

E U R O P E A N



E16 - Living Cities

AUNEUIL

REACTIVATION OF HERITAGE

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, Europan 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 Europan « 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 Europan 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. Europan 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 FRANCE



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: City of Auneuil, Agglomeration du Beauvaisis, the DDT 60 as part of the Petite Ville de Demain program

ACTOR(S) INVOLVED: City of Auneuil, Agglomeration du Bauvaisis, DDT 60, UDAP of l'Oise, EPF local of l'Oise

TEAM REPRESENTATIVE: architect and landscape architect

EXPECTED SKILLS REGARDING THE SITE'S ISSUES AND CHARACTERISTICS: architecture, landscape, urban planning, mobility, biodiversity, ecology, development of cultural projects

COMMUNICATION: promotion of the projects after the competition

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 missions for the further development of the strategic proposals resulting from the competition.
Encouraging an operational and/or architectural contract with associated clients.

Introduction

The project site is the responsibility of several actors: the municipality of Auneuil, the communauté d'agglomération (conurbation district) of Beauvaisis and the National Agency for Territorial Cohesion through its “small towns of tomorrow” programme.

Reshaping a remarkable heritage is a difficult exercise. Through the European competition, the entities responsible for the project hope to arrive at some exemplary and innovative project proposals. These interventions will need to be both very specific on identified spaces and at the same time may serve as references for similar situations.

CONNECTION WITH THE THEME

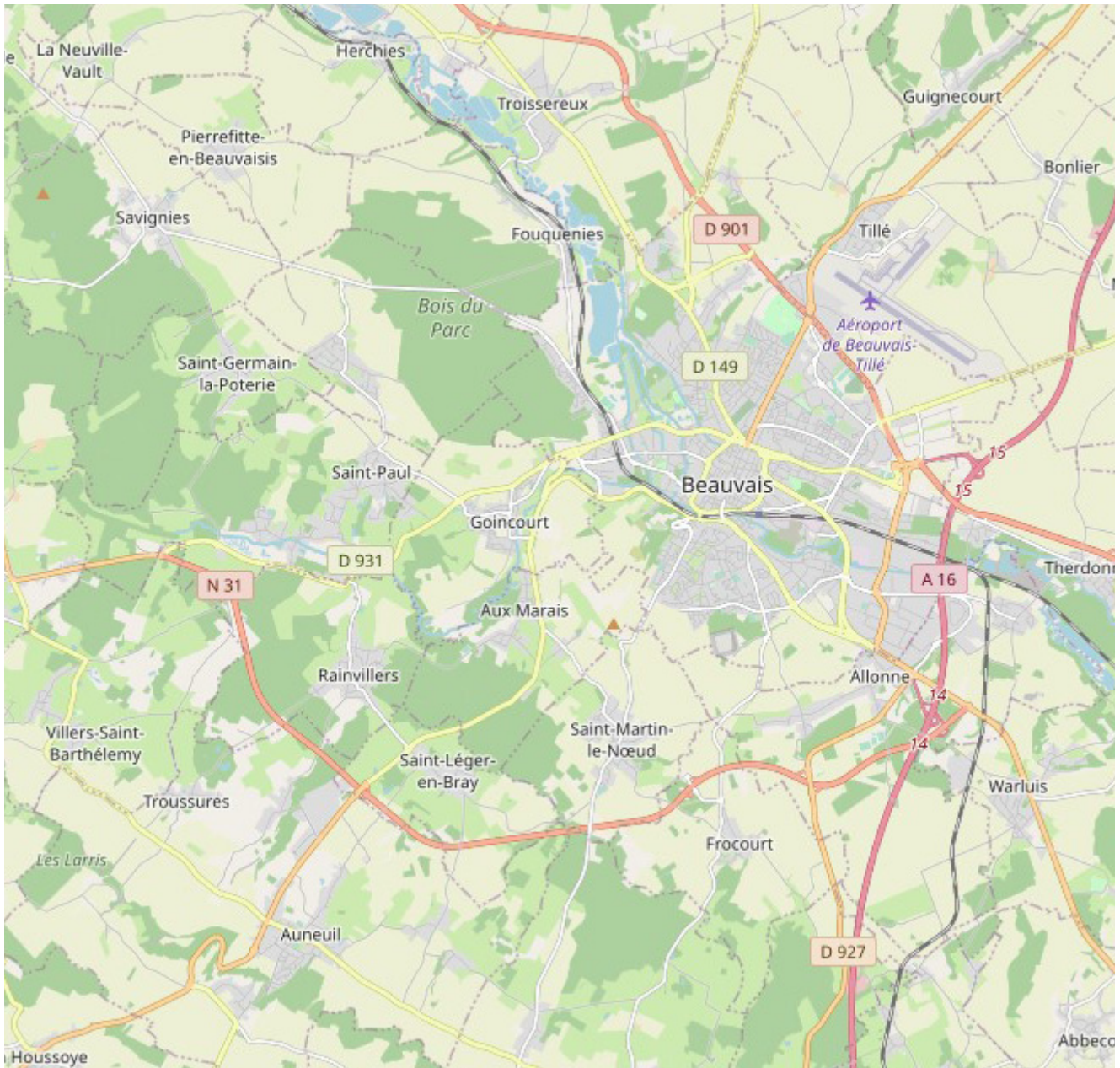
SITE ISSUES RELATING TO THE THEME

Living cities and productive cities

The town of Auneuil possesses intrinsic qualities linked with its history, its heritage and its agricultural landscapes. It is one of those small country towns located not far from big cities that is in quest of new vitality. To achieve this, it is keen to transform its industrial heritage by means of an innovative process.

The theme of this session raises the question of the urban ecosystem as a paradigm, a paradigm that elucidates milieus and takes us beyond the binary division between town and country. The spectrum of analysis needs to be opened up in order to lay the foundations and generate synergies for a lively and environmentally friendly town.

What we have here are territories with great potential, spaces that have been neglected because they have not found new uses. The qualities of the site have frozen it in time, like an involuntary museum piece in which nature has begun to establish its dominion, as untrammelled vegetation takes over sites that human



TERRITORIAL MAP
FR-AUNEUIL-C-M1

beings have abandoned.

The transformation of these wasteland landscapes by the creation of productive interfaces can activate these spaces, which await identity and purpose. These interfaces generate relations between habitat and services, farming and urban fabric, places and populations, and generate a dialogue between humans, nature and their environment. These situations are not frozen. They are part of an evolving and adaptable process that is ready for new arrivals.

