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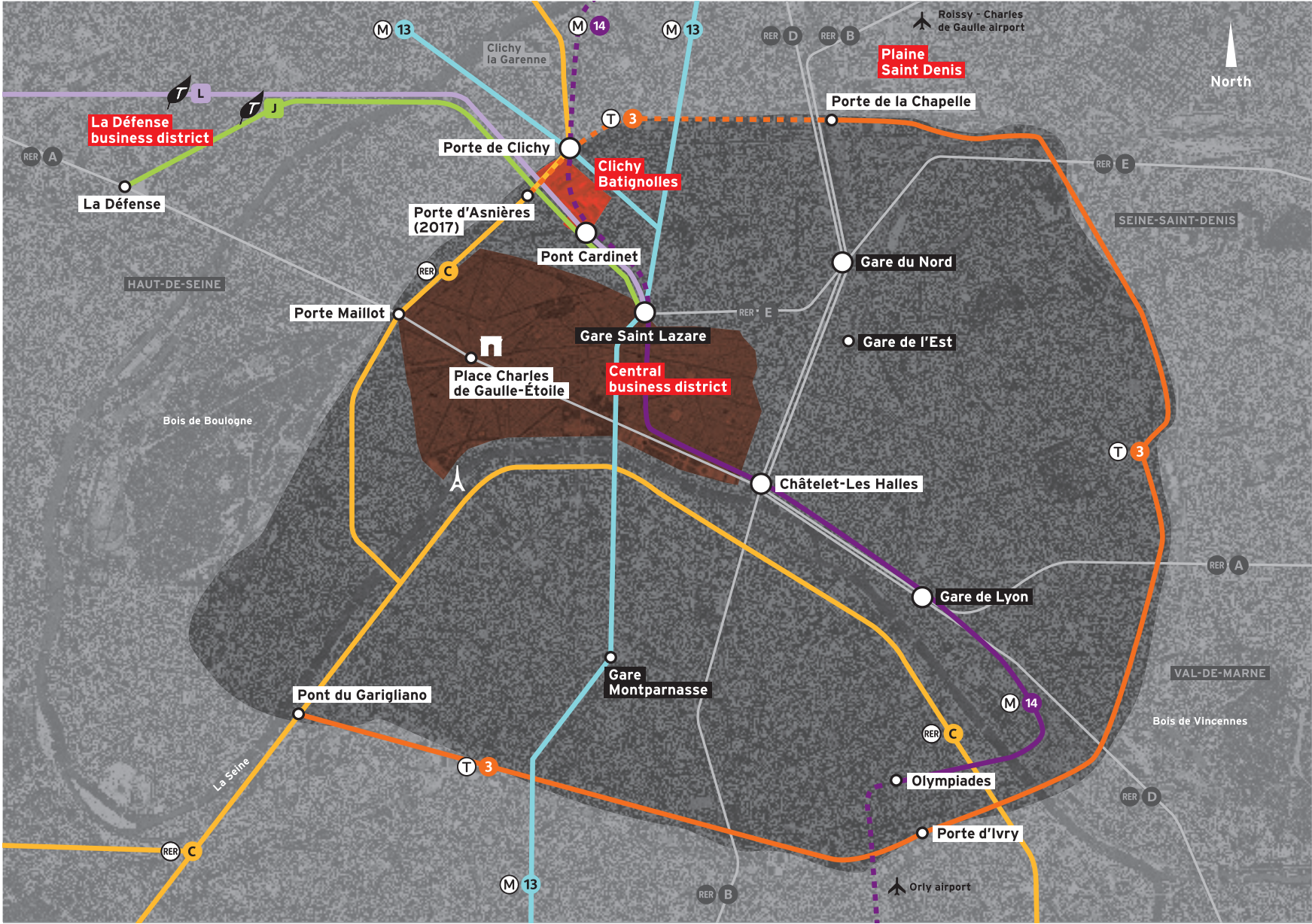
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Clichy-Batignolles
Paris NW / 2015



Clichy-Batignolles

In the 17th arrondissement of Paris, a new eco-district is being developed on the railway site of Les Batignolles. Spread over 50 ha, this sustainable district combines all the components of a city (offices, private, mid-range mixed and social housing and shops as well as cultural and leisure facilities) in an environment that is made particularly attractive by a 10 ha park. An exemplary feature of this new district is the strong focus on creativity and architectural diversity, as well as the very demanding requirements for resource conservation and energy saving. Starting in 2017, the opening of the new Paris Courthouse designed by architect Renzo Piano, and the extension of the metro line 14 and the T3 tram line, will consolidate the site's metropolitan role and add to its appeal.

