

E U R O P
P A N



E18 - Re-sourcer

RIEZ

RESOURCING THE "MULTIPLE HERITAGE"

site brief

100m



FOREWORD

“What we need to do today is to demonstrate cultural creativity I believe in the poetic state. It is about developing a way of living that is so sensitive, attentive, contemplative and compassionate that we amplify our range of perception and maintain an awareness of everything that is around us.” P. Chamoiseau

The eighteenth edition of the European competition in France opens with the wonderful theme of ‘re-sourcing’.

Having explored themes of the adaptable city, the productive city and the living city, this theme marks a pause for breath. It invites us to consider what has been amassed, what is there to provide for places, for lives, and to repair more efficiently rather than demolishing.

‘Re-sourcing’, a theme that examines existing resources – material and non-material – in order to manage and develop them with respect and sensitivity.

These resources are very diverse in nature, specific to each area.

They form a powerful ecosystem that once formed a system that is now often forgotten; over the last century it has been dislocated, unravelled. The care given to exchange and to links woven between human and non-human life has evaporated, giving way to juxtapositions of fragmented territories. These isolated territories of landscape and habitat are just waiting to be set back into motion to meet the world of tomorrow. There is an urgent need to act, and to act together in a spirit of open dialogue.

All the sites in this 18th edition demonstrate the complexity of a world that is out of breath but that has vast potential for life. A momentum is already gathering; the power of water is evident. Human and non-human life is active, it doesn’t wait, and indeed is already sketching out new approaches and responses.

All the sites, from the most urban and developed (Greater Nancy, Caen, Clermont-Ferrand, Riez, Miramas, Brignoles, Blagnac, Romainville, Nailloux) to the most natural and derelict (the Nive valley, Mayotte, Fumel, Mantes-la-Jolie, Jullouville), contain a legacy to be brought back into the light, waiting to bring their hopes and inner strength to life by means of experimental projects for a promising future.

Residents of these territories of today and tomorrow, European teams – made up of architects, urban designers, landscape designers, anthropologists, philosophers, ecologists or any other thinkers relevant to the project – will embrace these places to define new narratives, new ways of interacting where, with the aim of re-sourcing, life resounds as a constant force.

EUROPAN FRANCE

Note: A book of contributions associated with the theme can be downloaded [here](#).

RE-SOURCER
REPARER
REIMAGINER
REAGIR
REVITALISER
RECYCLER
RESSOURCER

THE THEME : RE-SOURCING

The fragility of the Earth's ecosystem and social crises lead to the imagination of alternative practices to harmful extraction of resources, overconsumption and pollution of living milieus.

Regenerating projects embracing nature and culture are to be thought and implemented. It is about weaving synergies between biogeophysical data with socio-spatial justice and health ones.

Three main directions for designing forms of resilience and resourcing of inhabited milieus make possible to reactivate other forms of dynamics and narratives around the ecologies of living and caring.

1 Re-sourcing in terms of Natural elements / Risks

The natural and vital elements of water, air, earth and fire are today linked to risks and disasters which affect places, and the entire ecosystem of milieus from the moment that are triggered cataclysms, resulting from deleterious developments.

In order to enable a new alliance with inhabited milieus, it is time to rethink these vital elements, by finding logics of adaptation with the built environment, and by combining them together in projects.

2 Re-sourcing in terms of ways of life and of Inclusivity

The reconsideration of living conditions also requires sustained attention to changes in lifestyles in a hyper-connected digital world. Arrangements capable of simultaneously preserving intimacy, commonality and solidarity are at stake, correlated with bioclimatic and permacultural strategies in which humans and non-humans can cooperate.

3 Re-sourcing in terms of materiality

The already built now constituting a phenomenal source of materials, it is important to design devices for transforming existing buildings driven by the strategy of the 3 R's (Reduce, Reuse, Recycle): Reduce new construction. Reuse in the sense of reusing already constructed spaces and materials. Recycle by using bio-geo sourced materials (earth, stone, fiber), anticipating deconstruction and becoming local again (mobilizing know-how and materials present on the sites). This is to promote the preservation of natural resources.

Recommendations for searching sites

The selection of sites will be based on their potential to find these three types of resources – “natural elements, uses, materiality”.

Each site will be presented at two scales:

- The territorial scale known as the “reflection site” (red limit) which will reveal the geographical and ecological elements (topography, geology, natural elements, etc.), the logic of mobility and large-scale lifestyles and which impact the project site today and, potentially, in the future.
- The proximity scale, known as the “project site” (yellow limit), where the existing situation (physical space, nature, lifestyles) and the city’s intentions for its development in the future will be presented in a clear and precise manner.

The complete site folder must both remain compact but provide elements of information with links to maps (geography) allowing to understand natural dynamics (water, land, sea, etc.), and to studies on ways of life allowing to understand current social dynamics and those desired in the future.

The brief must, based on the characteristics of the site, express the intentions of the site representatives at different scales and clearly formulate the questions they wish to ask the competitors regarding the future of their contexts. Some interesting briefs from previous sessions are made available.

Questions for competitors

The challenge for competitors, in their project-processes, will be to converge the three types of resources because it is their intersection which will generate a promising spectrum of resilient projects in the face of the scarcity of resources and the vulnerability of sites.

