

Press kit

Ourcq Jaurès

(2015)



TVK



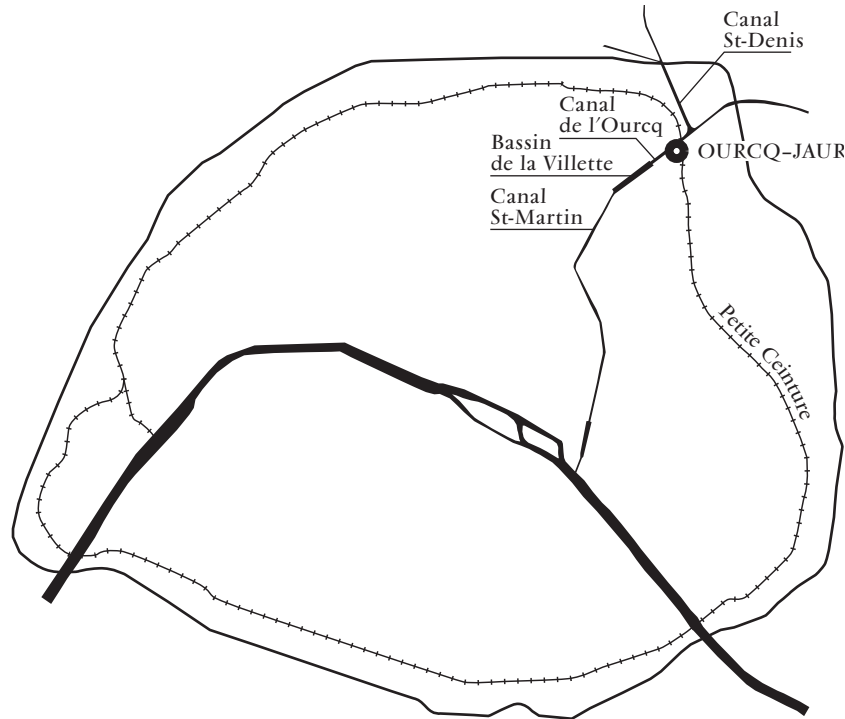
134 housing units, a supermarket, a shop, a café for BPD Marignan

Occupying an entire block on the bank of the Canal de l'Ourcq, the project is a varied, complex ensemble comprising a supermarket, a café, a shop and different accommodation typologies. The focus is on project layout and the role of a full-block building in relation to the open landscape of the canal and Paris's "Petite Ceinture". Here we have a fresh interpretation of the Z-plan, that modern building archetype. The three main segments form a Z generated by the canal's geometry. Within this arrangement two secondary buildings form less imposing complements to the main structure—a layout which establishes a rock-steady relationship between the whole and the parts, as well as underscoring the independence of each element. This reinvention of an iconically modern architectural trope both thwarts the censure it usually attracts and enables thorough integration into a specific cityscape born of early industrial modernity; it achieves this in particular through its acknowledgement and utilisation of the canal as a potent industrial infrastructure. Ultimately, then, this is a configuration that offers each housing unit maximal presence in a unique setting.

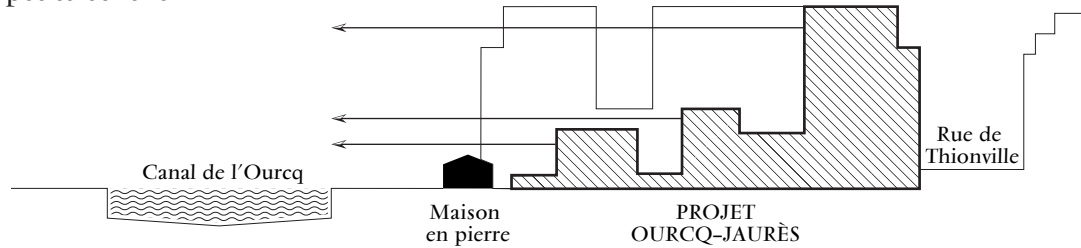
Pierre Alain Trévelo & Antoine Viger-Kohler



Plan de localisation



Profondeur de champ, vue et intégration de la petite échelle



Plan masse (1/500e)







The finest view of the Canal de l'Ourcq

PROGRAMME

134 housing units:
 • 19 social housing
 • 115 for purchase
 1 supermarket
 1 shop
 1 café

CONTEXT

On the bank of the Canal de l'Ourcq
 Rue de la Marne and Quai de la Marne, Paris 19

SURFACE

9,200 m² net floor area

BUDGET

15.2 M€ exclusive of tax

ENVIRONMENTAL CERTIFICATION

- Anti-global warming, low-energy construction
- Habitat and Environment Performance Option
- High Environmental Quality National Housing Standards