Primary industrial (with ongoing activities and unused buildings), the project zone raises the question of production in a small rural town. Several companies have relocated to the outskirts, leaving only a few declining activities. The land footprints on which they stand are disconnected from the rest of the town and survive in a state of spatial autarky that produces very little urban quality. That is why their future is uncertain. The notion of production is much richer than the economic sphere alone. In order to be accepted as potential in town centres, these activities need to be part of a large-scale system in which production is simultaneously social, urban and political, a source of cohesion and interactions.

Metabolic and inclusive vitalities

“Metabolism refers to all the chemical reactions that take place within a living being and enable it to maintain life, to reproduce, to develop and to respond to the stimuli in its environment.” The system put in place must therefore be sensitive to everything around it, respectful of cycles and time. The goal is to come forward with regenerative projects that incorporate nature and biodiversity. For example, the aim should be to minimise carbon footprints while taking account of the imperatives of social equity, urban quality and sustainable development.

Inhabited develop to form ecosystems. These ecosystems are fragile and require the greatest care to enable them to adapt. Each element becomes indispensable and contributes to the network that feeds the milieu. Three themes govern this coexistence: the social, the ecological and the productive.

Changing lifestyles

The desire for a greener life and city, one that is closer to nature, has always attracted citydwellers. Drawn by the multitude of services and pastimes available in cities, obliged to live in the city for access to a job, or smitten by the beauty of historic urban centres, citydwellers – and particularly residents of the Paris region – want ways to escape, to breathe, to recover their closeness to natural spaces. The dream of the detached house with garden remains very present. However, it is a model that is open to change.

Since March 2020 and the arrival of Covid 19, moreover, this aspiration has become stronger. Living costs in the city have risen, cultural activities are non-existent,

opportunities for escape limited. Homeworking, the development of transport systems and the ease of virtual communication are three factors that raise the possibility of new ways of living between nature and culture.

Some people are able to enjoy this twofold privilege. They become urban exiles, luxury immigrants who can contribute to the writing of a new story. Auneuil's proximity to Paris makes it a potential home for urbanites in quest of a change. They can instil vitality into small country towns and help to generate these virtuous ecosystems. There are also many other potential profiles of inhabitants who need to be considered when seeking to identify additional needs and values that will bring new dynamism to the town. It is the change in lifestyles, in ways of working, producing, of finding enjoyment and education, that can bring Auneuil's heritage back to life.

THE SPECIFIC EXPECTATIONS OF THE MUNICIPALITY AND ITS PARTNERS

Rethinking the site's protected heritage

The Boulenger factory, abandoned since the 1980s, represents an exceptional legacy for the town of Auneuil. Several studies have been conducted to develop a programme for this cluster of buildings, set in an area of XX square metres. None of them really reached a conclusion. Since 2020, the entire factory has been listed or classified as a protected Historical Monument (two different classifications for the different buildings). This is a new factor affecting its conversion. The municipality is keen to activate this place and reconnect it to the rest of the territory.

Restoring vitality to the town of Auneuil

The town has many assets, linked in particular to its rural landscapes and its historical legacy. Its industrial past, based on the manufacture of bricks, tiles and ceramics, enabled it to develop by exploiting the resources of its regional location, generating buildings of high quality. The centre consists of a built fabric that dates back before 1825, and which gives it a certain charm. The town houses and mansions are made of brick and ceramics, typical of the identity of Auneuil. The vitality of the industrial era is now long gone. The population is ageing. The town is eager to attract new inhabitants by developing housing types appropriate to younger people, in order to balance the age profile and restore the diversity of the community.

Attracting new inhabitants

The goal, therefore, is to increase the population while adhering to environmental priorities. The projected average rate of population growth for 2025 is 1.5%, i.e. a total population of 3500 and an average of 25 new households a year. The housing fabric is currently dominated by detached properties. New forms of housing can be proposed: more apartments, more social housing, consonant with the built and natural environment.

The children of Auneuil's inhabitants may want to live differently from their parents, but still remain in the town. This residential trajectory can evolve with the generations and offer possibilities for new ways of living.

To prevent Auneuil becoming just a dormitory town, a programmatic mix needs to be considered. The shift in the balance between the home and work pairing is an opportunity to propose new, richer urban forms, and to add real value to the town of Auneuil.

(POSSIBLE) PROGRAMMATIC ORIENTATIONS

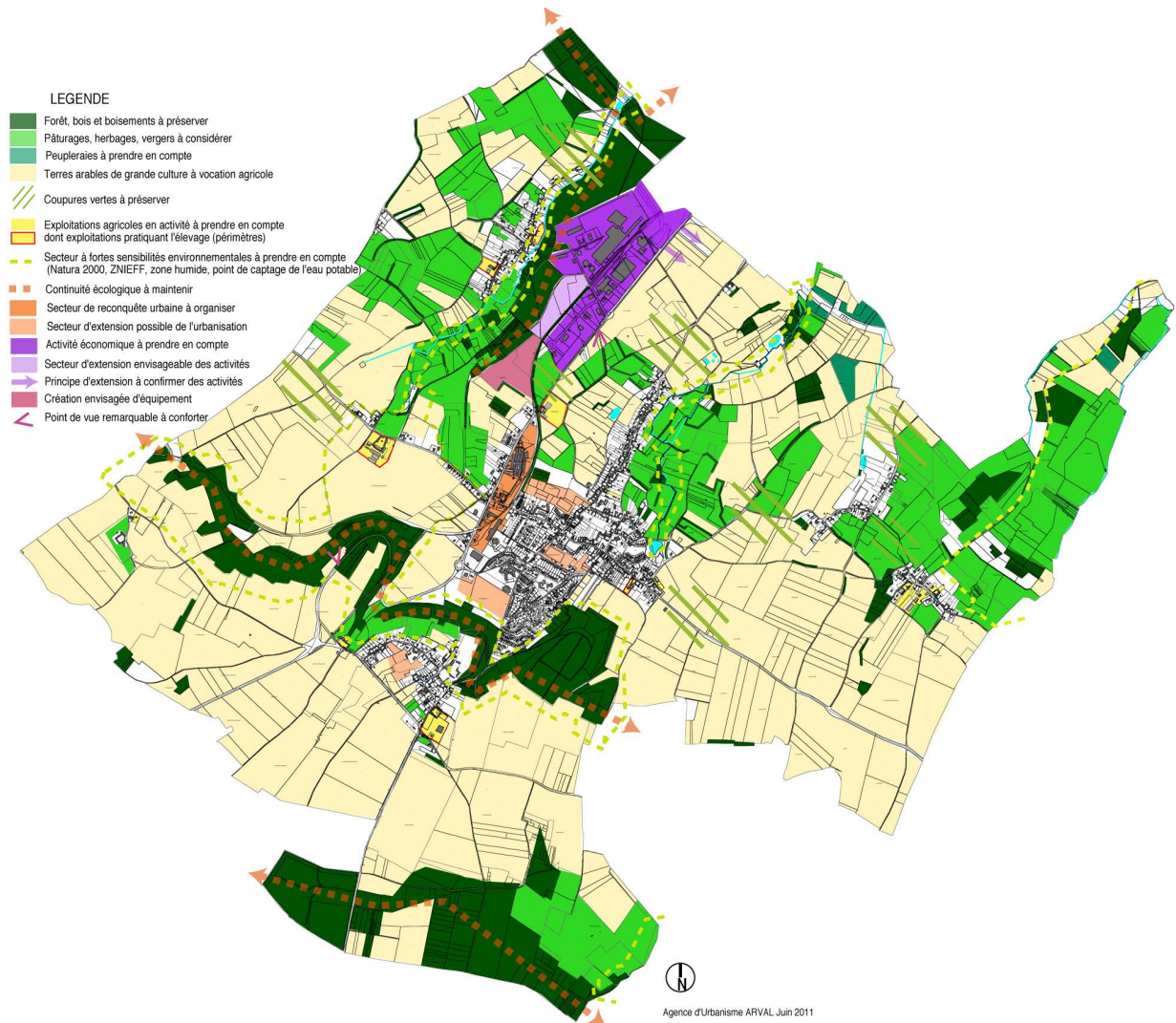
There are possibilities for several programmatic approaches, but they are not in any way fixed.