The questions asked are:

- What are the new ways of designing to adapt to climate change: rising water levels, air pollution, drought, etc.?
- How to introduce into projects the regeneration and sanitation of soils making them more porous and alive, increasing the biodiversity of built spaces, in order to make them more livable?
- How can we imagine new dynamic and productive use scenarios to revitalize communities of humans and non-humans?
- How can we invent a new materiality that can result from bio-materials originating mainly from local resources and falling within the logic of a circular economy?
- How can we hybridize in teams the different skills necessary for these projects which combine the consideration of natural elements, new lifestyles and the use of bio-materials?
- which scales should be crossed to make the proposed answers relevant? Can a project on a proximity site be combined with reflection on the larger scale of the territory? Should an urban project also be available on a proximity scale to illustrate its impact?

INFORMATIONS GÉNÉRALES

SITE REPRESENTATIVE(S): THE TOWN OF RIEZ

INVOLVED ACTOR(S): DIRECTION DEPARTEMENTALE DES ALPES DE HAUTE-PROVENCE, DRAC PACA, UNITE DEPARTEMENTALE DE L'ARCHITECTURE ET DU PATRIMOINE, REGION SUD, DEPARTEMENT DES ALPES DE HAUTE-PROVENCE, PNR DU VERDON, FONDATION DU PATRIMOINE PACA, VILLAGES ET CITES DE CARACTERE DU DEPARTEMENT DES ALPES DE HAUTE-PROVENCE, CONSEIL MUNICIPAL DES JEUNES DE RIEZ.

TEAM COMPOSITION: ARCHITECT MANDATORY

DESIRED COMPETENCES FOR THE SITE'S CHALLENGES AND CHARACTERISTICS: ARCHITECT, URBAN PLANNER, LANDSCAPE PLANNER, GEOGRAPHER, ECOLOGY AND HERITAGE

COMMUNICATIONS : VALIDATION OF THE PROJECTS AFTER THE COMPETITION

JURY – 1ST ASSESSMENT: WITH THE SITE REPRESENTATIVES' PARTICIPATION

PRIZE – SÉLECTION DES PRIX : THE PRIZES WILL BE ALLOCATED BY THE JURY INDEPENDENTLY OF THE SITES: WINNER (12,000) / FINALIST (6,000) / HIGHLY COMMENDED (NO PRIZE)

POST-COMPETITION INTERMEDIATE PROCESS : MEETING OF TOWNS & TEAMS ORGANISED BY THE EUROPEAN FRANCE SECRETARIAT IN PARIS IN EARLY 2026 – ON-SITE MEETING OF TOWNS & TEAMS ORGANISED BY THE GROUPS AND THEIR PARTNERS FROM JANUARY 2026 – ASSISTANCE AND ADVICE FROM EUROPEAN FRANCE TO THE GROUPS AND THEIR PARTNERS FOR THE IMPLEMENTATION OF THE COMPETITION'S OUTCOME MEASURES

1.10 PROJECT ALLOCATED TO THE SELECTED TEAM(S) FOR IMPLEMENTATION: OPPORTUNITY AND FEASIBILITY STUDIES, GUIDING PLAN, PROJECT AND LANDSCAPE MANAGEMENT, ARCHITECTURAL PROJECT MANAGEMENT, SIGNAGE STUDY



OVERVIEW OF RIEZ
FR-RIEZ-C-AP1



OVERVIEW OF RIEZ
FR-RIEZ-C-AP2

THE SITE AND THE EXPECTATIONS FROM THE COMPETITION

PRESENTATION OF THE EUROPEAN SITE

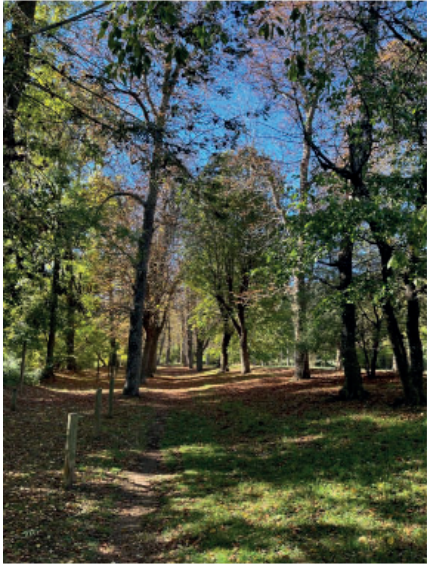
A SMALL TOWN LOCATED WHERE THE ALPS, PROVENCE, THE MEDITERRANEAN AND THE RHONE VALLEY MEET

Riez is a small town (1,683 inhab.) in the south of the Alpes-de-Haute-Provence departement, in the foothills of the Valensole plateau and at the heart of the Verdon regional nature park. Since the 1st January 2013, the commune has been part of the urban community Agglomération Durance Luberon Verdon, which is made up of 25 communes. Its location at a regional level places it at a crossroad between four areas: the Alps, around Gap; Provence, with the poles of Aix and Marseilles; the Mediterranean region with Toulon and Nice, and the Rhone Valley around Avignon. Riez is therefore positioned in a strategic area and is an intermediary, breathing land on the edge of urban and city zones. As the main town of a canton, Riez is also a central town centre for many of the villages of the Colostre valley and beyond, as its vibrant hub radiates towards 11 communes (1), i.e. about 6,000 inhabitants.

