

Hall de décuage Pleyel

Saint-Denis, Greater Paris

Reinventing
Cities

Inanimate witness of the industrial past of Saint-Denis through its size and its design, the Hall de décuage Pleyel covers approximately 1,400m² in size and is 24m tall. In the past it was used to remove electricity transformer windings. Today this industrial cathedral is located at the intersection of various major metropolitan projects.

The Pleyel district is very diverse: characterized by a high economic density the neighbourhood was the object of recent redevelopment very close to the hall. The urban project of this area stands out from other business districts by its

strong social diversity. Furthermore, in 2023 this district will host one of the 72 stations for the Grand Paris Express (GPE) with more than 250,000 travellers expected per day.

Located on the edge of the perimeter of the site for the Olympic and Paralympic Games in Paris in 2024 (Olympic and Paralympic village), the refurbishment of the Hall de décuage Pleyel now seems to be a necessity. The bidders must propose highly innovative programs, and must put emphasis on the height and monumentality of this building, designed without any load-bearing structure.



Expected program:

Innovative scheme, in particular with regard to its ability to highlight the height (24m) of the building without any internal load-bearing structure, as well as the monumentality of the hall and the synergy of the three buildings.

Possible phasing linked to the Olympic Games: short-term planning (before 2023) and long-term planning (after 2024).

Owner:

RTE (Réseau de Transport d'Électricité, the French transmission system operator).

Plot area:

Plot of land BQ0029p with an area of approximately 1400 sqm: three adjacent buildings including the hall. This plot will be divided into several, so that the land directly concerned by the Call for Projects (the buildings by themselves) could be dissociated from the

adjoining land ENEDIS electric setup that should be demolished by 2020). The height of the "hall" building is 24m, which is equivalent to a seven-storey building. The second building has two storeys, and the third one only one.

Plot of land BQ0020 including the foreman's building and with a total area for the plot of 293 sqm.

Type of property transfer intended:

The acquisition of the plot of land is not a prerequisite for the call for projects.

RTE is in favour of selling this property and will be involved at each stage of the call for projects process, first as a stakeholder in drawing up the specifications which will be sent to candidates, and then will be present during the negotiation phases. As the owner of the site, RTE will be part of the final jury to determine the winner of the proposals.

Presentation of the site and expectations for its development

This industrial site was built in the 1930s and is now out of use. It is composed of three adjacent buildings forming a stepped profile. The height of the first is equivalent to a seven-storey (24m) building, the second one is on two levels and the third one is on one level. The first building has no load-bearing structure inside and no insulation. It was used in the past to unwind transformers for two coal-fired power stations.

Because of its height and design (large vertical bay encased with a glass panel), it acts as a monumental witness of the industrial past of Saint-Denis. The two other buildings were control stations. The coherence between these three buildings, all built in reinforced concrete, brings part of the architectural merit of the site. At the angle between allée de la Seine and rue Ampère, the foreman's building stands out because of its modern style and its refined decorative elements (projecting layer, door frames, panels underlining the windows). This building with its non-symmetrical plans, is composed of three main areas. It rises up to one single storey but benefits from an enjoyable access to the terrace.

The Hall is crucial for the Pleyel neighbourhood. This site is indeed located in an industrial complex of 18 hectares, consisting of coal-fired power stations 1 and 2 and the winding removal hall.

Detached from the rest of Plaine Saint-Denis by the North European converging railway lines, disjointed from the historic city centre of Saint-Denis by the A86 and the Ile-Saint-Denis by the River Seine, the Pleyel district is a heterogeneous area, characterised by a composite fabric mainly made up of large-scale buildings that are intended for various uses: warehouses, offices, residential complexes. It remains now boosted by its economic activity with a job density that is twice as high as that of the population (96 jobs per hectare compared to 46 inhabitants).

For a long time, the Pleyel neighbourhood was not considered in the development dynamic of Plaine Saint-Denis, and it was mainly the object of redevelopment around the Hall de Décuvage in the 2000s, thanks to the following improvements:

- The Pleyel-Libération ZAC (Zone d'Aménagement Concerté) with a mixed

programme (400 housing units, 57,340 sqm dedicated to offices and 19,130 sqm. dedicated to EDF laboratories).

- The city of cinema on the site of coal-fired power station 2
- Dora Maar junior high school

In 2023, the Pleyel district will host one of the 72 Grand Paris Express stations, around 10min by foot from the Hall site. 250,000 travellers per day are expected once the metro lines 14, 15, 16 and 17 will be operating.