Housing would seem essential in order to attract new inhabitants. The existing models need to be rethought, with a view to identifying potential users and proposing innovative and sustainable systems.

The town's industrial past and the presence of declining activities calls for new ideas about production in the town. It can be linked with other programmes, other scales, in order to reconnect with the surrounding area and generate new urban quality. This connection can be formed through real estate and land policies that are attractive to commercial firms and small businesses, industries and human services, in proximity to residential development.

There are numerous agricultural activities in the area. The conditions for their continuance and operation could be explored to ensure that they can develop without restriction and thereby contribute to the town's revitalisation. The sensible development of local production linked with the food sector could complement existing production, with its links to the agri-food industry. Ways need to be found to give impetus to this smaller scale diversification.

In its quest for vitality, the town could also look at broadening its appeal to a larger scale, by establishing innovative models for urban programmes. This would complement the stock of housing available and attract working people. The town has many strengths that can form a basis for future developments: productive



PADD MAP OF THE WHOLE TERRITORY
FR-AUNEUIL-C-M2

activities within the town, mixed urban systems, a rich heritage to build upon. Educational programmes could generate new forms of inhabiting, for example short courses or continuous professional development.

The Trans 'Oise green trail connects Auneuil to a large scale network. Green tourism could be developed to build on this green transport mode and facilitate exploration of the region. The quality of the landscapes and the presence of an architectural legacy attract significant interest. A resumption of craft type production could raise the profile of cultural identities and attract visitors curious to learn about these skills. In this way, training courses, short stays and regional tourism could develop, generating enhanced quality of life based around new services (restaurants, events, etc.).



THE PAYS DE BRAY
FR-AUNEUIL-SS-P1



THE PAYS DE BRAY
FR-AUNEUIL-SS-P2

BACKGROUND

TERRITORY, GEOGRAPHY AND LANDSCAPE

Landscape is defined as “the formal expression of the numerous relationships existing in a given period between the individual or a society and a topographically defined territory, the appearance of which is the result of the action, over time, of natural and human factors and of a combination of both” (Council of Europe, Rec(95)9 11/09/1995).

A country of clay and livestock, Bouttonnière du Bray is essentially rural. It is characterised by an undulating topography and contrasting landscapes of woodland, bocages and farmland. These landscapes are a mix of foothills, alluvial plains and rich grassland. A key source of this diversity is the complex geology. Auneuil is located in the zone of the terraced slopes of the Bray. This area slopes gently down in terraces from the Cuesta towards the lowlands of Bray. Below, the bocages (hedged fields) and meadows are bounded by hedges or isolated trees and surround the town of Auneuil.

The communication infrastructures of the Oise follow a strong north-south orientation. A historical legacy, it is reinforced by recent developments (A1, A16 et TGV). These infrastructures bring the Oise closer to Paris and the major transport hub of Roissy-Charles de Gaulle airport. They contribute to the development of the landscape, both industrial (notably logistics) and residential, linked with the new closeness to Paris. At the same time, the proximity to Beauvais airport, which is involved in both freight and passenger traffic, encourages the establishment of these industrial zones.

The Oise is a département that is subject to constantly growing urbanisation pressure. Maintaining the qualities of Bouttonnière du Bray raises several challenges.

- The future of the mixed agricultural landscapes with their combination of woodland, pasture, cultivation and wetlands;
- The invention of urban and architectural models that are environmentally friendly and reflect the diversity of the built fabric and heritage of Bray;
- The need to emphasise the quality of the landscape structures and the opportunities for discovery of the landscapes;
- Managing the impact of the infrastructure;
- The conversion of abandoned sectors with existing transport services.



OLD POSTCARD
view on the old factories
FR-AUNEUIL-SS-AP1



THE WASH HOUSE
FR-AUNEUIL-SS-P3

ARCHITECTURAL AND URBAN HERITAGE:

Heritage is a complex notion, because it cuts across several domains. The etymology of the word relates to family assets, what is handed down by our ascendants and what we pass on in our turn. Whereas certain sites have received official recognition (listed or registered sites), there is also a great deal of living heritage that produces present value by adapting to territorial changes.

Here, the question is about industrial heritage. Industry that is still active and industry that is dormant and awaiting new life. These industries have marked the economic history of the town and region, but also the land and the landscape, as well as Auneuil society, since several generations worked in the town's factories and lived in houses that show the traces of that production (farmhouses, brick houses). Heritage buildings, including those on the study site, are detailed later in this dossier.

We can also mention other monuments present in Auneuil such as Saint-Sébastien church, located near the town hall, Chapelle Notre-Dame-de-le-Pitié or else the Lavoir.

Industrial heritage is intimately linked to geography and territories. Productive activities are the result of the transformation of these resources, creating a fragile balance that must be preserved.

