

# Saint-Vincent- de-Paul

Paris 14<sup>th</sup>



Another kind of Paris



# A place and a story

The future Saint-Vincent-de-Paul neighbourhood is being developed on a centuries-old site, a former novitiate that was converted to a maternity and children's hospital, which remained in operation until 2012. Halfway between the transport hubs of Denfert Rochereau and Port Royal, it enjoys an exceptional environment in the heart of the 14th arrondissement in Paris, surrounded by the gardens of religious congregations, the Observatoire de Paris and the Cartier Foundation, an outstanding centre for contemporary art.

As a former hospital now destined to become a residential neighbourhood, Saint-Vincent-de-Paul earned a positive and inclusive image among Parisians, even before the development project began. It has been home to various socially inclusive and creative temporary occupation schemes since 2012, starting with Les Grands Voisins. Paris & Métropole Aménagement, the developer appointed by the City of Paris, has embarked on transforming the area while maintaining its characteristically innovative, sustainable and inventive spirit.

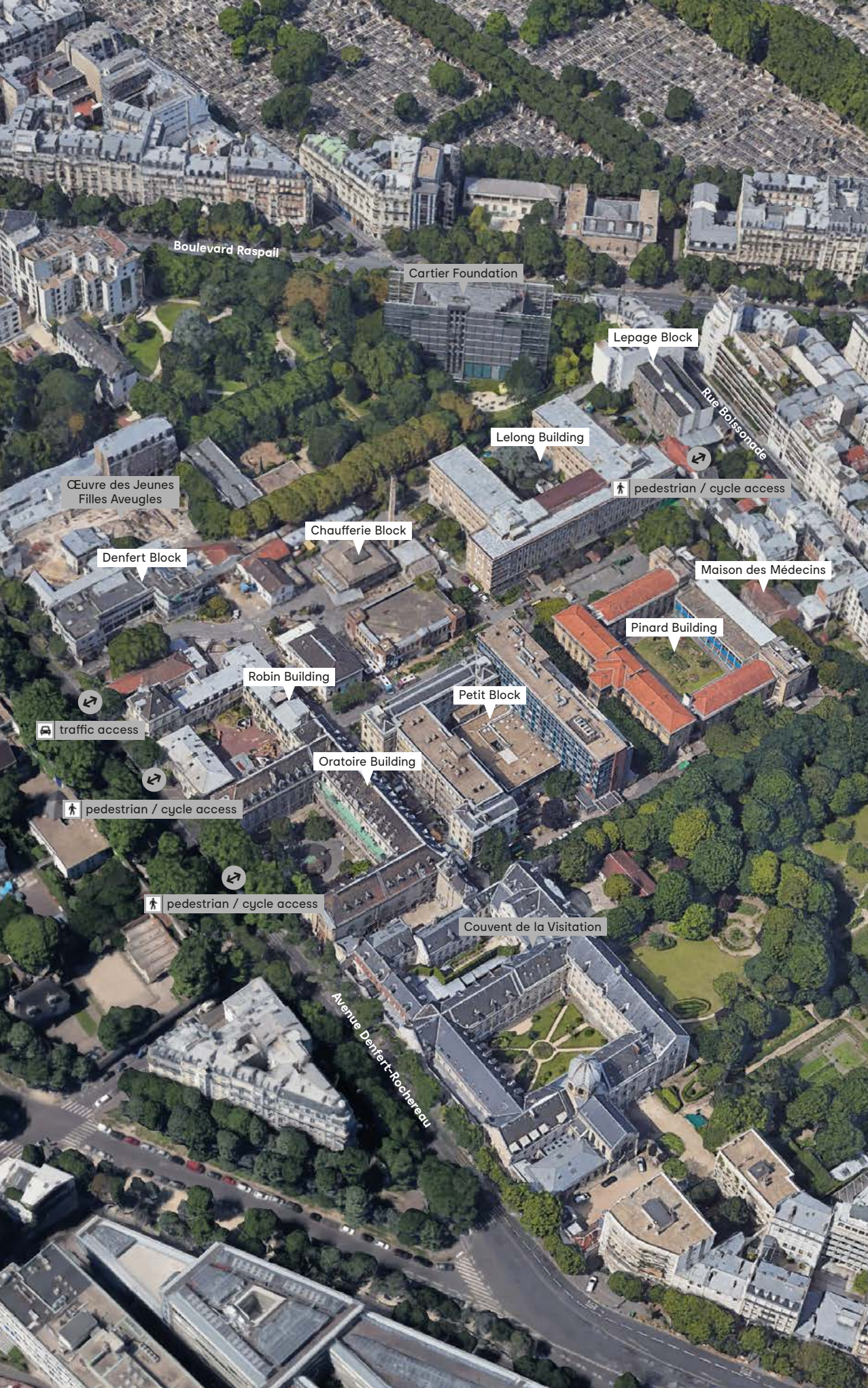
## Another kind of Paris

Picturing the future, citizens' participation and ecological transition are the three pillars of a new kind of urban development in Paris that are now embodied in the Saint-Vincent-de-Paul project.

With its social diversity, accessible public spaces, and promotion of artisanal skills and the social and inclusive economy, the temporary occupation has extended and updated the site's hospital tradition. The future neighbourhood is aiming to capture the same spirit.

This ambition is reflected in the consultations organised by Paris & Métropole Aménagement, which explore the needs of a collaborative city, involving users directly in selecting and developing various projects and how they are managed.

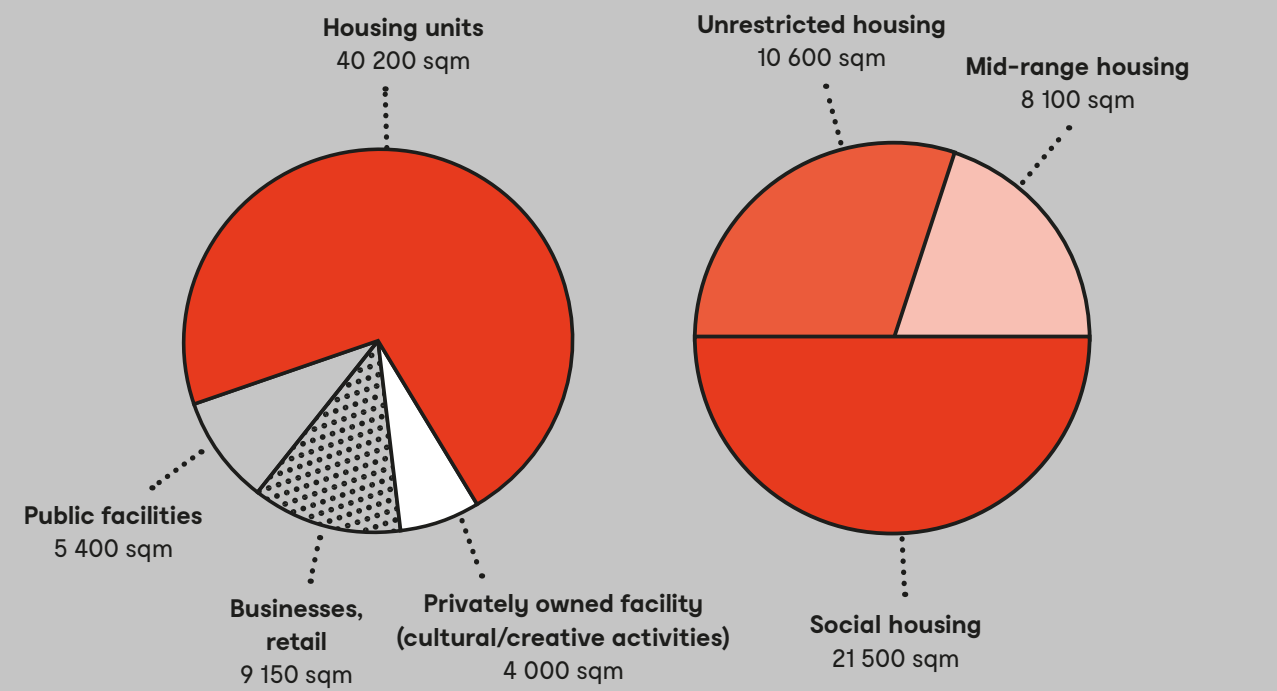
The project also reflects a desire to speed up the ecological transition through innovation and experimentation on all aspects of the sustainable city, including local production of renewable energy, alternative transport, biodiversity, water management, the circular economy, etc.