A REMARKABLE ARCHITECTURAL AND NATURAL HERITAGE

Riez is a most antique village in the Alpes du Sud region. The town boast an exceptional historical heritage with remarkable buildings that date from the 4th to the 20th centuries. It once was an important Roman city, as evidenced today by a rich antiquity heritage: the 5th-century paleochristian complex, including the baptistery (one of the rare paleochristian buildings in Provence), the remains of Notre-Dame de la Sède cathedral, the site of the Roman columns, etc. Thanks to this rich Gallo-Roman past, Riez has several listed historical monuments. The old centre, surrounded by 14th-century ramparts, has two gates, Porte Sanson and Porte Aiguère, as well as a corner tower (the Clock Tower). It contains very beautiful listed homes, namely the Mazan mansion and its 16th-century stairway,

¹ Allemagne en Provence, Quinson, Saint-Laurent du Verdon, Sainte-Croix du Verdon, Roumoules, Puimoisson, Saint-Jurs, Moustiers sainte-Marie, La Palud sur Verdon, Montagnac-Montpezat, Brunet et Bras d'Asse.



THE AUVESTRE-COLOSTRE CONFLUENCE, THE SAINT-MAXIME PLATEAU, GENTLE CONNECTIONS
FR-RIEZ-SS-P1



THE PALEOCHRISTIAN REMAINS, THE EXTERIOR AND INTERIOR OF THE BAPTISTERY, THE ROMAN COLUMNS, THE SANSON GATE, THE NOTRE-DAME DE L'ASSOMPTION CATHEDRAL, THE AIGUIÈRE GATE, THE CLOCK TOWER, THE RAMPARTS, THE COLUMN FOUNTAIN
FR-RIEZ-SS-P2

currently under restoration. Noteworthy moulded gypsum works decorate the interior of the former wealthy Renaissance owners' old mansions. Other heritage features include the Saint-Maxime plateau and its chapel, which offers a place of quietude, with a superb view over the town and its broad landscape; the Riez fountains and wash house, reminiscent of the old days and washerwomen; the town hall in the old bishop's palace; and the Notre-Dame de l'Assomption church, home to many quality paintings, 16th-century walnut choir-stalls and pulpit, and a beautiful organ listed as a historical monument. From the antiquity to the Middle Ages, the town has been designated as a "Village / City of Character" (2). While these heritage features demand costly restorations, they are also formidable assets in terms of tourism development.

The commune is surrounded by a unique natural setting, at 650m altitude in the heart of the Provence landscapes and the Verdon regional nature park. It is set in a remarkable natural environment, located near the Verdon gorges and Sainte-Croix lake, two exceptional natural sites that attract a great number of tourists each year, in the summer in particular. The commune spreads over a 40km² (15.44 sq miles) area and is watered by two small rivers, the Colostre and the Auvestre.

Riez is located in the heart of the sites of Natura 2000 on the Valensole plateau and retains a very rural character. These various characteristics explain why the Agglomération Durance Luberon Verdon has signed many contracts in favour of the preservation of the land's resources and environmental transitions (3).

A PRESERVED AND VIBRANT COMMUNE

Riez is a very well preserved commune that has spread very little. It has successfully maintained its main activities (young farmers, associations, organ festivals and transhumance) and its retail businesses (well known market) despite a population that has grown but little (its population has been relatively stable in recent years but is ageing). The commune has a good ratio of retailers and services, and exudes the image of a vibrant town centre with, namely:

- a comprehensive and varied retail offering with all daily shops (baker, butcher, newsagent, chemist...), as well as "niche" shops;
- many cafés and restaurants, with a growing quality offering;
- many administration and other services (4) ;
- An active association community with some forty associations in all areas (sports, culture, leisure...) and for all demographics.

² Les "villages et cités de caractère" (quaint villages and cities) are a designation granted by the Alpes de Haute-Provence département. The aim is to create a network of communes offering a remarkable architectural and landscape heritage in order to develop tourism. 15 communes in this département have been granted this designation; they are committed to highlight their respective resources by following the criteria of a charter established by the CDT.

³ Regional climate air energy plan (PCAET) update; signature of a regional contract for the region's balance 2019-21 (CRET); signature of a département contract for land solidarity 2021-23 (CDST); signature of a contract for rurality, updating and environmental transition 2021-23 (CRRTE); signature of a contract "Nos territoires d'abord 2023-28" (Our Lands First 2023-28) with the SUD-PACA Region.



THE GRAND RUE BLOCKS OF FLATS
FR-RIEZ-PS-P1

Riez's relative proximity to the Aix-Marseilles population zone makes it a distinct rural resort area (many of the visitors comes from surrounding departements). Further important and attractive features of the village include the leisure, walking and nautical activities thanks to the nearby lakes on the Verdon, the picturesque lavender agriculture, apiculture, trufficulture, olive oil...

A DECAYING HOUSING ESTATE AND A LOSS IN ATTRACTIVENESS OF THE TOWN CENTRE

In spite of its vibrant activity and the presence of a 1396-accommodations estate (5) , housing in the old centre tends to be ignored to the benefit of small detached houses with a garden on the periphery. The housing in the town-centre has decayed, with empty plots, dilapidated or empty buildings, or accommodations rented out in the summer only.

Although a restoration of squalid homes (RHI) is currently being carried out on Rue du Marché (6) and planned for the Grand Rue site, the town is concerned about the loss of attractiveness of its town centre and the closure of some shops and services. The regular users of the town centre have a mixed image of the town. A Shop'in study, financed by the Banque des Territoires as part of the Petites Villes de Demain (small towns of tomorrow) programme, has found that the retail offering is not always deemed to be very good, and catering is over-represented. Rue du Marché, Riez's historical high street, is gradually becoming less vibrant with many empty shop units.