A well-connected district

Today
Clichy-Batignolles is served by :
RER (rapid transit rail) **line C**,
Metro line 13,
Transilien rail line L;
and enjoys the proximity of a major transport hub at the Gare Saint-Lazare (RER line E, SNCF rail lines, and Metro lines 3, 12 and 14).

In 2017
• **The T3 tram line** will be extended to Porte d'Asnières.

In 2019
• **Metro line 14** will be extended from Saint-Lazare station to Saint-Ouen, via Pont Cardinet and Porte de Clichy, to provide a rapid direct link to the major transport hubs:
• Gare St-Lazare (RER line E and SNCF rail lines)
• Les Halles (RER A, B, D - to La Défense and Charles de Gaulle airport)
• Gare de Lyon (RER A, TGV lines to South East France and the Mediterranean). Eventually, metro line 14 will run from Orly to Carrefour Pleyel.

In 2019 / 2020
The Saint Lazare-La Défense Transilien rail line will also include a stop at Pont Cardinet.

A new business hub

Clichy-Batignolles will open up more than 140,000 sq. m. of modern, high-performance offices adjoining Paris' central business district with a direct rail link planned to La Défense and Plaine Saint-Denis.

A bustling and vibrant residential neighbourhood

Clichy-Batignolles combines urban diversity and high-quality architecture with ample public spaces.

A 10 hectare park: a green space in north-west Paris, of which 6,5 hectares are already open to the public. Martin Luther King Park will reinvent nature inside the city. It features high-quality landscaping and sports facilities with a symbolic focus on the seasons, the human body and water.

3,400 HOUSING UNITS (of which half the surface area is intended for social housing, 20% for capped-rent housing and 30% for owner housing) set mainly around the park, offer a quiet setting and pleasant views.

Shops, services and public facilities, including:
• A 7-cinema miniplex inside the culture / entertainment cluster, in addition to the Ateliers Berthier (L'Odéon Théâtre de l'Europe)
• A 9,300 sq.m. inter-district shopping center.

Offices along the transport corridors afford easy access and a 600-meter long "facade" along the Saint-Lazare rail tracks.

The future Courthouse and Regional Headquarters of the Judicial Police will create a city cluster that will be located along the northern part of the site and the renovated Avenue de la Porte de Clichy.

A residential car park for 600 vehicles on rue Cardinet open since December 2011.
2 car parks of 200 and 250 spaces for non-residents.

A sustainable district

The Clichy-Batignolles project is a particularly ambitious example of the sustainable development commitments made by the Paris city council. The Climate Plan adopted in 2007 to fight greenhouse gas emissions and promote renewable energy, policies for environment-friendly housing and travel, and the preservation of biodiversity are all top priorities. Since 2013, Clichy-Batignolles has featured the first Parisian vacuum waste collection system.

A carbon-neutral agenda
Clichy-Batignolles is aiming for unprecedented energy performance targets for a compact city center.

• **reduction in heating needs to 15 kWh / sq. m./ year**

• **Building consumption of less than 50kWh / sq. m./ year in primary energy**

• **Photovoltaic power generation of around 4,500 mWh / year**

Winner of the 2010 call for projects "New Urban Districts" launched by Île-de-France Regional Council, Clichy-Batignolles is committed to obtaining the Éco-Quartier (green district) label, awarded by the Minister of Housing and Regional Equality.



Programme

The Clichy-Batignolles urban project covers three areas: The **Clichy-Batignolles** and **Cardinet Chalabre mixed development zones** developed by Paris Batignolles Aménagement.
The **Saussure area** developed by Espace Ferroviaire Aménagement.

All Sectors
Clichy-Batignolles in figures

54 ha INCLUDING: **10 ha** of park

3,400 housing units

140,000 sq.m. offices

120,000 sq.m.
future Paris Courthouse and
Regional Headquarters of the Judicial police

31,000 sq.m.
shops, services and activities

38,000 sq.m. public facilities

Urban services
(waste sorting center, automated vacuum collection, concrete mixing plant)

12,700 jobs

Coordinating architect François Grether
Landscape designer Jacqueline Osty
Engineering OGI

Martin Luther King Park: 10ha of nature in the city center.

A new space to play sports or take a leisurely stroll in Northwest Paris; the quality of the Martin Luther King Park landscape bestows an exceptional environment on neighbouring districts.



10-hectare park which 6.5 are already open to the public.

Built and maintained by the Parks and Environment department of the City of Paris, with:

• Atelier Jacqueline Osty and partners, **landscapers**
• Atelier François Grether, **architects, urban planners**
• OGI, **engineering**
• Concepto, **lighting designers**

Provisional schedule



North

Porte de Clichy, a new metropolitan area built around the court house and an efficient transport hub.



West

A dense and mixed portion of the city overlooking the park and the railway vistas.