# The programme

The future neighbourhood covers 3.4 ha and combines housing (600 homes), public and private amenities, shops and businesses. Around 43,000 sqm of the 60,000 sqm available for building are for housing: social (50%), unrestricted (30%) and mid-range (20%). A flexible, shared public amenity combines a day-care centre, school and gym, in an area of 5,400 sqm. The attractiveness of the area is boosted by 7,500 sqm of shops and businesses, as well as a public-interest private arts and creative activities centre.



- 1**

**Lepage: 2 570 sqm**

Shared ownership, private and social housing
- 2**

**Lelong: 12 500 sqm**

Housing: 9,900 sqm (unrestricted and social)  
Businesses: 2,600 sqm in basement courtyards
- 3**

**Chaufferie: 10 860 sqm**

Housing: 8,900 sqm (social and mid-range)  
Businesses: 1,560 sqm in basement courtyards  
Cleaning and Environmental Services office: 400 sqm
- 4**

**Lingerie: 500 sqm**

Businesses and shops: 500 m<sup>2</sup>
- 5**

**Façade Denfert: 12 700 sqm**

CINASPIC\*: 4,000 sqm  
Housing: 7,200 sqm (unrestricted and mid-range)  
Businesses and shops: 1,500 sqm  
Transport hub
- 6**

**Petit: 13 000 sqm**

Housing: 11,600 sqm (social and mid-range)  
Businesses: 1,400 sqm in basement courtyards
- 7**

**Pinard: 6 400 sqm**

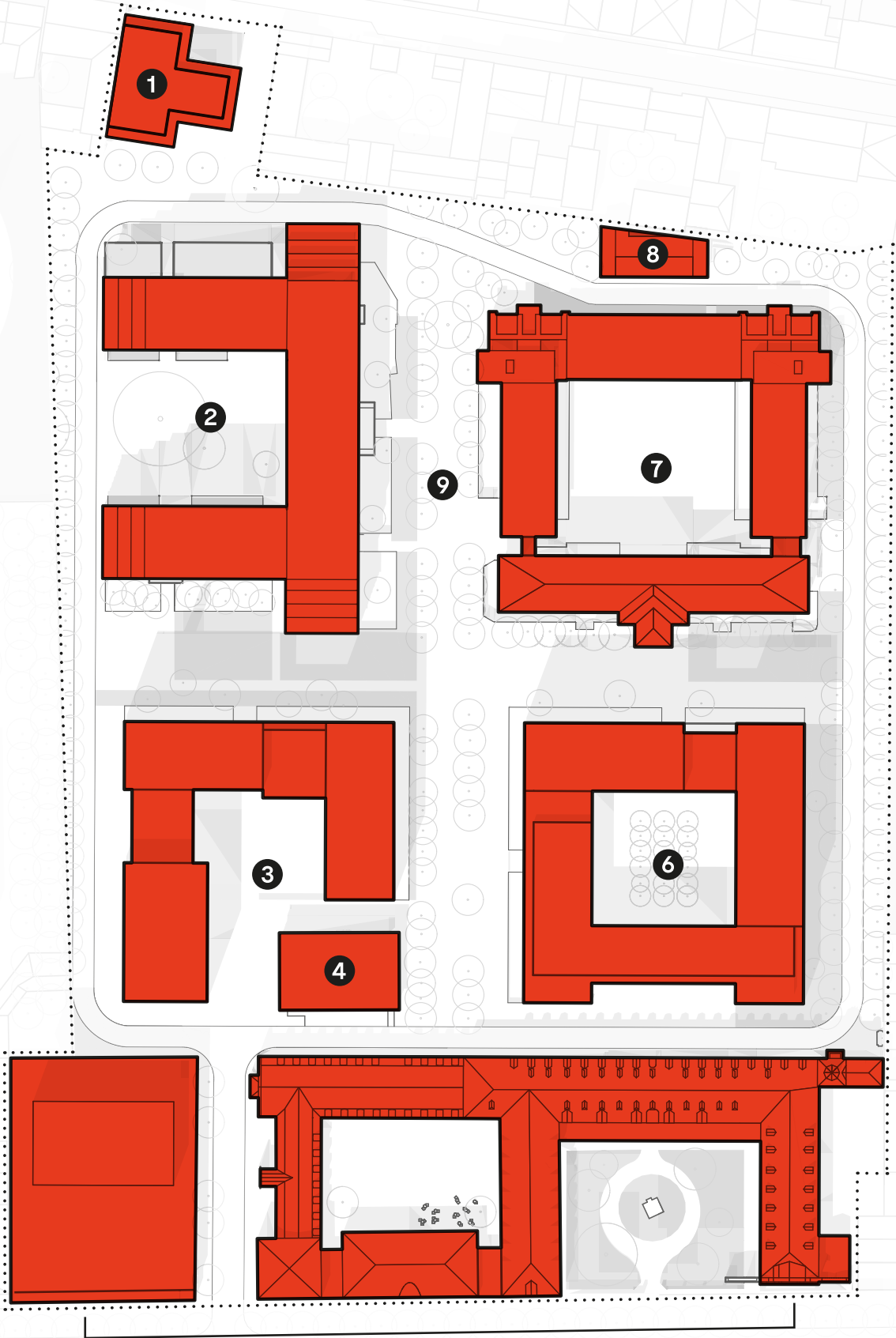
School with 8 classrooms: 2,400 sqm  
Day-care centre: 900 sqm  
Gym: 1,700 sqm  
Businesses: 1,400 sqm in basement courtyards
- 8**