ARCHITECT'S APPOINTMENT

Sketch design to tender drawings and planning conformity

DELIVERY

2015

CONTEXT

A development project that transforms the landscape

Begun several years ago, modification of the Canal d'Ourcq has turned it from a strictly functional means of conveying merchandise into a public amenity around which leisure facilities and visitor accommodation have gradually taken shape. In thus turning towards its canals, northwest Paris has acquired an astonishingly beautiful landscape. The aim of the development of the Ourcq-Jaurès sector was to reclaim the the urban layer formerly given over to artisanal and industrial activity between Rue de l'Ourcq, the Petite Ceinture, Avenue Jean Jaurès and the canal. Thus it provides a group of buildings giving onto a succession of gardens along the Petite Ceinture. Relatively narrow to the south, this fringe gradually widens and culminates in the block in question: an emblem of the urban project on an iconic scale.

An infrastructural heritage

The block maintains a direct connection with the components of the site's infrastructural heritage: the Petite Ceinture with its stone vaults and black metal bridge, the « inhabited bridge »

to the east, and the lock keepers' semi-detached stone house are all testimony to the canal's history. Ourcq-Jaurès has been built on the site of the old CPCU urban heating factory, instantly recognisable in its day by the large metal cube-shape and tall chimney that were part of the neighbourhood's identity.

CONCEPT

Presentation, composition & volumes

The basic concept of the project is an alignment of the buildings that creates two ambiances closely tied to the site's main infrastructure assets. On one side this configuration provides a large, communal garden whose vegetation merges with that of the square, while on the other a series of built volumes connects the canal house to the new ensemble and leads the canal landscape deep into the plot. This deployment of the facades maximises direct and indirect views of the canal and the Petite Ceinture for the housing units. Three main buildings linked at ground level and structured by intervening gaps thus create a staggered effect. The first building is aligned with the Quai de la Marne; the second, oriented east-west, establishes the link between the canal and the

“The basic concept of the project is a Z-shaped arrangement of the buildings that creates two ambiances closely tied to the site’s main infrastructure assets.”

Petite Ceinture; and the third is aligned with Rue de Thionville. The supermarket is situated on the ground floor of the latter building, but its visual impact is played down to make it appear not as a base but as part of the overall volume. The power of the project’s seemingly simple volumetrics lies in the achieving of a pleasing fit with the volumetrics of its neighbours. The project includes variations in the heights of the terraces, substantial recesses, broken-up volumes and a distinctive mode of interaction between large, terraced outdoor spaces and the immediate surroundings. It also frankly addresses its high public profile by not differentiating between facades: all of them are integral parts of the neighbourhood and are treated qualitatively as main elevations.

Variations & gradations

Seen from the canal bank, the houseboats and the city across the canal, the handling of volume ties the stone house in with the operation as a whole. The typological gradation of the buildings—from the smallest on the canal to the largest on Rue de Thionville—embodies this interconnection: just as a theatre set uses juxtaposition of successive planes to reproduce the depth of a landscape, the succession of facades creates a depth of field extending from the canal to the top floors of the rear building. This effect is accentuated by the striking presence of the building aligned with Quai de la Marne.

On the south side, seen from the heart of the neighbourhood, at the junction of Rue de Thion-

ville, Rue de la Marne and Rue de l’Ourcq, the modelling of chamfered corners, in association with the stepped arrangement, follows and orchestrates the slight slope of the Rue de la Marne leading to the canal: an invitation to a stroll along the banks. This stratagem also preserves clear views of the planted-out roofs from the apartments on the other side of Rue de la Marne.

Visual permeability & views

The linear layout of the buildings does not exclude a certain overall permeability. Two large gaps allow for big windows and enable the circulation of light while opening up vistas and allowing many different aspects for the housing units. The ensemble is mostly organised by deep building plots, the result being a considerable number of corner apartments. The second gap brings a breath of fresh air to Rue de Thionville and even offers unbroken views of the canal for some of the apartments in the neighbouring building. This same gap also provides canal views for a number of the apartments on Rue de Thionville.





INTERCONNECTION

Organisation & access

Permeability also applies at ground level. The project functions primarily as a residential ensemble with interconnecting entrances on each of the three streets bordering it. These three quite separate entrances, paved with large planted slabs, converge towards the core of the project and serve the various entrance halls for the apartments. The Rue de la Marne entrance, situated halfway between the canal and the shops, functions like a Paris courtyard. It serves the three duplex townhouses, then opens out onto a large, fully glazed, through lobby which acts as a coupling for the project's two worlds. This more than generous lobby serves the staircase of the building giving onto the canal and some of the apartments in the linking building. The Rue de Thionville entrance gives directly onto the large garden, offering a pathway protected from the weather by the overhanging volume. It gives access to the staircase, then continues on into the big through lobby. The Quai de la Marne entrance functions as a handy laneway providing direct access to the canal. It runs the length of the square and the shops then leads to the large

garden and the lobby. Situated at a lower level, it is punctuated by a ten-step staircase.