Plot o1



Developers Bouwfonds Marignan + Groupe Financière Duval
Architects Le Penhuel + Saison Menu + Sud Architectes
Doctoral student housing 3,258 sq. m. (100 housing)
Owner housing 3,112 sq. m. (44 housing)
Capped-rent housing 6,232 sq. m. (84 housing)
Shops 3,903 sq. m.
Access to metro line 14

Plot o2



Developer Emerige
Architects Biecher + Mad
Social housing 3,433 sq. m. (48 housing)
Owner housing 6,664 sq. m. (84 housing)
Nursery 866 sq. m.
Shops 311 sq. m.
Access to metro line 14

Plot o3



Developers Bouwfonds Marignan + Groupe Financière Duval
Architects Le Penhuel + Saison Menu + Sud Architectes
Student housing 4,624 sq. m. (153 housing)
Social housing 5,949 sq. m. (79 housing)
Offices 4,785 sq. m.
Shops 5,103 sq. m.

Plot o4a



Developer Paris Habitat
Architects Brisac Gonzalez + Antoine Regnault
Social housing 9,942 sq. m. (150 housing)
Shops / services 148 sq. m.
Primary school / gymnasium 6,835 sq. m.

Martin Luther King Park

Existing park
Final phase of park
(to be completed in 2019)

Real estate programs

Delivered plot
Delivery 2015
Delivery 2017
Delivery 2018
Delivery 2019

Plot n1



Capped-rent housing 3,060 sq. m. (40 housing)
Social housing 2,100 sq. m. (130 housing)
Student housing 4,400 sq. m. (100 housing)
Accommodation center 1,050 sq. m. (40 housing)
Shops 450 sq. m.
Health center 450 sq. m.
Access to metro line 14



Road bridge and footbridge



Footbridge over the Saint-Lazare rail tracks
Contracting authority Roads and Mobility department
Architect Marc Mimram
Delivery 2017



Road bridge over the Saint-Lazare rail tracks
Contracting authority Roads and Mobility department
Architect Wilkinson Eyre
Delivery 2017

Plot o4b



Developer Kaufman + Broad
Architects Aayp + Aires Mateus
Capped-rent housing 3,607 sq. m. (53 housing)
Owner housing 8,548 sq. m. (119 housing)
Shops / services 447 sq. m.

Plot o5



Developer Sefri Cime
Investor AG2R + La Mondiale
Architects Vigulier et Associés + Agence Search
Offices 20,113 sq. m.
Shops / services 1,107 sq. m.

Plot o6a



Developer 3F
Architects Querkraft Architekten + Sam Architecture
Social housing 5,267 sq. m. (71 housing)
Migrant housing 1,292 sq. m. (50 housing)
Nursery school / nursery 2,722 sq. m.
Shops / services 192 sq. m.

Plot o6b



Developers OGIC + Demathieu Bard Immobilier
Architects Fresh Architectures + Itar Architectures
Capped-rent housing 3,760 sq. m. (54 housing)
Owner housing 4,021 sq. m. (73 housing)
Shops / services 445 sq. m.

Plot n2

Offices 12,000 sq. m.
Shops / services 900 sq. m.

Plot n3

Offices 6,000 sq. m.
Access to M14
Shops 150 sq. m.

Plot n4



Offices 10,500 sq. m.

Plot n5

Plot sold by RFF
Offices 10,000 sq. m.

East

Right by the park, a diverse residential offer to extend the city.

Plot e1



Developer Paris Habitat
Architect Franklin Azzi Architecte
Social housing 4,388 sq. m. (63 housing)
Nursery 937 sq. m.
Shops / services 490 sq. m.

Plot e2



Developer Nexity Seeri
Architect Périphériques
Owner housing 6,129 sq. m. (96 housing)
Social housing 1,185 sq. m. (20 housing)

Plot e3



Developer SIEMP
Architects Bigoni Mortemard
Social housing 3,285 sq. m. (49 housing)
Shops 400 sq. m.

Plot e4



Developer RIVP
Architect Philias K. Architecte
Student housing 3,932 sq. m. (150 housing)
Primary school 4,359 sq. m.

Plot e5



Developer Vinci
Architect Francis Soler
Owner housing 6,882 sq. m. (98 housing)
Offices 871 sq. m.

Plot e6



Developers Vinci + Orpéa
Architects BP Architecture + Atelier du Pont
Owner housing 5,747 sq. m. (86 housing)
Nursing home for dependent elderly 6,048 sq. m. (118 housing)
Social housing 4,155 sq. m. (46 housing)
House of worship and shops 1,834 sq. m.