THE RECENTLY CANCELLED ZAC (URBAN DEVELOPMENT ZONE) PROJECT

In 2013, the Communauté d'agglomération du Beauvaisis (Beauvaisis conurbation district) initiated a study for the creation of a ZAC over a 17 hectare area. Conducted by the Tandem+ architecture and urban design agency in consultation with the Société d'Aménagement de l'Oise, Auneuil Municipality and the Beauvaisis agglomeration, this study identified the following goals and priorities:

- To find a new function for the former factory, where the manufacture of inlaid tiles had ended more than 40 years ago;
- To preserve the built heritage listed and classified as protected Historical Monuments through the departments of the DRAC (Regional Cultural Affairs Directorate);
- To take over the abandoned land in the heart of the village and use this already partially viable potential, relying on the amenities and services already present nearby;
- To undertake the conversion of the site within the framework of a comprehensive development operation;
- To enhance the residential attractiveness of Auneuil's centre by reinforcing its urban density;
- To develop a new housing sector with reasonable density, entailing the production of some 200/300 new dwellings phased over time, in order to meet the objectives of the SCOT (area masterplan) and the PLH (local housing plan);
- To improve mobilities by allowing the creation of new distributor roads and in particular the connection to the Trans 'Oise green trail project run by the Département;
- To build upon the qualities of the existing industrial and natural heritage. (Preliminary report on the creation of the ZAC Boulenger in Auneuil)

However, several factors prevented the study going further:

- Whereas only one façade of the factory was protected as a Historical Monument at that time, the whole of the factory is now listed. This new factor disrupted the project, which included the partial demolition of the building.
- The relocation of the industrial activities in the southern area and the fact that the municipality only had partial control of the land, introduced uncertainty regarding long-term plans.
- The construction of detached housing on the bocages (typical regional agricultural land) in the eastern section proved undesirable, as it would contribute to urban sprawl and the loss of farmland.

The site proposed for the European competition is inspired by the perimeter of the ZAC, with the exception of the farmland plots. The priorities of the time need to be analysed and then rethought within the context and innovative global project.



**PATH TO THE BOULENGER
FACTORY**
FR-AUNEUIL-SS-P4



THE BOCAGES
FR-AUNEUIL-SS-P5



RUE DU MARECHAL FOCH
FR-AUNEUIL-SS-P6

A word from the mayor

Each of us feels capable of appreciating what is beautiful, either with a reading grid that is completely his or her own, or with a critical eye, forged day after day in contact with those who work to ensure that the beautiful always replaces the less beautiful. I will stop here with these digressions which, as you know, could be endless, since by the nature of their subject, they carry within them the very essence of perpetual movement.

So let's go back to our roots, which are deeply Cartesian and on which we rely to offer the inhabitants of Auneuil a living environment that makes sense and is sustainable. We must humbly acknowledge that these foundations that we claim are not of great help to us in giving meaning to all these heritage elements whose beauty cannot leave us indifferent. I would even say that our «budgetary» reflexes lead us to affirm that it is impossible, unless...

For us, the European competition is like an alignment of planets. The fireworks of imagination that it will provoke will be for us the last summit of the triptych already composed by our initial observation on the one hand, and by our financial possibilities on the other hand. It is true that this heritage, subject of the competition, corresponds to very strong elements which can disconcert those who would like to move these sandy liners. But with these walls magnified by the work of the men and women who, for 170 years, have written this history, everything is to be imagined in order to know how to live, both in the heart of these buildings and in the spaces that link them to each other

It is with emotion and impatience that we entrust today the whole «Espace Boulenger» to the envy and imagination of all the young architects who have been challenged by our project. Let yourselves go and surprise us.

Hans DEKKERS and the municipal council of Auneuil
the 5th of March 2021



**OBLIQUE VIEW WITH THE
REFLECTION SITE (IN RED) AND
THE STUDY AREA (IN YELLOW)**
FR-AUNEUIL-SS-AP2

STUDY SITE

DESCRIPTION OF THE SITE

Auneuil, a large-scale study site

The town of Auneuil extends over an area of 25km² since its merger in 2017 with the neighbouring village of Troussures. It has a population of some 3000 and is part of the Beauvaisis district, which has 96,860 inhabitants and encompasses 44 municipalities.

Auneuil is located 12 km from Beauvais and 80 km from Paris. It is part of a network of small towns that are attracting new inhabitants because they offer a desirable living environment in a dynamic employment pool.

Located at the heart of a remarkable landscape, Bouttonnière du Bray, at the foot of the southern Cuesta ridge, the town possesses fine landscape qualities and enjoys attractive distant vistas. A line of trees marks the route of the former railway track, woodland copses punctuate the bocages (fields delineated by hedges and trees), straight lines reveal the footprint of the industrial sites. Rural and agricultural milieus surround the town, forming the boundaries of the urban developments along the main axes, with no real central point. Amenities and shops are distributed haphazardly, introduced as opportunities arose and in response to new needs. The town has the necessary minimum of local shops (bakery, butcher, post office, pharmacy, hairdresser, bar/tobacconist, pizzeria, supermarket), and a few public amenities (primary school, secondary school, library, sociocultural centre, social and educational centre, sports hall, football field).

Although Auneuil lost its passenger railway in 1971 (the former Beauvais-Gisors line), the line was used until the 1980s for freight (tiles, floor slabs, etc.), until it stopped definitively in 2010. With the development of the RN 31 bypass, south of Beauvais, which was accompanied by a non-restoration of the line, the fate of this link was definitively sealed. It was decided at the highest level not to finance the essential large-scale railway footbridge that would have spanned the expressway.

The town is served by two major departmental roads. The first of these, the D981 from Gisors to Beauvais, is a north-south axis that runs along the project site without really connecting it. Indeed, the speed of the traffic and the topography (embankment, retaining structure) make access difficult. The second, the D2, called Avenue du Marechal Foch, passes through Auneuil from east to west, divides the site in two and hosts the majority of the local shops.



**BUSINESS PARK NORTH OF
AUNEUIL (RUE IRÈNE CARON)
SINIAT (ABOVE)**
FR-AUNEUIL-SS-P7
SAINT-GOBAIN (BELOW)
FR-AUNEUIL-SS-P8

A pool of industry-related jobs

The Oise, the most industrialised département in Picardy, is present in a wide variety of economic sectors. The landscapes are directly marked by the infrastructures generated by industry. In the 1950s, the Oise benefited as factories moved out of Paris and foreign companies in high value-added sectors adopted a strategy of settling in the Paris-London-Ruhr triangle. Three centres are experiencing new impetus: Beauvais (mechanical engineering, agri-food), Méru (mechanical engineering, multisector manufacturing) and Crépy-en-Valois (production of agricultural and public works equipment).