A LACK OF URBAN PLANNING

The town does not have a local urban plan, the Règlement National d'Urbanisme (urbanism national regulations) being applicable by default. However, we must stress that the wealth of its heritage means that the whole of the urban area is subject to the say of the regional directorate for cultural affairs and the departmental architecture and heritage unit. Furthermore, Riez's latest sustainable planning and development project (PADD), drawn up during 2022, is in line with the objectives defined by the SCOT and the Plan Local de l'Habitat (Local Housing Plan) defined by DLVAgglo.

The town's heritage and landscape wealth means that a substantial part of its territory is located near historical monuments, listed and registered sites, and therefore subject to the views of the Architect of the Buildings of France.

⁴ Schools from nursery to secondary school, a small local hospital, a police station, a rescue-and-fire station, a care home, etc.

⁵ The housing estate has just under 900 main homes, 400 second homes and a hundred or so empty homes.

⁶ The current RHI, which will take 5 years in all, is aiming for 14 homes.



EMPTY SHOPS
FR-RIEZ-SS-P3

AN OPERATIONAL PROJECT TO REVITALISE THE AREA HAS BEEN VALIDATED AND IS NOW UNDERWAY.

Namely, in 2021 the commune joined the “Petites villes de demain” (small towns of tomorrow) programme, to gain support as part of an ambitious national programme to restore and enliven its old centre.

The Riez area revitalisation operation has defined four key project directions:

1. revitalising the old centre;
2. restoring the historical heritage and creating a historical trail;
3. creating and refurbishing public facilities;
4. designing natural spaces and protecting biodiversity.

The town has already started works to refurbish the town centre; these works are described below in the studies section.

2.2 THE EXPECTATIONS FROM THE IDEAS COMPETITION

A REVITALISATION STRATEGY BASED ON THE TOWN'S ARCHITECTURAL HERITAGE

The town of Riez has launched a discussion on how to promote its heritage (architectural, urban, historical and natural) and build cross-pathways. The creation and enhancement of these heritage trails should make the town more attractive and strengthen its role as a town centre.

The aim is also to diversify the tourist offering by promoting the town's natural and historical heritage, via a path connecting the confluence of the two rivers to the historical centre and the plateau of Saint-Maxime Hill, and linking the various sites and monuments in the town with appropriate signposting.

With this in mind, pedestrian walkways could be used to link various sites: the baptistery, the paleochristian complex, the columns, the cathedral, the Sanson fountain and wash house, the Sanson gate, the ramparts, the Mazan mansion, the Colonne fountain, the Saint-Maxime chapel, etc.

centre of Riez is one of the municipality's priorities. According to Mayor Christophe Bianchi, the challenge for tomorrow is “to revive the heart of the town by creating more connections and variety”.

- How can the old town become an attractive place to live again, when a house with a garden remains the preferred home model?
- How can new types of housing be prioritised, new ways of living be developed and inter-generational interaction be fostered?
- How can preserving the architectural heritage be balanced with integrating



OVERVIEW OF RIEZ SEEN FROM LA CHAPELLE SAINT-MAXIME
FR-RIEZ-C-AP3

new types of housing?

- How can the particularities of the medieval centre typologies (narrow streets, courtyards, densely built areas...) be integrated into the creation of a contemporary town?
- How can the built heritage and wastelands become vibrant, used and attractive again for housing, cultural and touristic activities, retail and services? How can these spaces be transformed by offering new ways of living and using the town? How can a dialogue be established between built heritage and green development?
- How can the town-centre be regenerated based on, and enhancing, the natural resources (broadly speaking) and heritage of a territory? In a region where water is a precious resource, how can it be valued on this sloping site? How can it be integrated into a heritage trail, and associated to newly created green spaces?



JUIVERIE PLOT, GRAND RUE
FR-RIEZ-PS-P2

THE SITE'S CHALLENGES IN RELATION TO THE THEME OF "RE-SOURCING"

The Riez's regional project is organised around the following key focus areas: revitalising the old town centre, restoring the historical heritage complemented by a tourist trail, renovating public facilities, enhancing natural areas and protecting biodiversity. These focus areas follow the ambitions and values of the EUROPAN 18 competition "resourcing" theme.

Four factors can therefore be identified in relation to the land and the EUROPAN 18 theme.

REINVENTING THE RELATIONSHIPS BETWEEN THE TOWN AND NATURE, THE BUILT AND NATURAL ELEMENTS, THE ARCHITECTURAL AND NATURAL HERITAGE

One of the challenges of the site is that of preserving and enhancing the land's resources, the heritage quality, its environment and its landscapes that make the identity and attractiveness of Riez. But more than a conservation and enhancement objective, the EUROPAN teams will focus on reinventing the links between town and nature, and how to articulate the human and natural heritage, in order to develop architectures and infrastructures that will support urban biodiversity, natural ecosystem regeneration and human and non-human cooperation.

REVITALISING SMALL TOWNS AND AREAS OF LOW DENSITY

Another factor will involve changing the outlook on small towns and present them not from the perspective of their difficulties (loss of attractiveness, socio-economic and/or cultural crisis) but from that of their assets. Or at least as having potential for development, which, once identified and shared by local actors, could then become tomorrow's resources to nurture (such as the free spaces and/or wastelands).



JUIVERIE PLOT, GRAND RUE
FR-RIEZ-PS-P2

Whereas these areas are often perceived as vulnerable, the idea is to highlight other, equally significant dynamics of creativity, solidarity and invention of alternative solutions to boost socio-economic performance and new ways of inhabiting a place. The main purpose is to inject a fresh desire to live in the old centre of Riez by working on the housing facilities, the heritage and public spaces.