Quality and variety of accommodation

The disposition of the project's volumes ensures excellent views for each building, sufficient distance from the buildings opposite and very good insolation. Situated at the southeast corner, the social housing programme reflects the overall quality of the project and the great majority of the apartments have views of the canal and the Petite Ceinture. The configuration allows for considerable typological variety ranging from single-aspect but well exposed 1 and 2-room units to big duplex penthouses, and including 3, 4 and 5-room corner apartments and the single-aspect 4-room units on the canal side. There are also several townhouses, each with a front and rear garden. The distribution and allocation of typologies has enabled compact vertical circulation for each building.

The parking lot

Access to the parking lot is from the lowest point on Quai de la Marne, the aim being to minimise the length of the ramp. It is situated beneath the buildings in a way that provides direct access

to the accommodation, and is restricted as far as possible to the superstructure area, thus leaving room for a maximum of natural ground. Relatively shallow, it comprises a main level with two smaller ones beneath it. The section allocated to social housing residents communicates directly with their lobby. There are 96 parking spaces in all.

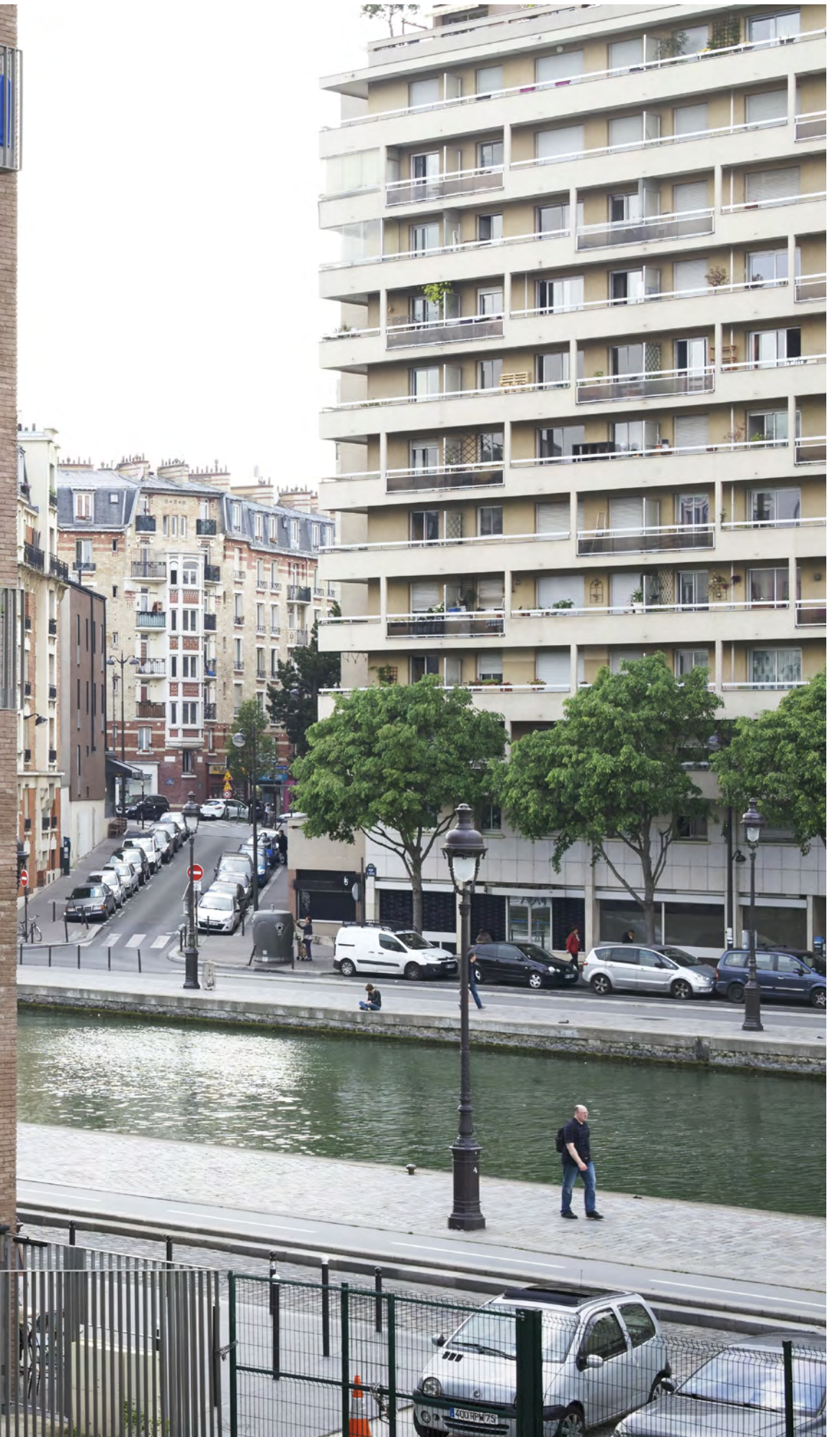
The shops

The shops on Quai de la Marne are in part adjacent to the parking lot. The windows face east and are favourably placed in relation to the square. The shops function partially on a mezzanine set over the parking lot ramp.

The supermarket

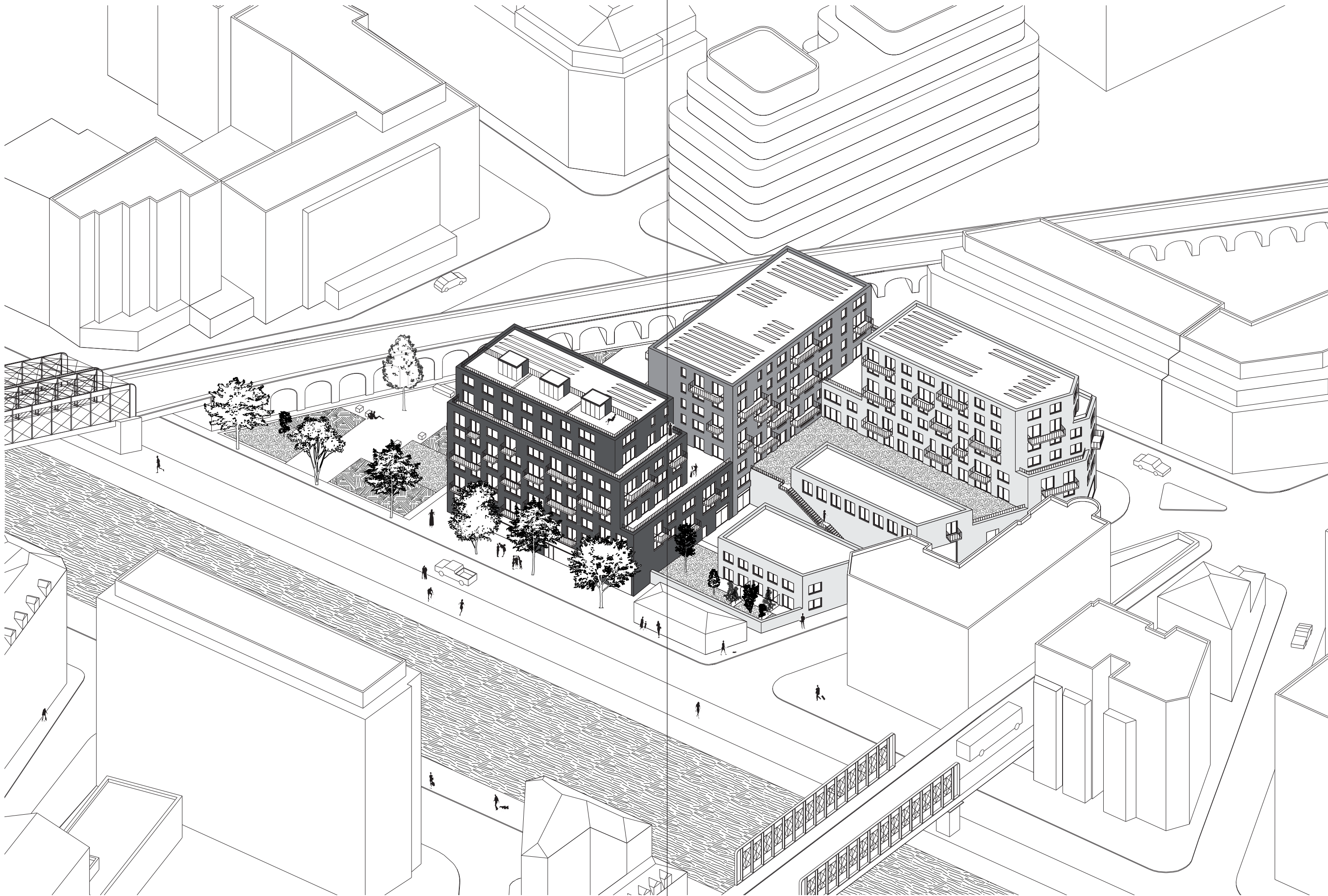
The entry to the Simply Market supermarket is at the junction of Rue de Thionville, Rue de la Marne and Rue de l'Ourcq. The storage areas are conveniently laid out as two large aisles running lengthwise along each side of the main sales area. Staff facilities are on a lower level that has views to the outside, thanks to its height above the street. Visually speaking the supermarket has been deliberately blended into the building and its brick facades.