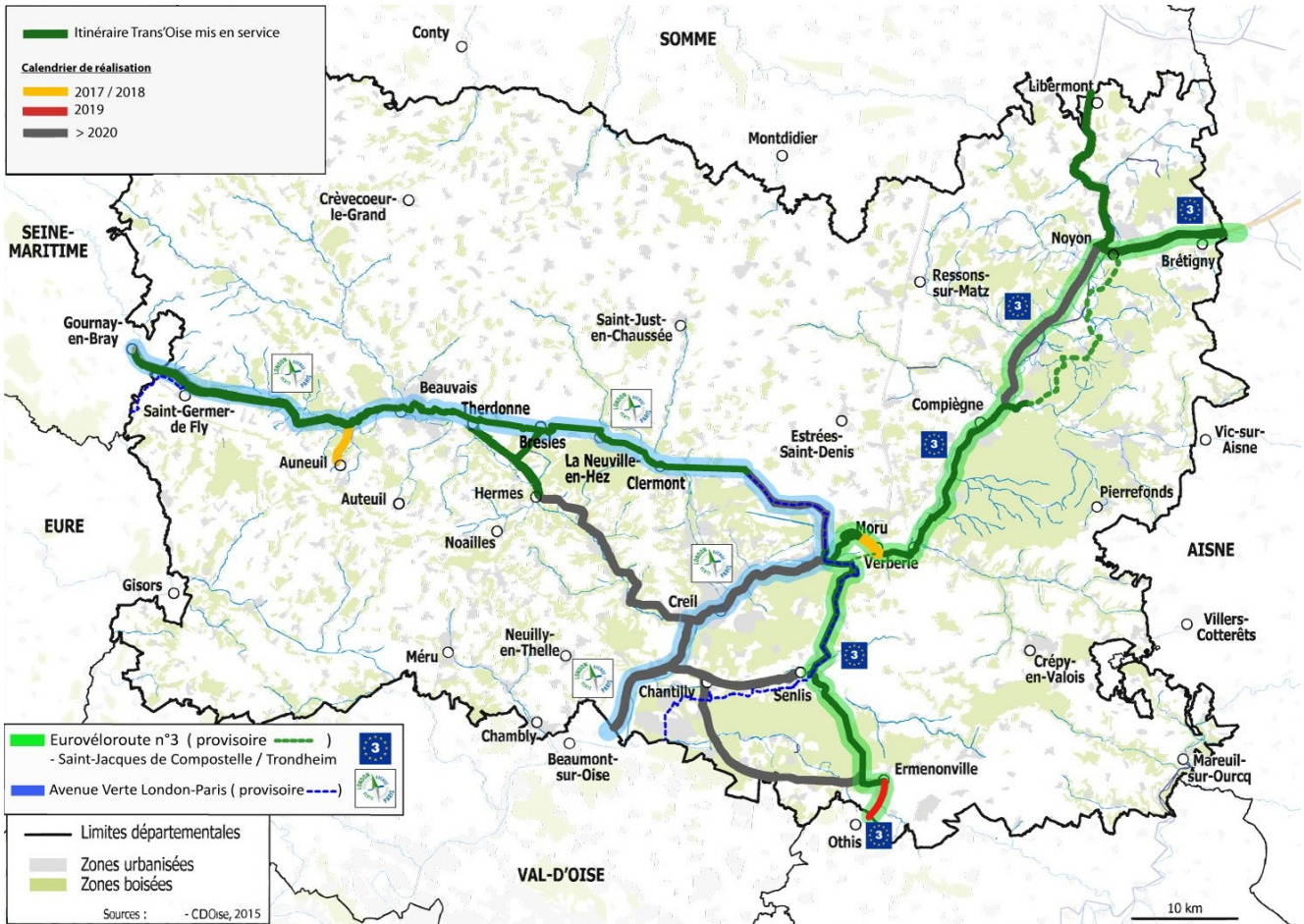
In 2001, in the Oise, 1968 industrial companies employed 45.09% of the region's salaried workforce. They are mostly present in the south-Oise employment basin, an area that has a higher population, is more economically developed and closer to the Paris region. Generally speaking, economic activity in the département is structured around the Oise Valley and Beauvais. Chemicals and plastics, metallurgy, metalworking and mechanical engineering are the flagship sectors in the département, but all industrial activities are represented. Linked with industrial activity, logistics and service platforms that first emerged in the 1960s are now proliferating. Today, these activities have received a boost from the new proximity to the Paris conurbation and major transport hubs such as Roissy-Charles de Gaulle airport.

The A1 motorway has brought activity to the relatively cheap flatlands of the de Oise Valley, less than an hour from Paris. They make the southern sector very attractive as a location for logistics firms. All these activities have marked the landscape in different ways, directly through their production infrastructures (buildings, factories, warehouses...), indirectly through the population flows and housing operations they generate: urban extensions, intermunicipal districts, housing estates in the outskirts.

Several industrial activities are located north of Auneuil less than 2 km away on the D981:

- Saint-Gobain is a French company specialising in the production, packaging and distribution of materials.
- Siniat produces dry solutions for partitions, ceilings, wall linings and external walls.
- JPG is a paper factory for office supplies.
- EvoluPharm is a pharmaceutical laboratory.
- Veranda beurrier, Transport Jacques Martin, Act vehicle inspection, Leriche industrial vehicle bodies, Lmif freight transport firm, Xpo Logistics and the waste processing plant, are present on a site covering more than 40 hectares.

These firms employ large numbers of people who commute between an industrial zone and a residential town. Systems can be established so that these people contribute to the vitality of the town. Offices, restaurants, event centres, could make links between housing and work.



ROUTE OF THE TRANS'OISE
FR-AUNEUIL-C-M₃



FORMER AUNEUIL TRAIN STATION
FR-AUNEUIL-SS-P₉



BEGINNING OF THE TRANS'OISE OVERLOOKING THE BOULANGER MUSEUM HOUSE
FR-AUNEUIL-SS-P₁₀

The Trans'Oise, a green trail running through the département

In 2006, the Oise département approved the creation of a green trail running through the département from east to west and from north to south. It covers 240 km, passing through almost 70 towns, 2 conurbation districts, 15 intermunicipal districts and the Oise - Pays-de-France regional park. The Trans 'Oise will serve the main towns in the Oise which together possess a rich historical, cultural and economic past (Beauvais, Clermont, Compiègne, Creil, Chantilly, Senlis, Compiègne, Ermenonville and Noyon).

The purpose of this new trail is to promote alternative modes of transport to the car, to revitalise the tourist sector and to form an instrument of solidarity. It is a way to see and discover the town territory. This trail largely has its own route and is restricted to non-motorised traffic, i.e. pedestrians, cyclists, etc.

In the town of Auneuil, the section of this trail follows the route of the former railway line. It runs along the northern part of the project site, standing on an embankment at the highest point of the town, offering distant views over the bocages to the east and the factory to the west. It stops in front of the Boulenger museum house.