Projects by Simon Teyssou, who won the Grand Prix de l'Urbanisme 2023 organised by the Ministry of Ecological Transition and Territorial Cohesion, may be mentioned as an inspiring illustration. The urban planner and architect repairs villages in Cantal with an aim to create a balance between space and public facilities, using local materials wherever possible. Simon Teyssou and the Atelier du Rouget teams pay particular attention to the origin of the materials. Local stones and upcycling always have priority.

RETHINKING THE WAYS OF LIVING AND INHABITING

Acting on Riez's heritage elements involves understanding the evolution of how we live and inhabit a place. Starting with the various family set-ups, including stepfamilies or single-parent families, as well the presence of young people living with their parents later in life. These changes in these ways of "being at home" were accelerated by the COVID19 pandemic and the multiplication of activities carried out in our homes: working from home; gardening; children education; leisure, culture and visual exchange spaces, etc. The Observatoire de l'habitat national surveys have revealed an increasing desire among the French population to act on the great ecological and societal challenges by adopting greener behaviours in their home (recycling, composting, renewable energies, sustainable materials, insulation, etc..) and living closer to nature.

The environmental, social and economic challenges of our times demand that we make better use of existing buildings: adapting, transforming, sharing, hybridising existing places for new purposes, increasing the density; making better use of the grounds already artificialised; and bringing wastelands back to life by using the forgotten surfaces and maximising their use.

REINVENTING THE HERITAGE AND KNOW-HOW

The existing buildings represent a mine of materials that must now be taken into account. The aim is to create ways of transforming the existing buildings according to the "3 Rs strategy": recycle, reduce new constructions, reuse – i.e. reusing both the spaces already build and the materials. In this context, the mixed-use developments combining housing, shops and public facilities are now the preferred option. This aspect particularly resonates with the context of Riez and the existence of an architectural heritage that needs to be redeveloped/reinvented. But the local construction industry should also be taken into account: natural wool insulation, historical moulded gypsum making, the timber industry and, more broadly, the mobilisation of local know-how and materials.



SKYVIEW WITH BIG PERIMETER STUDY AND RESTRICTED PERIMETER STUDY
FR-RIEZ-C-AP4

STUDY SITE

The study site comprises the whole village and the town's main natural spaces, i.e. the Saint-Maxime hill plateau (the olive-tree trail and the Saint-Maxime chapel), the confluence of Auvestre and Colostre (Column park, the baptistery and the paleochristian remains) up to the disused old grain silo (ACR heritage designation) built at the entry of the town coming from Sainte-Croix.

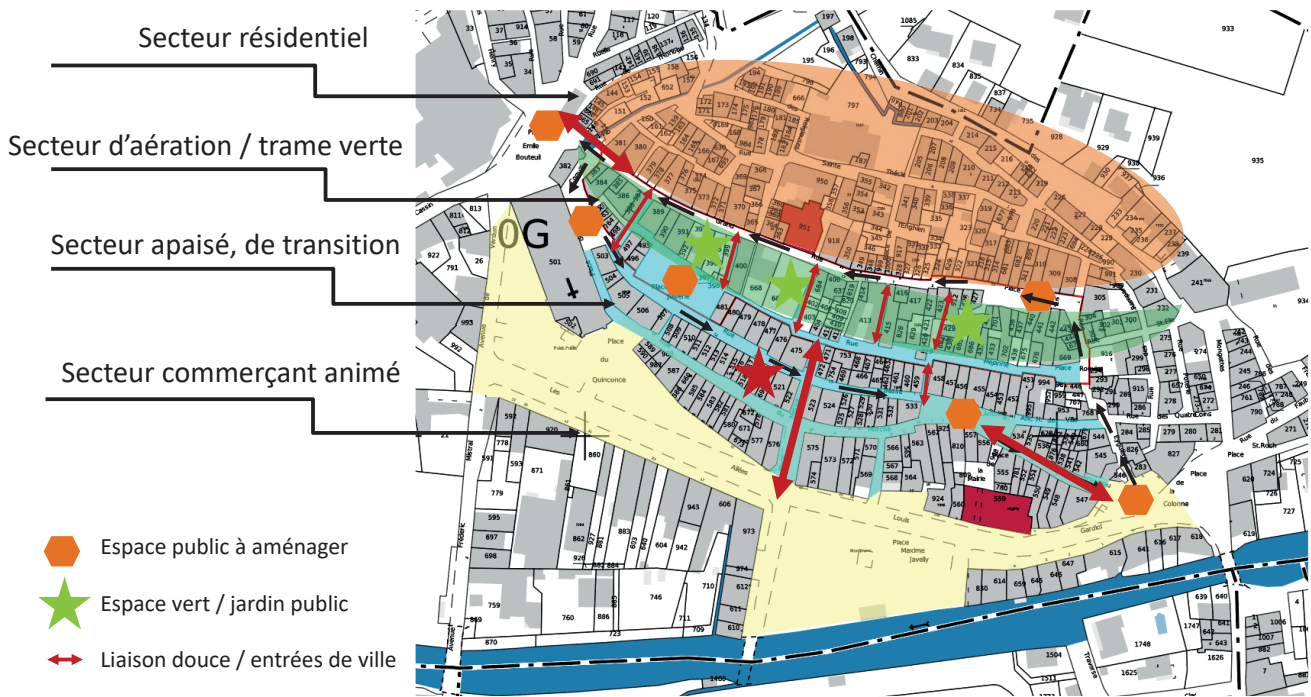
The candidates will need to link the riches of the land with the pragmatic needs of a town that seeks to reverse the deserting of its town-centre. This perimeter gives the opportunity to question the town's current urban design and to connect its historical town centre to the landscapes and heritage features of the territory more broadly