**Maison des médecins: 250 sqm**

Businesses: 250 sqm
- 9**

**Espaces paysagers: 4 800 sqm**

\* Public-interest private arts and creative centre

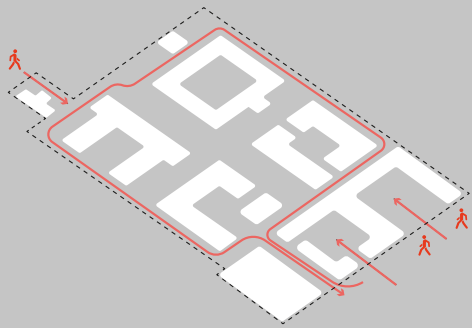




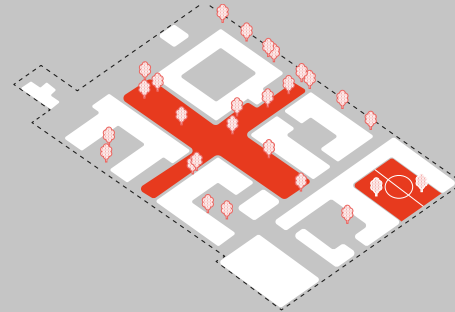
# Six urban design principles by the agency Anyoji-Beltrando

Urban project manager Anyoji Beltrando has created a dialogue on the historic site between the built heritage, 60% of which has been retained, including the characteristic basement courtyards, and four contemporary blocks. All sit within a landscaped frame based on a central crossing, a green space of 4,000 sqm, connected to a single peripheral traffic loop designed as a “meeting place”.

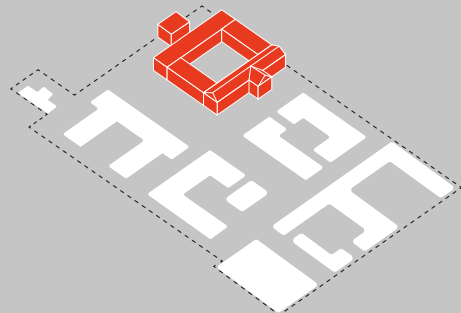
Four entrances and a single shared traffic loop



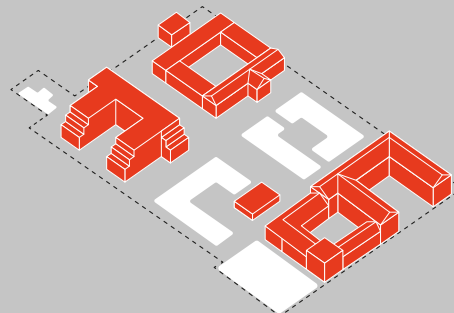
A landscaped central crossing of 4,000 sqm