The future station is associated to a project of pedestrian crossing across the railway lines, that would ensure the connection between the existing and projected stations located around the rail line of Gare du Nord. To go along with the new station implementation as well as the crossing passerelle, Plaine Commune is considering creating a new ZAC (Zone d'Aménagement Concerté) by 2018.

All the feasibility studies around this urban development program (as led by the urban planning agency AUC between 2014 and 2016) were outlined and re-defined through the recent call for projects "Inventons la Métropole", as the plot located alongside of the railway lines was up for the contest. The winner team of "Les Lumières Pleyel" (Sogelym-Dixence) will develop a mixed plan of about 170,000 m². The urban project has the ambition to differentiate the Pleyel neighbourhood from more traditional business districts (such as La Défense) by using mixed programmes increasing the social diversity, and putting into emphasis the activities that embody the heart of Territoire de la Culture et de la Création (Territory for Culture and Creation).

This sector will also host the Olympic and Paralympic village "Bords de Seine Pleyel" as the Paris will host the Olympics in 2024 (50 hectares overlapping the municipalities of Saint Denis, L'Île-Saint-Denis and Saint Ouen). The village will host 17,000 athletes for the event. It was designed accordingly with existing projects from the eco-neighbourhood on the river Seine around Ile-Saint-Denis and Universeine. Once the Olympics are over, the Olympic and Paralympic Village will become a real integrated eco-neighbourhood with:

- 2200 familial housing units

- 900 specific housing units
- 2 hotels
- 100 000 sqm dedicated to economic activity
- Ground floor areas dedicated to services and commercial activity.

At the same time, the project will allow:

- The redevelopment of the Seine river banks
- The landfilling of high-voltage lines
- The completion of A86 motorway intersection
- The creation of the bus route Saint-Denis / Ile Saint Denis over the Seine, around 200 meters away from the site.
- The creation of anti-noise walls alongside of the A86 motorway
- The creation of 5 hectares of green areas and 4 hectares of green roofs.

The Hall de Décuvage is therefore located at the core of strategic projects in the area (Olympics 2024 and the Grand Paris metro lines), as well as on a structuring East-West axis through the railway crossing, the Seine alley and the bus route between the Eco-neighbourhood and the Olympics village.

The winning team have to be able to restore an enormous building with an industrial heritage.

The redevelopment of the building must therefore respect its industrial history and its exterior aspect while providing sufficient thermal and sound insulation.

The jury will particularly pay attention to projects that contribute to a certain valorisation of the industrial past in the area, and to projects that highlight new energy production technology.

The jury will also appreciate the possibility to open (partially or totally) the rediscovery and the public appropriation of the site by the local population on a permanent or semi-permanent basis.

The program will have to be innovative notably in its ability to highlight the height (24m) of such a building without any internal load-bearing structure. Putting emphasis on the monumentality of the hall and the complementarity of the three buildings will be one of the selection criteria.

Furthermore, the redevelopment of the hall has to integrate itself within the urban dynamics of the Pleyel neighbourhood as a territory of culture and of creation, and within the Olympic and Paralympic Village projects, and will have to be in line with the direction of the call for projects.

Finally, the landscaping of the project could show innovation. The metropolitan interest of the site is confirmed by the commissioning of the Saint-Denis-Pleyel hub in 2023 and the selection of Paris as the host city for the 2024 Olympic and Paralympic Games. Consideration will therefore be given to a short-term programme (before 2023) and a long-term programme.

Specific planning rules and regulations regarding the development of the site

The Hall is characterized with a mixed Urban zoning. This zoning allows all possible urban functions apart from harmful industrial activities.

Because of its architectural features, the Hall was kept in the local urbanisation plan (PLU) of Saint-Denis as a site to be protected. The options to modify the roof, facades and external structures are limited. Insulation on the outside of the building is forbidden. Extensions are authorised but are subject restriction: they should not harm the clarity of the original building and its intrinsic architectural features.



Specific climate or environmental issues regarding the development of the site

In the past, the highest building was used to unwind electricity transformers. A soil pollution study is currently in process, and should be over in the first trimester of 2018.

The 2024 Olympic and Paralympic Games in Paris will be exemplary in terms of a positive environmental and climate impact. Therefore,

ambitious environmental expectations are set in the application form as well as in the charter for sustainable development for the Olympics and Paralympics Village.

The Hall project, an immediate neighbour of the future Olympic and Paralympic Village, must be fully in line with the ambition to achieve environmental excellence.