"The Z-shape is structured by two vertical gaps where large windows enable the circulation of light while opening up vistas and allowing many different aspects for the housing units."





“The materials form a simple, unitary whole—the same brick is used throughout—while the interplay of juxtaposed colours points up the project’s individual elements and overall complexity.”





“Drawing on the meeting of the Canal de l’Ourcq with the Petite Ceinture, the project creates a garden remarkable for its biodiversity and adds a major new segment to Paris’s green corridor.”

COMPONENTS

Windows

The handling of the facades and the orchestration of the windows are simultaneously low-keyed and thoroughly open to the surrounding environment. This simple system reinforces the presentation of the landscape and gives it a pictorial dimension. The joinery combines aluminium outside and wood inside: this ensures resistance to the weather and real freedom of colour choice externally, while harmonising with the facade and providing a warm material indoors.

Materials

The building’s framework is concrete. All the facades are made of solid brick, an air space, 12-cm insulation and a 16-cm concrete veil. This ensures a high level of energy efficiency and a long lifespan. Brick offers strength, a link with the traditional fabric of north-eastern Paris, and the appropriate domestic and residential feel. Its gridded look acts like a textured veil. The joinery is of wood and thermolacquered aluminium; the aluminium of the window frames and soffits is likewise thermolacquered, as are the terrace railings. All colours have been chosen to harmonise with the brick. The external blinds are of aluminium, with directional blades.

Colours

Chromatically speaking the project is a simple, unified whole composed of the same material, but one which gradually reveals a certain complexity through the interplay of juxtaposed colours. On Quai de la Marne the building’s richly dark brick makes it visually very striking, with the interior of the apartments appearing extremely luminous. This building is immediately identifiable as one of the canal’s landmarks and a symbol of the regeneration of the neighbourhood. On Rue de Thionville white brick downplays the building’s presence while

drawing light into the street and forming a reflective screen that projects light into the north-facing apartments of the very open neighbouring building. Seen from the canal, the paleness of this building in the background contrasts with the dark tone of the one on Quai de la Marne, and thus accentuates the depth of field created by the handling of the volumes. The bricks of the linking building are of a warm, agreeably surprising mustard colour whose effect is one of radiant energy.

The generosity and diversity of the outdoor extensions

The project as a whole offers a host of outdoor extensions whose typologies vary according to the aspect, height and individual characteristics of the apartments in question.

On the garden/Petite Ceinture side, for example, loggias are provided for the lower levels so as to increase privacy through distancing. The gaps and large recesses leave room for big private terraces suitable for plants, chaises longues and other outdoor furniture. The facades are punctuated by large balconies whose maximum depth is 1 metre streetside, and 1.6 metres elsewhere; their distribution is calculated to avoid problems of proximity and overhang while taking advantage of the gaps to vary the relationships with the overall canal landscape. These balconies often unite the living room with the kitchen or a bedroom. Some of the housing units have their own private garden space: the townhouses, one apartment giving onto the large garden, and others on the roof of the supermarket.