In relation to the study site, the candidates must present their visions for a route both through and within the town, while taking into account the integration of the town's various heritage features. An in-depth reflection focused on a harmonious integration of these various elements is expected. Each proposal should illustrate how these modalities can co-exist and complement each other to ensure a fluid and sustainable mobility. Attention will also be given to the squares located at the entrance of the town centre (Place Émile Bouteuil, Place Maxime Javelly...) and their related redevelopment objectives.

Furthermore, the EUROPEAN teams will need to follow the town's current redevelopment strategies and works and the current discussions regarding the creation of a cross-disciplinary heritage trails. In this context, the rehabilitation of the Silo site may also be added to the reflection.

⁷ The designation "Remarkable Contemporary Architecture" was created by the 7 July 2016 law on the freedom of creation, architecture and heritage. This designation replaces the former designation "20th-century Heritage", created in 1999.

proposition de plan guide



The map below offers a synthesis of the ORT operations.

FR-RIEZ-PS-M1-1



COMPETITION FOR THE REFURBISHMENT & EXTENSION OF THE EPS – LUMIERE DE RIEZ'S HOSPITAL - SATORI ARCHITECTES

FR-RIEZ-SS-P4

TOWN CENTRE REDEVELOPMENT STRATEGIES AND OPERATIONS

The town of Riez has launched a redevelopment strategy of its centre based namely on the “Small Towns of Tomorrow” programme. In this respect, several operations have already been carried out or are in progress, such as:

- the redevelopment of Place Saint-Antoine and Place de la Colonne that mark the entrance to Riez’s old centre;
- the restoration of the Fontaine de la Colonne;
- the restoration and burying of networks;
- the rehabilitation of a group of squalid buildings in Rue du Marché (RHI operation), in order to create social housing for elderlies and young couples;
- the restoration of the cathedral and redevelopment of the former presbytery;
- the restoration of Saint-Sols gate, a listed historical monument (former gateway into the town);
- the renovation of the town hall and creation of a Maison France Service;
- the ongoing redevelopment of heritage sites such as the area around the baptistery and the paleochristian complex, the restoration of the Saint-Maxime chapel, the restoration and enhancement of the Columns site, the restoration of the Clock Tower and the ramparts;
- the commercial revitalisation of Rue du Marché, in order to revive the former commercial and tourist aspects of the old town of Riez.

The aim is to promote the local production of the area’s flagship products, such as honey and olive oil, as well as crafts such as leatherwork, pottery and wrought-iron workshops, etc.

There is also a plan to rehabilitate and extend Hôpital Lumière in Riez. It was founded in 1271 by the Riez Bishop. A first building would date to 1411. There were several successive sites before the hospital was built in its current location in 1717. Today, the hospital is currently being rehabilitated. The aim is to “consolidate a benchmark facility in the region, which also receives 1,700 primary care consultations a year” (Franck Pouilly, former Director of the Alpes-de-Haute-Provence Regional Hospital Group).



VUE DE RIEZ
FR-RIEZ-C-AP₅



VIEW OF RIEZ
FR-RIEZ-C-AP₃

THE DEVELOPMENT OF CROSS-DISCIPLINARY HERITAGE TRAILS

The town of Riez has launched a discussion on how to promote its heritage (architectural, urban, historical and natural) and build cross-pathways. The creation and enhancement of these heritage trails should make the town more attractive and strengthen its role as a town centre. The aim is also to diversify the tourist offering by promoting the town's natural and historical heritage, via a path linking the valley to the historical centre and the plateau of Saint-Maxime hill, and linking the various sites and monuments in the town with appropriate sign-posting. To this end, pedestrian walkways could be used to link various sites: the baptistery, the paleochristian complex, the Columns, the cathedral, the Sanson fountain and wash house, the Sanson gate, the ramparts, the Mazan mansion, the Fontaine de la Colonne, the Saint-Maxime chapel, etc.

Having been awarded the “Territoire engagé pour la Nature” (TEN) designation (9), the commune of Riez set the following objectives:

- to preserve and create urban and semi-urban biodiversity areas linking the Colostre and Auvestre valleys to the top of Saint-Maxime hill, passing through the town centre and the old town centre (walking along the top of the ramparts and the clock tower, olive-tree trail, etc.);
- preserve the town's plant heritage, be it the large urban trees, the plane trees, the cypresses or the garrigue flora on Saint Maxime Hill;
- strengthen and develop biodiversity in order to create a conservatory orchard of old fruit varieties, or even an arboretum, as well as a butterfly garden;
- propose and plan a re-greening of the old town centre, taking advantage of the demolition of buildings to contribute to the development of biodiversity, create small green areas, improve the old town-centre residents' living environment and make it more attractive as a result;
- Enhancing and encouraging biodiversity along the two waterways (Auvestre / Colostre), etc.

⁹ A state and regional initiative in partnership with the Régions de France and the Office de la Biodiversité.