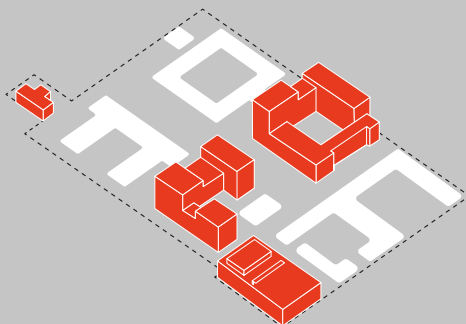
A shared public facility (day-care centre, school and gym), the Pinard block



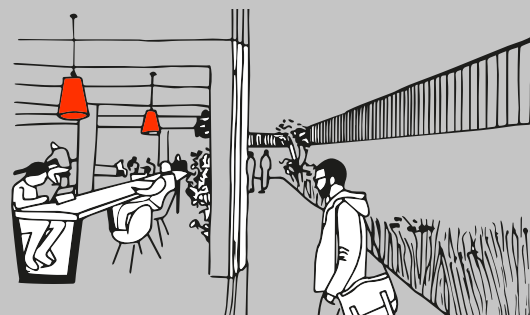
60% of existing buildings retained and renovated



Contemporary blocks



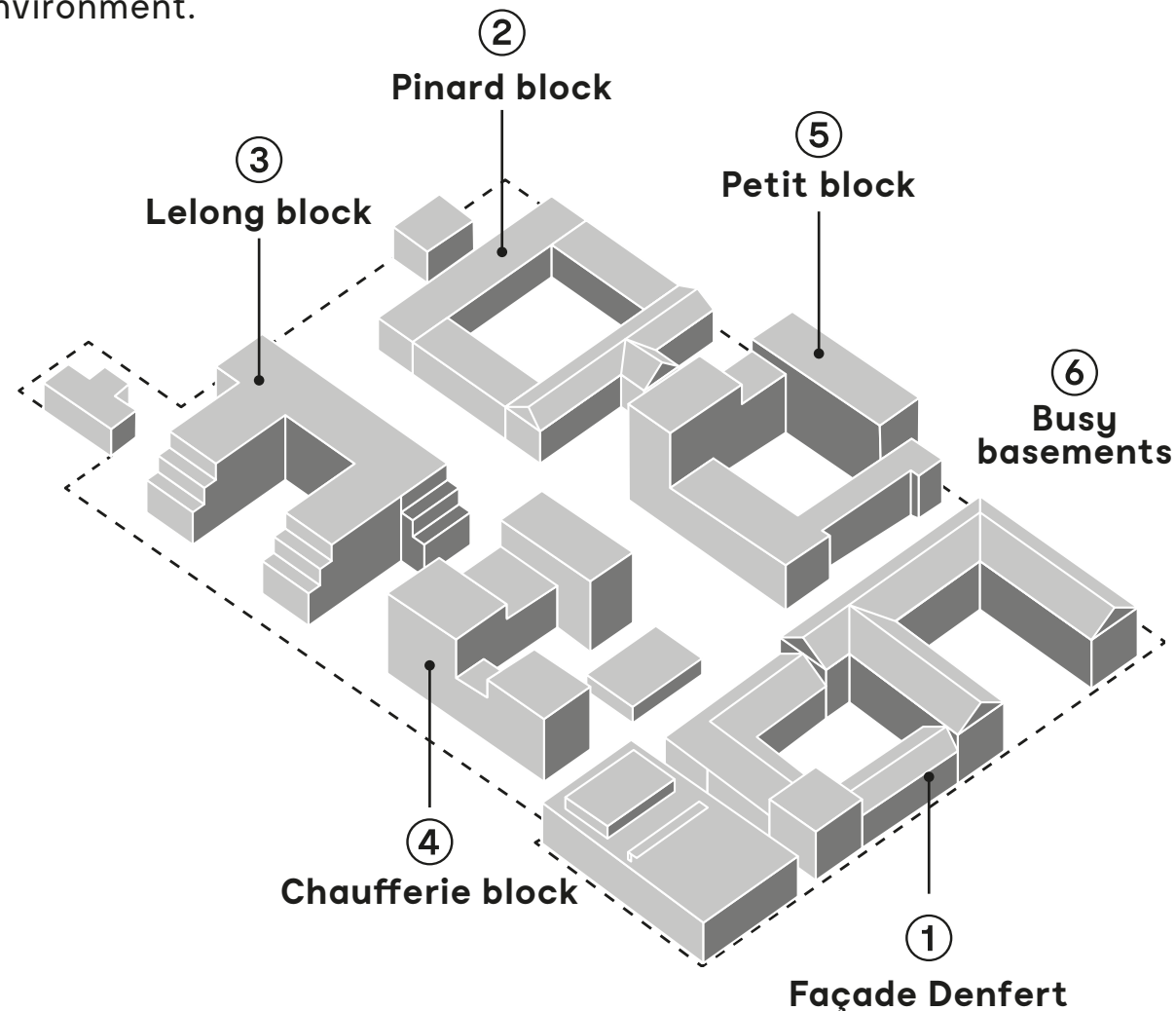
Basement courtyards for businesses





# The Saint-Vincent-de-Paul neighbourhood in five consultations

Five consultations and tendering processes with designers, developers, landlords and operators were carried out between the City of Paris and Paris & Métropole Aménagement between October 2019 and February 2020. Decision-making processes were enhanced with the views of citizens gathered during the forums specific to each lot. The specifications given to tenderers included the ambitious environmental and social requirements of the Saint-Vincent-de-Paul project (see pages 24 and 26). The winning projects stood out for their outstanding interpretation of those requirements, as well as their architectural quality and integration into the urban environment.



## ① Façade Denfert

**La Collective**, the winning team for the Denfert tender, is planning to create an inclusive, partnership-based cultural centre built around contemporary art. The project covers over 4,000 sqm along the whole of the Denfert façade, from the Pouponnière building of the old hospital to the contemporary new building that will mark the entrance to the neighbourhood. The project is aiming for artistic excellence and to make culture accessible to all. Supported by Thanks For Nothing, the programme will combine free access to artistic exhibitions and events, an artists' residence– the