A preponderance of detached housing

The Beauvaisis SCOT (territorial masterplan) provides for the construction of 8500 dwellings across the territory as a whole, which corresponded to 300 new dwellings in Auneuil in the initial ZAC project.

Although this project could not come to fruition, the municipality maintains the goal of developing a range of housing.

The most recent operations consist of low-density detached housing. Very few apartments or terraced houses are to be found in Auneuil.

Along the departmental road and the old railway line, there are workers' housing buildings characterised by the use of brick and tile (from the manufacturing factories) and Auneuil earthenware. A few mansions punctuate these axes, revealing the skills of the time.

At the last census, social housing accounted for 247 out of a total 1300 dwellings, i.e. 19% of the stock. There are three social housing landlords in the area: S.A HLM de l'Oise, OPAC and Clesence. These operations are distributed fairly uniformly across the town.

In order to introduce new projects, the municipality is gradually working to obtain more land. This is the case, for example, with the plots occupied by industrial activities that are in discussion with the municipality over the future of their sites.



HOUSING ESTATE (RUE DU LAC)
FR-AUNEUIL-SS-P11



**BRICK WORKERS' HOUSING
(RUE DE LA GARE)**
FR-AUNEUIL-SS-P12

An ageing population

The population of Auneuil is ageing because the number of retired people is increasing, which has led to a decline in the average number of people per household (currently around 2.47). A very large majority of the inhabitants live in houses that are their main residence. Most of the working population consists of office or manual workers.

Some facts and figures on the population and housing according to Insee:

- population in 2017: 2892
- population over the age of 45: 47.6%, under the age of 29: 34.5 %
- family composition: couples with children 47.6%, single-parent families 11.6%, childless couples 40.9%
- trends in household size: in 1968 3.7, in 2017 2.5 people

Socio-economic category

- farmers 0.4%, heads of small businesses 3.6%, senior managers and knowledge workers 6.5%, middle managers 15.7%, office workers 17.3%, manual workers 14.6%, retired people 28.9%, unemployed 13%
- proportion of main residences: 90%, second homes 2.7%, vacant dwellings 6.9%
- main residences – number of rooms: studio 4.1%, one bedroom 4.5%, two bedroom 16.3%, three-bedroom 28.2% four-bedroom or more 46.9%
- houses 84.6%, apartments 12.5%
- owner occupiers 62.6%, tenants 35.1%



**VIEW FROM THE BOULENGER
MUSEUM HOUSE**
FR-AUNEUIL-SS-P13

POSSIBLE SPECIAL RELATIONSHIP TO THE TERRITORY TO BE REVEALED

Revisiting rurality

The geographical situation of the town of Auneuil needs to be considered at several scales.

At the interdepartmental scale, its proximity to the metropolis of Paris and to Beauvais gives it special status. It forms a network with these cities that creates an equilibrium through the aggregation of their respective qualities. The emulation, diversity, cultural richness and variety of jobs available in a big city cannot be achieved in Auneuil. However, it can draw benefits from them while maintaining its rural identity.

At local scale, the town is rich in its architectural heritage and agricultural landscapes. It offers the attractions of a peaceful life, wide-open spaces, extensive biodiversity.

It is therefore these dual advantages that prompt us to re-examine rurality today. Auneuil should not be approached as an autonomous entity, but as part of a whole. Its intrinsic qualities should not be undercut in the attempt to emulate the urbanisation model of a big city, but its assets should be preserved as an essential component of its distinct identity. This is the direction of the government's drive towards "zero net artificialisation": a rural town capable of attracting new inhabitants who lack space and greenery, a town able to offer a contemporary and contextualised experience.

Reactivating heritage

The handling of existing urban fabric is an issue which has become increasingly important. The demolition and reconstruction of buildings is an important source of greenhouse gases and the regeneration of existing fabric is one way to reduce these carbon emissions.

This heritage, whether remarkable or not, is part of the history of every town. Preserving it is also a way to combat territorial homogenisation. Work to update this heritage requires particular care. The aim is not simply to turn it into museums that reflect the character of particular areas, but to adapt it to new purposes, to identified social practices, while respecting the framework of the classification of the buildings concerned.

Today, more than 20% of working age people in the Oise work in Île-de-France

STUDY AREA
FR-AUNEUIL-PS-AP1



sheds in use

Boulenger factory

director's house

beginning of the
Trans'Oise

Boulenger Museum
house

Collin-Muller factory

gas tank
reconditioning
company in the
former kiln building of
the tile factory

PROJECT SITE

DESCRIPTION OF THE SITE

The project site is a 12.7 ha area extending along the RD 981 on a north-south crescent west of Auneuil, and contains several industrial buildings, some of which possess great heritage qualities. Some have been abandoned and others are still home to declining industrial activities. There are also brownfield spaces and parts that have been abandoned and are disconnected from the town.

The Boulenger factory

The Boulenger family settled in Auneuil in the middle of the 19th century and began by constructing the ceramic tiles factory. After that, they developed a brickworks and a tileworks. The Bray area is a source of large quantities of the clay that is the raw material of such production. The business continued until the 1980s, leaving its mark on the identity of the town.

At the end of the 1980's, all the historical parts of the Boulenger industrial site were bought by the General Council of Oise. This project is strongly supported by a local association concerned with promoting ceramics in all its forms. The desire to create an eco-museum led the departmental authority to obtain from the commune of Auneuil the transfer by emphyteutic lease of the Boulenger museum, a sumptuous house donated by Achille Boulenger to the commune at the beginning of the 20th century.

Nowadays, after the failure of the project, the departmental council has ceded to the commune all the Boulenger factory land. The emphyteutic lease on the Boulenger House has ended, and the house is no longer a museum for the time being, as the collections have been placed under protection at the Musée de l'Oise.

Today, the factory is listed or registered as a Historical Monument (see map). Unused for more than 40 years, the buildings have deteriorated and nature has taken over. Vegetation is gradually swallowing the site, creating a landscape out of time. Several of the roofs have been restored in order to maintain the fabric. This factory constitutes the heart of the European project.

Four structures form the original factory:

- The dispatch warehouse located on the right-hand side of the site. This is where the inlaid tiles were loaded on wagons for transfer to the railway tracks below. The



CADASTRE OF THE FACTORY
WITH THE LISTED BUILDINGS
REGISTERED AS HISTORICAL
MONUMENTS
FR-AUNEUIL-PS-M1

façade that overlooks these tracks is particularly remarkable, covered in inlaid tiles that celebrate the distinction and prize awarded to the company in the 19th century for the quality of their manufacture.