Plot e7



Developer La Sablière
Architects Antonini et Darmon
Social housing 3,755 sq. m. (50 housing)

Plot e8



Developers Sodairif + Cogedim
Architects Gausa + Raveau + Avenir Cornejo
Owner housing 7,151 sq. m. (83 housing)
Capped-rent housing 4,793 sq. m. (62 housing)
Care home for the disabled 3,691 sq. m. (40 housing)
Mother and child protection center (public facilities) 284 sq. m.
Shops / services 139 sq. m.

Plot e9



Developer RIVP
Architect Babin Renaud
Social housing 8,593 sq. m. (125 housing)
Primary school 3,319 sq. m.
Shops / services 498 sq. m.

Plot e10a

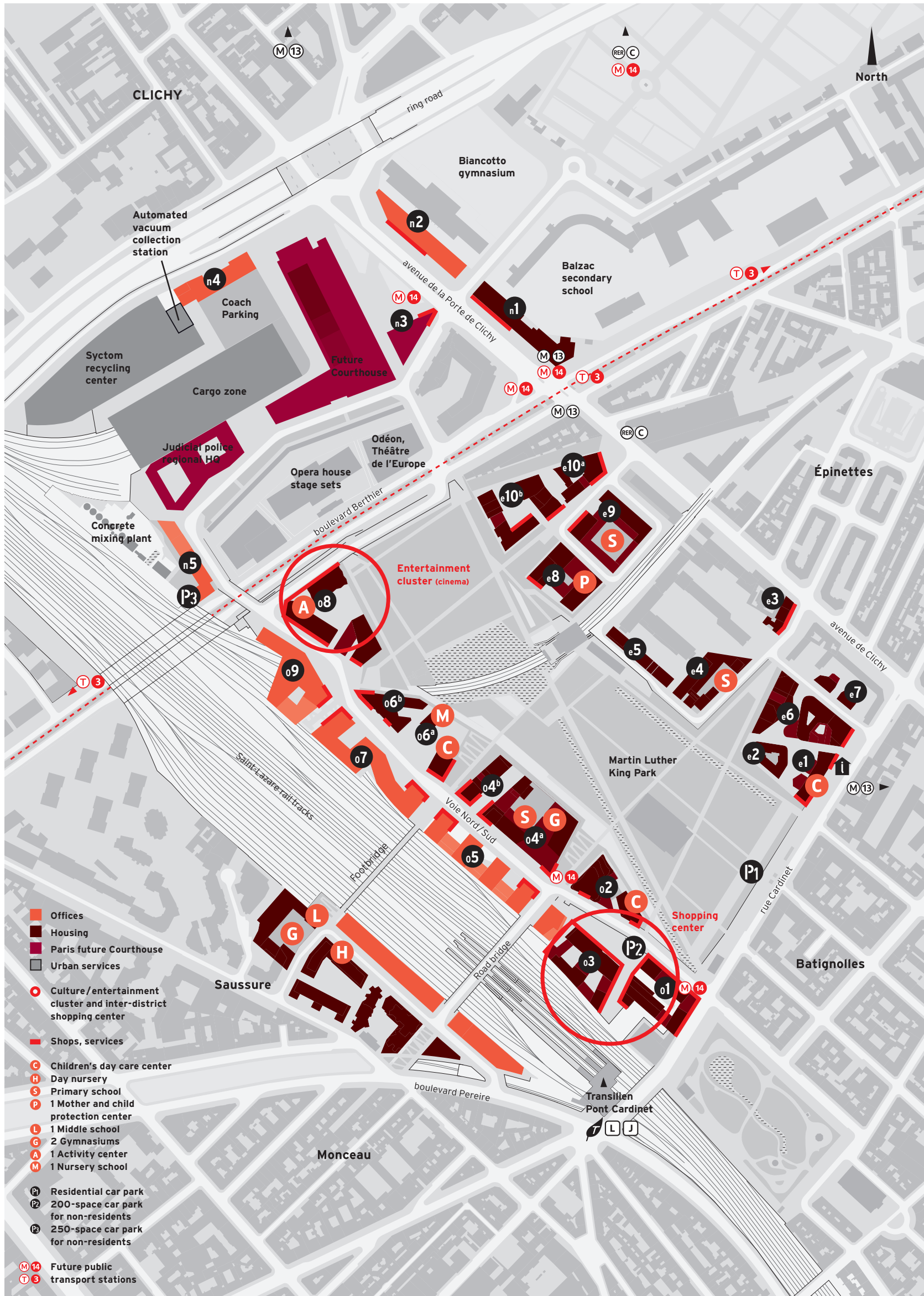


Developer SNI
Architects MAAST
Capped-rent housing 7,533 sq. m. (107 housing)
Shops / services 1,182 sq. m.

Plot e10b



Developer Paris Habitat
Architects TOA + AASB
Social housing 11,398 sq. m. (146 housing)
Nursing home for dependent elderly 6,251 sq. m. (100 housing)
Shops / services 332 sq. m.



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