Villa Denfert, in conjunction with the Institut Français, production and training workshops for arts and crafts, an incubator for start-ups in the social and inclusive economy run by Makesense, two inclusive restaurants run by the Refugee Food Festival, and an emergency accommodation centre run by Emmaüs Solidarité.

### Programme: 12 700 sqm SDP

- CINASPIC: 4,000 sqm
- Housing: 7,200 sqm (mid-range and unrestricted)
- Shops and businesses: 1,500 sqm
- Transport hub

### Developers

Altarea Cogedim / Histoire & Patrimoine / CDC Habitat

### Investor in mid-range rented housing

CDC Habitat

### CINASPIC operators

Thanks for Nothing / Emmaüs Solidarité / Makesense / Refugee Food Festival





The architectural proposal for the Denfert block, which is both modest and innovative, marks the entrance to the site. The building has a stone base, which echoes and extends the former outer wall of the hospital, topped with a stepped building clad in burnt timber – a traditional Japanese technique. The renovation of the Robin and Oratoire buildings has been carefully thought through to highlight the original characteristics of the buildings and structures. Both comply with the high environmental standards set by Paris & Métropole Aménagement, with efficient, bioclimatic envelopes, the use of timber and bio-sourced materials for the structure, and dense planting in the courtyards and on the roofs.

The transport hub, managed by Sogaris, will offer 60 shared parking spaces for cars and 30 for motorbikes and scooters, car-sharing, shared bikes, repair and maintenance services, as well as a local urban logistics platform.

