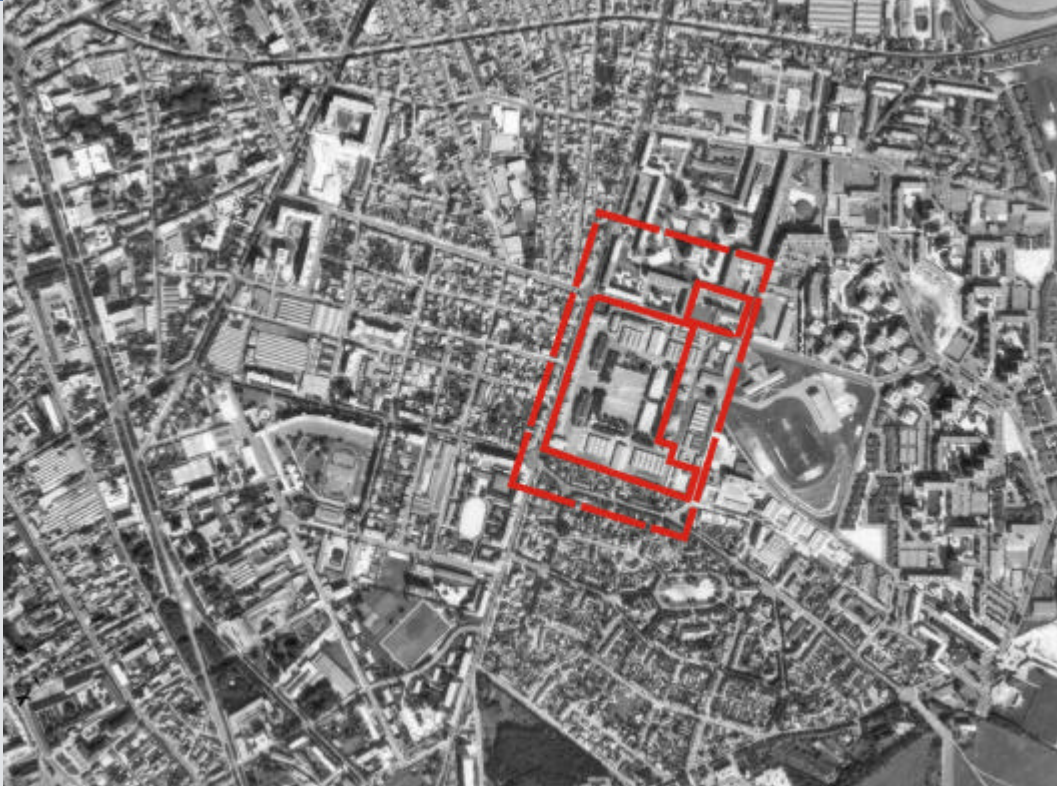
functional : Proposals must create a new urban grid and a new nucleus on the scale of the neighbourhood, around a landscaped, central public space whose design has in-built evolution. Proposals must imagine urban schemes for the integration of parking and a new architectural concept in terms of retail units.

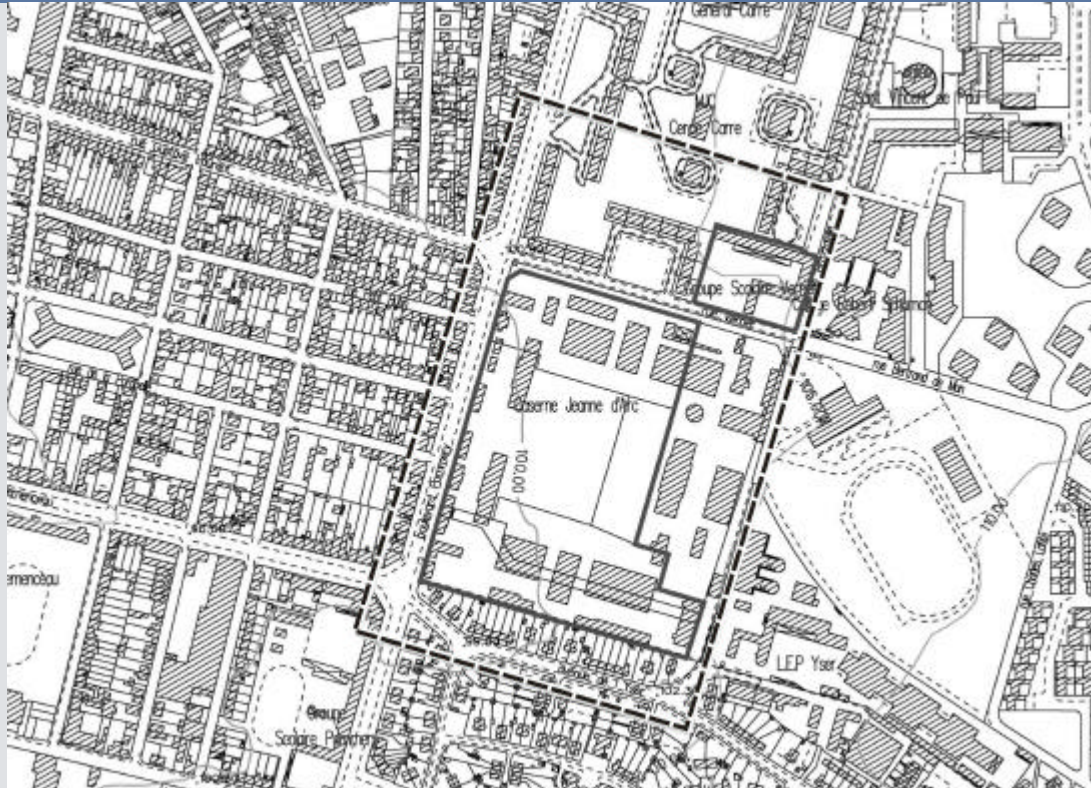
social : The town wants to develop an alternative housing stock suitable for families and for the elderly, by reconciling the qualities of the individual house with the context of medium urban density. Innovative housing typologies must make it possible for one member of the family to undertake a profession in the home.

perceptual : What is required is to update the qualities of the 1920s garden city as a major point of reference in Reims (typological diversity, abundance of greenery, architectural and landscaping quality, etc...).









theme

conurbation / site

programme / issues

screens 1 / 2 / 3 / 4