THE SILO
FR-RIEZ-SS-P5

THE SQUARES

Following on from the ideas competition for the Grand Rue area, consideration will need to be given to the redevelopment of the various squares around the old town centre. Prospects for the redevelopment of these squares are envisaged in the short to medium term, in particular:

- Place Émile Bouteuil: the aim is to redesign the public space around the old town's ring of buildings, comprising the cathedral, the former presbytery and the town gate, incorporating the fountain and wash house;
- Place Quinconce, at the back of the cathedral, along the alleyways, a square that hosts the food market twice a week;
- Place Maxime Javelly: the market square and its plane-tree-lined lanes are located at the entrance to the historical heart of the town, and prospects for redevelopment are currently being considered.

THE SILO

Another remarkable site may be included in the reflection: the Silo site, built in 1937 by the architect Henri Bernard at the south-west entrance of the town. Now abandoned, this old grain silo is a major architectural, urban and symbolic landmark for the town of Riez, which must be reused.

The Silo is 11m (36ft) wide, 22m (72ft) long and 36m (118ft) high. Much more than just a storing space for local farmers, the grain silo is seen as an icon of architectural modernity and a building embodying the values of rural cooperation. It is therefore a major architectural, urban and symbolic landmark for the town of Riez. In 2000, the silo was awarded the ACR "Heritage of the 20th Century" designation by the French Ministry of Culture and Communication.

The building is currently disused, but its vertical shape, elevated position and place in the collective memory make it an essential part of the urban landscape. The building's industrial and architectural poetics have prompted a private society to acquire it in 2021. One of the plans would be to transform the silo into a modern cultural facility dedicated to the arts and leisure activities. But the programming of the silo and its connections with the wider area and the historical centre of Riez remain to be thought through.

⁹ Précisons que du 15 juillet au 15 août 2024, le silo a été métamorphosé en une résidence d'artistes

PROJECT SITES

EUROPAN and the town of Riez have defined a project outline in which potentially operational plots have been identified. The EUROPAN project should make it possible to rethink the old town centre's historical heritage and the 20th-century architectural heritage embodied by the Riez silo, by setting them in the 21st century. The EUROPAN teams will have to consider how to enhance and integrate these two types of heritage, by designing architecture that creates innovative use values.

Grand Rue, the central axis running through the medieval town, is lined with 17th-century mansions, including the iconic Mazan mansion. But the Grand Rue site has undergone many demolitions and today has an inconsistent urban fabric, alternating between blocks of flats in various states of repair and urban wastelands.

Grand Rue is the main medieval axis in the old centre of Riez, and hosts the most remarkable buildings. It comprises a series of small islets that extend from remarkable buildings, bearing witness to the town's architectural wealth, private mansions and late 16th- and early 17th-century gypsum work.

Grand Rue also includes buildings that have either lost their architectural quality through alterations carried out in the 19th century, or have disappeared, leaving only vestiges of architectural motifs in the masonry left in place after demolition. The abandonment of certain blocks and the gradual decay of old buildings has led to a situation where there is a contrast in the quality of the buildings and a significant level of deterioration in the remaining buildings (dilapidated or derelict buildings that have caused damage to inhabited buildings that are in better condition). Existing buildings no longer meet the modern standards of comfort expected by our fellow citizens (light, outdoor space, insulation, summer comfort, etc.).

Grand Rue is also characterised by the presence of open spaces that are poorly developed and/or wastelands as a result of demolitions. These spaces are characterised by little vegetation and spontaneous practices that privatise public spaces (parking, enclosed courtyards, underused gardens in the middle of this islet, etc.). They therefore represent opportunities for redeveloping and creating urban and visual links between the upper and lower town. In this respect, the redevelopment of the "androne", i.e. the covered passageways under the houses, will be an important factor in reconnecting the narrow streets of the centre of Riez.

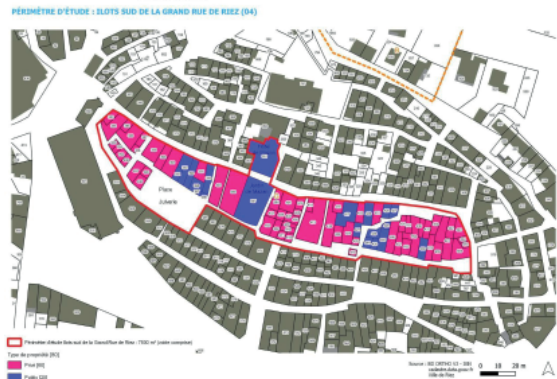
Five blocks have been identified for intervention, with a view to devising programmes for the redevelopment of buildings and projects for the creation/restructuring of public spaces, squares and gardens.

Présentation des îlots



Le foncier : Public/Privé

Les parcelles publiques appartiennent toutes à la commune, à l'exception de l'Hôtel Mazan



THE TOWN OF RIEZ OWNS 22 PLOTS ON GRAND RUE, I.E. A SURFACE OF 1,376 M² (14,812 SQ FT) (IN BLUE ON THE MAP). THE COMMUNE INTENDS TO ACQUIRE 14 PRIVATE PLOTS IN ORDER TO FACILITATE THE URBAN REDEVELOPMENT PROJECTS ON THE IDENTIFIED ISLETS. FR-RIEZ-MS-M2-1
FR-RIEZ-MS-M2-2



THE MAZAN ISLET, MANSION AND GARDEN
FR-RIEZ-PS-P4

The Juiverie islet is located near Porte Saint-Sols. It faces Grand Rue to the north and Place Juiverie to the south, which is the result of major demolition work carried out between Rue Basse and Rue Méjanne before the 1950s.