- The operations building is the most imposing structure. It is here that the tiles were made. It is also the part of the building that is in the worst condition, with a courtyard where vegetation has spread freely.
- The exhibition building is located along Departmental Road RD981.
- The manager's house stands at the heart of the factory site. It is a small, multi-storey building of 250 m², with façades made of bricks and ceramics.

Around the factory are several hectares of derelict green spaces. They form an uncontrolled environment that isolates and disconnects the buildings from the rest of the town.

The Boulenger house

An example of the use of architectural ceramics, the “Boulenger museum-house” was the showcase for the skills of the Auneuil factory. This building, also a listed Historical Monument, was restored by the département in the 2000s, but has not so far found a role. It has an internal surface area of 330 m² and stands on an elongated plot of 4000 m².

The Collin Muller factory

Located south of Avenue du Maréchal Foch, this factory was established by Boulenger in 1872 for the manufacture of clay tiles, was then taken over by Colin-Muller and subsequently by the Société Anonyme des Tuileries de Beauvais in 1918.

In 1870, Nicolas Xavier Colin Colin set up a brickworks that he transformed into a tile factory in 1874. He went into partnership with his wife in 1880 and the factory was renamed Colin-Muller. In 1918, 3 companies merged: Leclerc-Duporc & Cie, Bouche-Leclerc & Cie at Vivier Danger (commune of Ons-en-Bray) and Collin-Muller at Auneuil & Saint Paul.

In the 1960s, part of the factory was demolished and in the 1980s it provided premises for different companies (timber and sawmill, tyre sales).

Underused today, these buildings have no particular heritage value, but contribute to Auneuil's industrial identity.

Industrial activities are still carried out on the project site. Close by, to the north of the former Boulenger factory, are sheds with packaging and carpentry production firms.

Next to the former Collin-Muller factory is a 160 metre long building occupied by a firm that re-packages gas bottles. These are stored on a 2 hectare open-air plot which is directly visible from the Boulenger museum-house. This installation



**THE BOULENGER HOUSE
MUSEUM
CLASSIFIED AS A HISTORICAL
MONUMENT
FR-AUNEUIL-PS-P1**



**THE DIRECTOR'S HOUSE
CLASSIFIED AS A HISTORICAL
MONUMENT
FR-AUNEUIL-PS-P2**

is classified as ICPE (facilities classified for environmental protection) and now causes problems associated with risks (pollution, noise, smell) and therefore with the safety and health of local people. The municipality would therefore like to see it moved, but at present has no clear vision about the future of this company and the land it occupies.

The old railway track crosses the site from north and south. The northern part carries the Trans'Oise trail, a landscaped green mobility infrastructure. This trail stops at Departmental Road 2, opposite the Boulenger museum-house and thus gives way to abandoned railway tracks in the southern part.

History of classification and registration as Historic Monuments

Key dates :

- 1982 : Permanent closure of the ceramic production activity.
- 1991 : Registration as Historic Monument of : the house called « Museum », the director's house, the shipping warehouse, the eastern facade of the operation building with its chimney.
- 1993 : After being targeted by the department to become a museum dedicated to terracotta, the operation building was renovated (roofing and carpentry) and then the whole project was abandoned and the site closed; the objects were repatriated to the Musée de l'Oise.
- 2020 : Historic monument listing of : the entire operation building, the shed along the Beauvais to Gisors road, the facades and roofs, the two chimneys, the water towers, the access driveway and the walls in place, with the exception of the building adjoining the operation warehouse to the north (see plan p.36)
- 2020 : A diagnosis was carried out by an architect of the Historic Monuments in order to save the site; he proposed security measures so that the buildings do not deteriorate, while waiting for an overall project. This work can be largely subsidised.



**VIEW FROM THE DIRECTOR'S
HOUSE TO THE FACTORY**
FR-AUNEUIL-PS-P5

The Bâtiments de France's architect (France architecture heritage supervisor), head of the UDAP of the Oise, (departmental unit of architecture and heritage of the Oise) underlines several issues :

- The factory site has a high symbolic value and should remain accessible to the public.
- Promoting a programming that allows the site to be opened to the public and highlights the memory of the production factory and the local know-how. The reopening and the reinstatement of a terracotta museum, as it was once considered, could be interesting. The MUDO (Musée de l'Oise) could participate in enriching the collections, for example through temporary exhibitions, and the reflection on the creation of a branch, an option to be studied. The connection of the site with the Trans'Oise greenway offers obvious visibility and accessibility.
- Maintaining open volumes that reflect the architectural quality of the buildings and their capacity for transformation and differentiated uses.
- Preserving and repairing existing buildings without necessarily rebuilding what has disappeared. Reveal the traces of the past. It is possible to extend spaces, to complete them with new volumes, in order to create new surfaces in a way that respects and enhances the site.
- Taking advantage of the site and its integration into the landscape, highlighting the ambiances. For all projects, the views should be privileged towards and from the Boulenger site.
- Preserving the transversal building at the north of the operation building. Former press building, it has a high ceiling and a mixed structure.
- The forecourt in the south of the operation building, next to the water tower, was used for storage and was part of the tile production process. It should remain partly a public space.
- On the southern part of the European site, the buildings (Collin Muller building, former tile factory) are transformable and mutable.
- Finally, examples are given of heritage development and revitalisation projects at the heart of prospective projects such as the Emscher Park in Germany, for example (nevertheless on a different scale).

**THE OPERATIONS BUILDING
OF THE FORMER BOULENGER
FACTORY
LISTED AS A HISTORICAL
MONUMENT**
FR-AUNEUIL-PS-P3



COLLIN-MULLER FACTORY
FR-AUNEUIL-PS-P4



EXPECTATIONS FOR PROGRAMMATIC GUIDELINES OR EXPECTATIONS FOR USAGE PROPOSALS.

Rethinking the abandoned industrial legacy

The priorities for the site are to rethink the industrial legacy (public or private) that largely occupies the project area. The buildings have very varied qualities, which need to be embellished, adapted to new purposes, to a new programme. Very close attention must be paid to these entities in order to understand their systems of construction and the tools that can be used for their conversion.

The whole of the Boulenger factory is protected as a listed or registered Historical Monument, and therefore has a particular status. It is simultaneously a powerful symbol in the town, the remnant of a remarkable era for Auneuil and a place that has been neglected for decades and is looking for renewed vitality. This intermediate state, between abandonment and museification, creates a certain indeterminacy about its future. This uncertainty offers real opportunities to demonstrate talents for invention and experimentation, to propose a new model of renovation. Current industrial technologies can replace the historical activities that occupy these spaces, an opportunity for production to resume. The programming, management and process can be rethought and adapted to the context of the former factory.