- CINASPIC real estate**  
GALIA / Banque des Territoires / LITA /  
La Nef (investisseurs) /  
ETIC (structuration foncière)
- Arts partners**  
L'Institut Français / Le Consulat /  
La Fondation Culture et Diversité /  
Céline Danion / La Réserve des Arts /  
Le Parti Poétique / CNC / Universcience
- Transport hub investor and operator**  
Sogaris
- Project management**  
51N4E / Tham & Videgård / CALQ /  
Atelier Monchecourt (architects) /  
GRUE (landscape design)

- Design offices / project management assistance**  
Zefco (BE environnement) / EVP (BE  
structural design office) / Teckicéa (BE  
wood structural design office) / ALTIA (BE  
acoustic) / BUILDERS (AMO BIM) / Algoé  
(AMO mobility) / Valérie Lebois (AMO  
co-conception)



- 1 Façade of the future Denfert building on avenue Denfert-Rochereau.
- 2 New façade of the Robin building on the access road. View from inside the site.
- 3 The Agora exhibition space in the Denfert building.
- 4 Courtyard of the Pouponnière building, the "Hidden Courtyard".





## ② Pinard block

The former Pinard maternity unit is being converted into a public amenity with a day-care centre, school and gym, shared spaces and business premises. The project takes full advantage of the characteristics of the 1930s building to create generous spaces that span the building and can be used in a variety of different ways.

The architectural plan is designed to open the block up towards the Maison des Médecins and the public area, by demolishing an extension built in the 1970s. Most of the renovation work is inside the historic building, except for two mainly glass extensions on the roof, offering outstanding views over the neighbourhood.

The playground has been designed as a public space: during school hours, it offers a peaceful, airy space for pupils. Outside school hours, it lends itself to multiple uses, becoming a new community space for the neighbourhood. A biodiversity garden of more than 400 sqm on the road side creates a refreshing atmosphere in the playground and can be used for activities for the children.

**Programme: 6,400 sqm**

- Multi-purpose school with 8 classrooms: 2,400 sqm
- Day-care centre for 66 children: 900 sqm
- Type B gym: 1,700 sqm
- Business premises: 1,400 sqm

**Calendrier**

- Start of works: Q1 2022
- Delivery: Q1 2024

**Design office**

Chartier Dalix Architecte (architect, appointee) / EVP (structural design office) / B52 (liquid) / BMF (economy) / ZEFECO (environnement) / Atelier Roberta (landscape architect) / LASA Paris (acoustic) / Atelier d'écologie urbaine / R-USE (reemploy)



- 5 Current condition of the Pinard building, the former maternity service.
- 6 View of the courtyard by night, opened to the neighbourhood.
- 7 View of the north façade of the future Pinard super-amenity.

The timber-framed gym below the playground is naturally lit on all four sides, with each façade overlooking the lavishly planted basement courtyards. The team has proposed a bold layout for the school in the historic building, with classrooms spanning its width and separated from each other by flexible activity areas designed for teaching and learning. The day-care centre occupies the wing that overlooks the Convent of the Visitation, creating a calm environment, while the lower-ground floor provides business premises with large, flexible floor layouts, lit by the basement courtyards on all sides.

Outside school hours, the whole of the ground floor and the southern building, along the neighbourhood's central public garden, will be given over to a range of new activities.

The Chartier-Dalix project was chosen after a competitive tendering process that confirmed the innovative direction of the programme, thanks to the high-quality work of all three teams involved (Ateliers O-S, Encore Heureux and Chartier-Dalix).





### ③ Lelong block

The Lelong building, which was produced in 1954, is being converted into a residential building and raised in height by three or four floors. The largely glass extension hosts a series of bioclimatic winter gardens, with the contrast highlighting the pale bricks of the old façade. The stepped profile and series of balconies and winter gardens lighten the outline of the building, while making almost all the homes more enjoyable to use. The extensively planted heart of the block and basement courtyards, centred around a preserved cedar tree, provides continuity with the Cartier Foundation garden in both landscape and ecological terms.

In terms of the programme, alongside traditional purchasing, the team has decided to offer 26 homes based on a ground lease managed by the community land trust Habitat et Humanisme, to increase the residential diversity. A third place, community café and greenhouse extend the garden in the heart of the block and occupy the ground and lower ground floors, which are generously lit and ventilated by the basement courtyards.