The Mazan islet comprises the Mazan mansion and its garden, which are currently abandoned and closed to the public for safety reasons. The aim is to safeguard and highlight Riez's most emblematic mansion; to design a programme suited to the building, with a focus on cultural facilities; and to develop the mansion's garden.

The central islet comprises a group of built and unbuilt buildings located between Grand Rue and Rue Méjanne. It runs alongside the garden of the Mazan mansion to the west of the block. The buildings, on Grand Rue to the north, overlook rear gardens and have a favourable orientation (north/south). Smaller built-up plots occupy the southern part of this islet. They open onto gardens to the north and are accessible from Rue Méjanne. This islet is the result of numerous demolitions and transformations of plots.

The Ferrier islet is a highly destructured islet in a poor state of repair following the collapse of the Ferrier building and its surroundings in October 2012. This remarkable 15th- and 16th-century set of buildings, a listed historical monument in the town, caused major damage to neighbouring plots when it collapsed. This islet is made up of a series of plots (formerly built-up) that are now open lands. The alleyway linking Grand Rue and Rue Méjanne, which used to run under the Ferrier building, no longer exists. The upper and lower parts of the plots have been partly used to provide street parking. The heart of the islet has been levelled into a planted embankment. New uses have appeared on the former spaces, without any clear organisation, filling in certain gaps and removing existing public passageways.



MEJANNE STREET
FR-RIEZ-PS-P5



PROGRAM DIRECTIONS

The EUROPAN teams will be able to explore several programming options in light of the factors described above and the following proposals:

- develop innovative housing proposals (participative, intergenerational, etc.), mixed (shared spaces, etc.), upgrading existing housing, stopping building demolitions and reinterpreting the architectural heritage of the town centre and the Silo, in light of the challenges faced by 21st-century towns;
- redeveloping derelict (or soon-to-be derelict) islets in order to create new public spaces by creating green islets and designing an ecological network, and/or constructing spaces related to the socio-cultural, tourist and ecological development of the area, meeting and sharing spaces, spaces for artistic and cultural production, temporary occupancy, one-off commercial events, programmes aiming to rethink and/or replace the role of car parking in the town centre;
- Integrate facilities to bring the place to life: retail, activities, services, hybrid/mixed cultural facilities, third-party cultural venues, third-place libraries, artists' residencies, stage spaces that could be used by everyone, etc.

Finally, the EUROPAN teams will have to draw on the natural heritage and landscape that form the link between the upper town and the wider area.



FERRIER PLOT, SEEN FROM GRAND RUE & RUE MEJANNE
FR-RIEZ-PS-P6

COMPETITION OUTCOME PREFIGURATION

POTENTIAL ASSIGNMENTS

On the project site of the old centre, the municipality of Riez will be able to offer the team selected by the European France panel direct operational outcomes in studies and urban project management or in setting up architectural operations. Depending on the competition results and the terms of application selected by the town of Riez, these assignments may include:

- opportunity and feasibility studies, namely on the Silo site;
- a detailed guide map of the Grand Rue and more specifically of the Juiverie islet;
- architectural feasibility studies with an aim to prefigure and experiment for one or more buildings;
- one-off architectural project management assignments;
- full urban and landscape project management assignments on the southern islets of Grand Rue (public spaces, urban or landscape planning, renaturation...);
- A signage study devoted to the setting-up of a tourist trail

SUGGESTIONS FOR EUROPEAN TEAM COMPOSITION

European France and the town of Riez are inviting candidates to create multidisciplinary teams associating architects, landscape designers, urban planners or geographers, by mobilising as much as possible complementary skills in the fields of ecology, sustainable and heritage development (knowledge of old buildings). The selected teams may be asked to strengthen their skills in order to carry out the work.

DOCUMENTS TO DOWNLOAD

AGGLOMÉRATION - TERRITORIAL SCALE

Aerial picture of the surroundings of the city

FR-RIEZ-C-AP1 / FR-RIEZ-C-AP2 / FR-RIEZ-C-AP3 / FR-RIEZ-C-AP4
/ FR-RIEZ-C-AP5 / FR-RIEZ-C-AP6 / FR-RIEZ-C-AP7 / FR-RIEZ-C-AP8

STUDY SITE - URBAN SCALE

Pictures, showing key elements of the study site

FR-RIEZ-SS-P1 / FR-RIEZ-SS-P2 / FR-RIEZ-SS-P3 / FR-RIEZ-SS-P4 / FR-RIEZ-SS-P5

Plan du site de réflexion

FR-RIEZ-SS-M1-1 / FR-RIEZ-SS-M1-2 / FR-RIEZ-SS-M2-1 / FR-RIEZ-SS-M2-2

Photo aérienne du site de réflexion

FR-RIEZ-SS-AP1 / FR-RIEZ-SS-AP2

PROJECT SITE - ARCHITECTURAL SCALE

Pictures, showing key elements of the project site

FR-RIEZ-PS-P1 / FR-RIEZ-PS-P2 / FR-RIEZ-PS-P3 / FR-RIEZ-PS-P4
/ FR-RIEZ-PS-P5 / FR-RIEZ-PS-P6

Plan du site de projet

FR-RIEZ-PS-M1-1 / FR-RIEZ-PS-M1-2

Plan du site de projet montrant les parcellaires, éléments naturels, etc.

FR-RIEZ-MS-M2-1 / FR-RIEZ-MS-M2-2

ANNEXES

Diagnosis of the plots of Grand Rue

FR-RIEZ-T

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