Industrial activities still underway on the site cover significant proportion of the land. They are in decline and generate little urban quality or connections with the rest of the town. Nonetheless, they produce, create jobs, and are a source of programmatic diversity. They are located in buildings and on with possibilities for transformation, for improvement, for reconnection with the town.






Departmental Road 981 runs along the project site to the west. This expressway offers very little direct access to these industrial sites, which are disconnected from the rest of the town. One of the goals is to improve access to these pieces of land. Several dead-end streets could be extended in order to create walking and cycling routes and a more developed network of links.

A new innovative and collaborative housing fabric

The old ZAC plan provided for the creation of 300 dwellings. Without necessarily adopting this goal, the desire to attract new inhabitants is real. The project site is an opportunity to reinvent new forms of housing in a rural environment.



Légende

- | | | |
|---|--|---|
|  Commune d'Auneil |  Parcelles privées (agricoles) |  périmètre de projet |
|  Département de l'Oise |  Parcelles privées (urbanisées) | PROPERTY MAP
FR-AUNEUIL-PS-M2 |



A sensitive and sustainable approach is required. It should limit encroachment on farmland and the introduction of artificial sealed surfaces, and focus on upgrading existing buildings in order to offer distinctive and innovative housing types. Urban sprawl can also be prevented through the intensification of urban life.

Inhabited spaces are places that are rich with functions and activities. Thus, increasing the range of services is a way to enhance human capacities. These new possibilities open the way to situations in which socio-economic activities are not disconnected from natural spaces. A strong correlation between built fabric and unoccupied milieus can be achieved through mutual enrichment.

New residents as a source of dynamism

These new housing typologies should be designed to meet the needs of future residents. This means considering their likely profile: Parisians looking for nature, local people looking for community life, workers from Beauvais, families, young working people, retired people? The type of occupancy should also be considered: first-time buyers, tenants, joint ownership, social housing, subsidised housing, short-term occupancy, tourist accommodation, student accommodation? Models can be reinvented: detached housing, apartment housing, participatory rehousing?

This quest for vitality must draw both on the existing demographic structure and on these new arrivals, people who need to be offered something extra, high added value leading to new forms of rurality and new adaptations of legacy structures. The project must be not only economically viable, but also socially, environmentally and politically workable.

Rethinking the project process

The scale of the site and the diversity of conditions demand an approach based on a process that is both temporal and contextual. This situated process is far from linear. It needs to be flexible and changeable, able to adapt to people, to milieus, to buildings, to time, and able to generate developments that can evolve.

The teams will need to consider “how we do things?” by finding the osmosis between radical transformation and flexible tolerance. Finding the right intervention calls for close consideration of the existing situation. This project needs to be a model in terms of both method and practice.

The development of project mechanisms associated with the European approach is an opportunity to break with traditional patterns of urban production and to explore architectural quality in a rural environment. It would seem important to exploit both human and nonhuman resources, to establish a network of partners (public and private) while paying particular attention to the link between natural and urban components. The distinctiveness and potential of the Auneuil site also offer an opportunity for the candidates to devise exemplary models that combine urban quality, ecological responsibility and social well-being.

LIST OF DOCUMENTS FOR DOWNLOAD

AGGLOMERATION - TERRITORIAL SCALE

FR-AUNEUIL-C-M1	jpg	territorial map
FR-AUNEUIL-C-M2	pdf	PADD map for the whole territory
FR-AUNEUIL-C-M3	pdf	Trans'Oise map

STUDY SITE - URBAN SCALE

FR-AUNEUIL-SS-AP1	jpg	old postcard
FR-AUNEUIL-SS-AP2	pdf	oblique view with reflection and project sites
FR-AUNEUIL-SS-P1	jpg	photo pays de Bray
FR-AUNEUIL-SS-P2	jpg	photo pays de Bray
FR-AUNEUIL-SS-P3	jpg	photo of the wash house
FR-AUNEUIL-SS-P4	jpg	photo to the Boulenger factory
FR-AUNEUIL-SS-P5	jpg	photo of the bocages
FR-AUNEUIL-SS-P6	jpg	rue du Marechal Foch
FR-AUNEUIL-SS-P7	jpg	business park in the north
FR-AUNEUIL-SS-P8	jpg	business park in the north
FR-AUNEUIL-SS-P9	jpg	photo Auneuil's former train station
FR-AUNEUIL-SS-P10	jpg	photo Trans'Oise
FR-AUNEUIL-SS-P11	jpg	photo housing estate
FR-AUNEUIL-SS-P12	jpg	photo workers' housing
FR-AUNEUIL-SS-P13	jpg	photo from the Boulenger Museum house
FR-AUNEUIL-SS-P14>P23	jpg	photos
FR-AUNEUIL-SS-P24	pdf	photos location map

PROJECT SITE - ARCHITECTURAL SCALE

FR-AUNEUIL-PS-AP1	jpg	study area
FR-AUNEUIL-PS-AP2	png	aerial view of the Boulenger factory
FR-AUNEUIL-PS-AP3	pdf	aerial view of the factory (1987)
FR-AUNEUIL-PS-P1	jpg	photo house Boulenger Museum
FR-AUNEUIL-PS-P2	jpg	photo of the director's house
FR-AUNEUIL-PS-P5	jpg	photo from the director's house
FR-AUNEUIL-PS-P3	jpg	the operations building
FR-AUNEUIL-PS-P4	jpg	the Collin Muller factory
FR-AUNEUIL-PS-P5>16	jpg	photos
FR-AUNEUIL-PS-P17	pdf	photos location map
FR-AUNEUIL-PS-M1	pdf	cadastre classified site Boulenger factory
FR-AUNEUIL-PS-M2	png	property map
FR-AUNEUIL-PS-M3	pdf,dwg	cadastre project site
FR-AUNEUIL-PS-M4	dwg	topography
FR-AUNEUIL-PS-M5	pdf,dwg	cross-sections factory plans
FR-AUNEUIL-PS-M6	pdf	cross-sectional plans of the Boulenger Museum house
FR-AUNEUIL-PS-M7	pdf	plans of the Boulenger Museum house
FR-AUNEUIL-PS-M8	pdf	plans of the director's house
FR-AUNEUIL-PS-M9	pdf	plans of the factory
FR-AUNEUIL-PS-M10	DWG	cross-sectional plans of the factory
FR-AUNEUIL-PS-M11	pdf	plans of the factory in 1908, 1938 and 1968

TEXTS

FR-AUNEUIL-T1	pdf	history of the Boulenger brothers
FR-AUNEUIL-T2	pdf	project description og the museum of ceramics 1993
FR-AUNEUIL-T3	pdf	inventory of the factory by the architect of the Historical Monuments

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