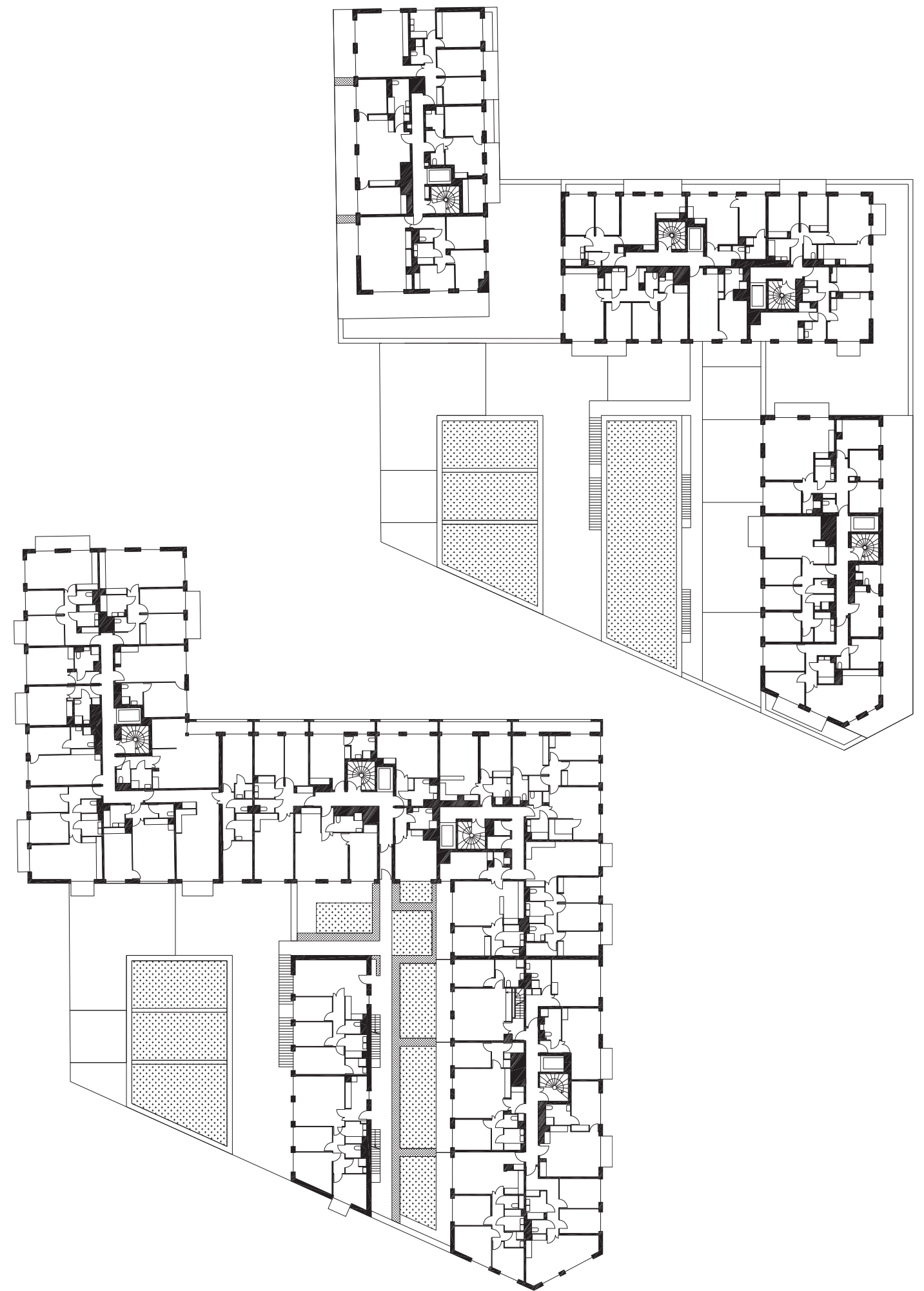
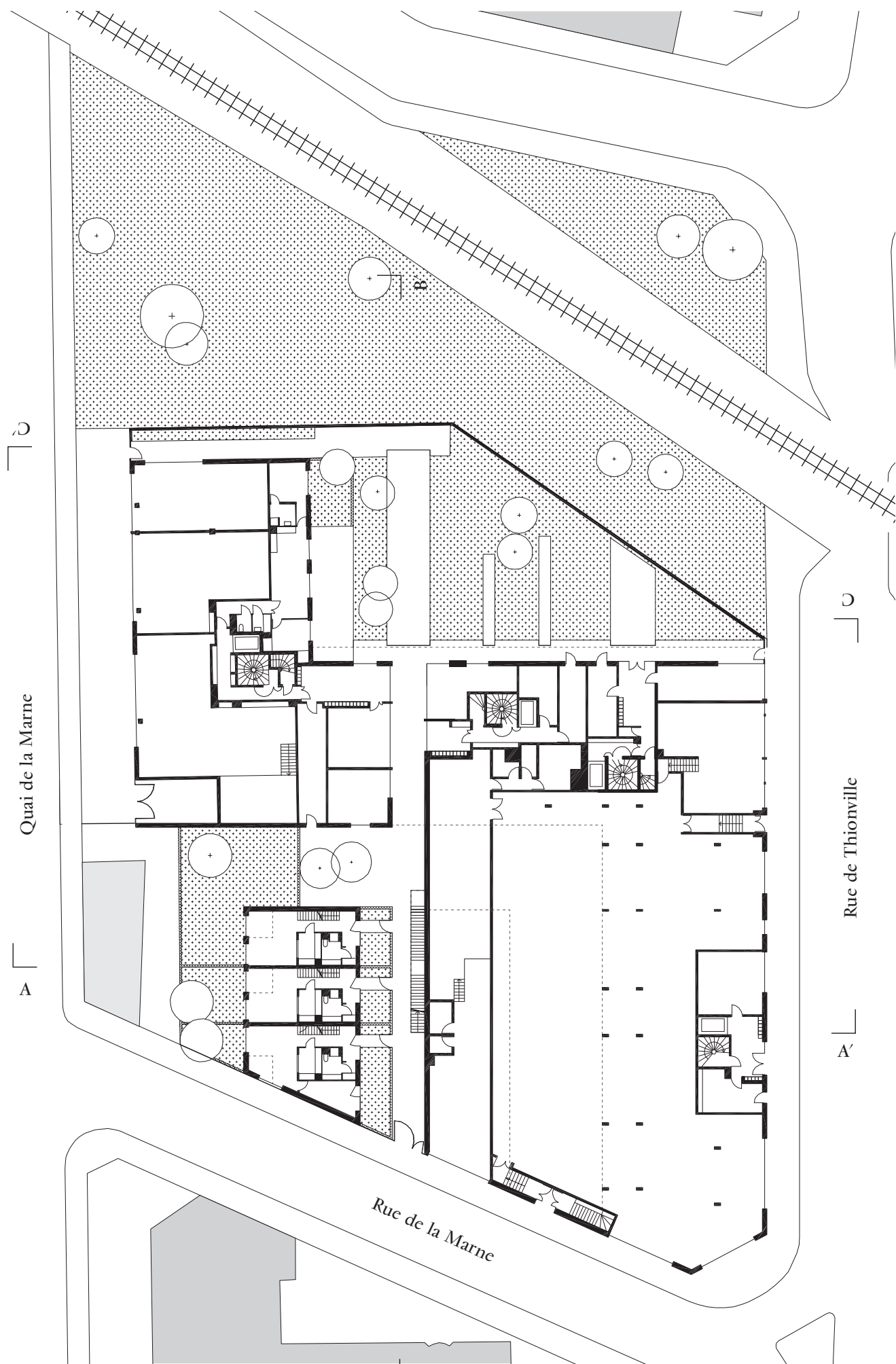
LANDSCAPING

Using the garden to bring nature back into the city
Created by landscapers Paula Paysage, the accompanying garden is home to numerous plant varieties. The proximity of the Canal de l'Ourcq and the Petite Ceinture makes this a very special kind of garden, as the Petite Ceinture is remarkable for its biodiversity and represents a major segment of Paris's green corridor. In the interests of furthering its animal and floral variety, the communal garden is laid out according to gradations of height, with a range of honey-yielding plants and fruit trees. Within this new green entity the density of trees has been calculated to blend in with the Canal de l'Ourcq's character as a refreshing corridor.

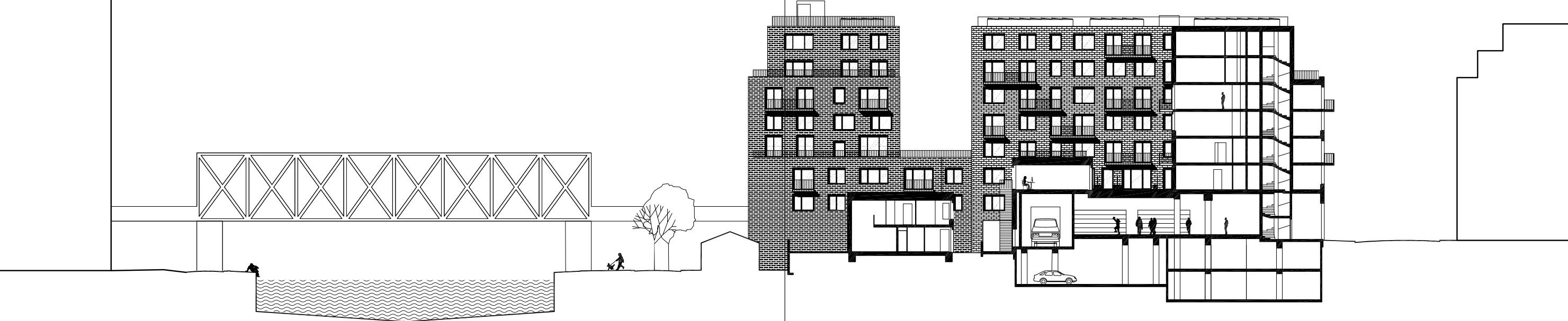
A roof terrace planted with sedums and grasses
The garden is intended as a venue for new, community-minded ecological ventures. Coexistence between nature and the urban is a watchword in Paris now and the site is equipped with a communal compost facility in the form of a vermicomposting unit near the garbage bin shelter.







Section AA'



Section BB'



Section CC'







DESIGN TEAM
TVK
design team chief: Pierre Alain Trévelo & Antoine Viger-Kohler with Loïc Cendrier, Aliette Chauchat, Victor Francisco and Marta Blazquez, Hee-Won Jung, Felix Tönnis ; Matteo Vigano (site supervision)
ARCOBA
technical design team and site engineering
PAULA PAYSAGE
landscaper

CONTRACTORS
Setrap
earthworks, decontamination
Legendre
builderwork
Delacommune et Dumont
plumbing
Cobatec Normandie
dampproofing, roofing
Menuiserie Elva
external joinery
SDSI
metalwork
Telecoise
electrical
Dufay Mandre
landscaping
Albuquerque
screeds
Ascensus rénovation
external cladding and finishes
Doitrand
garage door
Kone
lifts
De Sousa Frères
tiling, painting
Solstyce
photo-electric panels
CMP
partitions, plasterwork
Cercis
external works

CLIENT
BPD Marignan

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TVK

Founded in Paris in 2003 by Pierre Alain Trévelo and Antoine Viger-Kohler, TVK is an architecture and town-planning agency with a staff of 40. The agency quickly established a national reputation, notably through its success in the prestigious Palmarès des Jeunes Urbanistes (Awards for Young Urbanists) in 2005 and Nouveaux Albums des Jeunes Architectes in 2006. It then found international recognition with the redevelopment of the Place de la République in Paris in 2013, the Parkway in Brussels – transformation of the E40 freeway into an urban thoroughfare – and the redevelopment of the Place de la Gare in Lausanne. TVK is currently a member of the Advisory Council of the Grand Paris International Workshop (AIGP).

Trained in Paris and at Harvard, Pierre Alain Trévelo and Antoine Viger-Kohler work together at the theoretical and practical levels through projects, research and the writing of texts. Also members of the agency are the two founders of TOMATO Architects, the group that produced the book *Paris, La Ville du Périphérique* (Éditions du Moniteur, 2003). TVK has continued its publishing ventures with *No Limit: Étude prospective de l’insertion urbaine du périphérique de Paris* (Pavillon de l’Arsenal, 2008) and self-published books including *Système Ouvert: Les nouveaux mondes du Grand Paris* for AIGP and the TAKE series of monographs.

www.tvk.fr

Recent developments

Late 2015
The Clichy-Batignolles ZAC (joint development zone). Work begins on TVK’s project in conjunction with Tolila+Gilliland: multiplex cinema, 350 housing units, activities centre, concert hall, shops. Delivery: 2018.

Winter 2015
“Reinventing Paris” competition. Shortlisted for two sites, TVK begins work on the third phase of the City of Paris’s Triangle Éole-Évangile in the 19th arrondissement and M5A2 in the Paris Rive-Gauche ZAC in the 13th arrondissement.

Autumn 2015
Delivery Saint-Ouen. Delivery of 66 housing units and a crèche for 60 children in the Docks de Saint-Ouen ZAC, for Nexity and Sequano.

October 2015 / January 2016
Exhibition: Plateforme de la Création Architecturale. The Cité de l’Architecture et du Patrimoine invites TVK and the Dutch agency RAAAF to open the Plateforme de la Création Architecturale as curators of a new programme in the renovated Pavillon d’About. Official opening: 22 October.

April 2015
Lausanne. TVK is one of seven teams chosen for the redevelopment of Place de la Gare in Lausanne.

March 2015
Dugny-La Courneuve. TVK competes for the competitive dialogue relating to the station for the planned Dugny-La Courneuve Express Tram.

January 2015
Brussels. TVK wins the competition for the designing and oversight of the Parkway urban project

BPD Marignan

The national property developer BPD Marignan operates mainly in the field of urban residential projects. Its emphasis is systematically on the needs of the local market, whether working on a large-scale ZAC with a development agency, shaping an eco-neighbourhood for a local government authority, or designing a new housing project on a human scale for a medium-sized city. In every undertaking the Group brings to bear its national expertise and an ongoing concern with value creation: site quality, architectural longevity and adaptation of apartment design to resident lifestyles.

Ever attentive to the evolution of needs and usages, BPD Marignan combines a contemporary vision of the habitat with permanent concern for the environment. If the Group has been focusing its expertise on urban residential properties for the last 45 years, it is because it is alert to just how important their home is to the people it serves. BPD Marignan’s response to this priority is a residential range extending from apartments to village houses, both for personal occupation and rental investment.

It was early in 2015 that Bouwfonds Marignan changed its name to BPD Marignan. BPD, the acronym of Bouwfonds Property Development, Rabobank’s European property development holding company, is now the title used by the three subsidiaries in the Netherlands, Germany and France. Under this new, international banner the Group is emphatically restating both its role as a global player and its principal assets: the solid financial base and the level of expertise that equip it with all the skills called for by major projects.

www.marignan-immobilier.com

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