**Programme: 12,500 sqm**

- Housing: 9,900 sqm (unrestricted and social)
- Business premises in basement courtyards: 2,600 sqm

**Calendar**

- Starts of works: 2021
- Delivery: 2024

**Project managers**

Lacaton Vassal et Gaëtan Redelsperger (architects) / Cyril Marin (landscape design)

**Main contractors**

Quartus (Developer) / Habitat & Humanisme (Investor in social housing)

**Design offices**

Atmos Lab (BE SD) / Bollinger + Grohmann (structural design office) / BIM BAM BOOM (AMO BIM)



- 8 Current condition of the Lelong building.
- 9 Project in the centre of the Lelong building block.
- 10 Project to increase the height of the Lelong building.
- 11 Impression of a living room and winter balcony for the project to increase the height of the Lelong building.



## ④ Chaufferie block

The block consists of two social housing buildings and one that houses an emergency accommodation centre and family hotel. It stands in line with the main entrance to the neighbourhood, extending La Lingerie, a building that has been preserved and redeveloped to house activities that will be open to local people.

The project makes the most of this strategic location at the entrance to the site by providing visual permeability and pedestrian access in multiple directions, in particular towards the heart of the neighbourhood from avenue Denfert Rochereau. Two covered alleys link the buildings and provide access to the central garden, which is open to the public. There are semi-private vestibules on each floor shared by residents, serving four or five homes. Transverse, flexible business premises on the lower ground floor are lit via the basement courtyards on one side and the sunken garden in the centre of the block on the other. The timber frame, built on low-carbon concrete foundations, is clad with self-supporting bricks.

**Programme: 10,860 sqm**

- Social housing: 8,900 sqm
- Business premises: 1,560 sqm
- City of Paris Cleaning and Environmental Services office: 410 sqm

**Calendar**

- Start of works: Q3 2021
- Delivery: Q3 2023

**Project manager**  
Bourbouze & Graindorge, Sergison Bates, architects / Bassinet Turquin paysage, landscape design

**Main contractor**  
Paris Habitat

**Design offices**  
EVP (BET structural design office) / Franck Boutté Consultants (BE environnement)



12 The Chaufferie building of the former hospital.  
13 Façade of the Chaufferie project.  
14 The Chaufferie building and the Lingerie.





# ⑤ Petit block

The Petit block is an extension of the Oratoire building, parts of which date back to the 17<sup>th</sup> century. The project respects the height of the original building with rough-cut stepped stone varying from six floors (G+5) on the Oratoire side to ten (G+9) in the centre of the block. It consists of five buildings emerging from a shared foundation. Fragmenting the structure in this way lets the sun in and creates views through the four vertical slits that house the open landings, transitional spaces that lend themselves to multiple uses (such as workshops, winter gardens or shared terraces). Other “commons” include a large, shared terrace on the roof and a vast balcony overlooking the garden of the Convent of the Visitation. Most of the homes are multi-aspect and all provide a pleasant living environment.

The building sits above ground level to maximise the garden area and open it up to the public space. The building is timber-framed and clad with solid stone.

**Programme: 13,000 sqm**

- Housing: 9 675 sqm
- Business: 1,400 sqm

**Calendar**

- Start of works: Q3 2021
- Delivery: Q3 2023

**Project managers**

Kuehn Malvezzi Projects GMBH / Nicolas Dorval-Bory / Plan Común (architects) / Vogt (landscape design)

**Main contractor**

RIVP

**Design offices**

Bollinger + Grohmann (BET structural design office) / Lab-Ingénierie (BE environnement)

- 15 The Petit and CED buildings on the site.
- 16 Balcony on the future Petit building.
- 17 Project in the centre of the Petit building block.





## ⑥ “Busy basements”

“Busy basements” are the business areas in Saint-Vincent-de-Paul located inside the block: the ground floor, basement courtyards, Maison des Médecins and Lingerie buildings. They are directly connected to the public space and play an essential role in enlivening the neighbourhood and increasing its attractiveness as a destination location. The aim is to build a creative community across the site and offer a springboard for businesses operating in the social and inclusive economy, and artisanal or creative endeavours, with a policy of affordable, staged rents. The RIVP, the investor in the ground floors, will work with a manager with responsibility for community coordination.

### Programme

Around 7,500 sqm of shops and sustainable, creative and inclusive economic activities (socially inclusive employment, artisanal activities, etc.), including a CINASPIC of 2,000 sqm

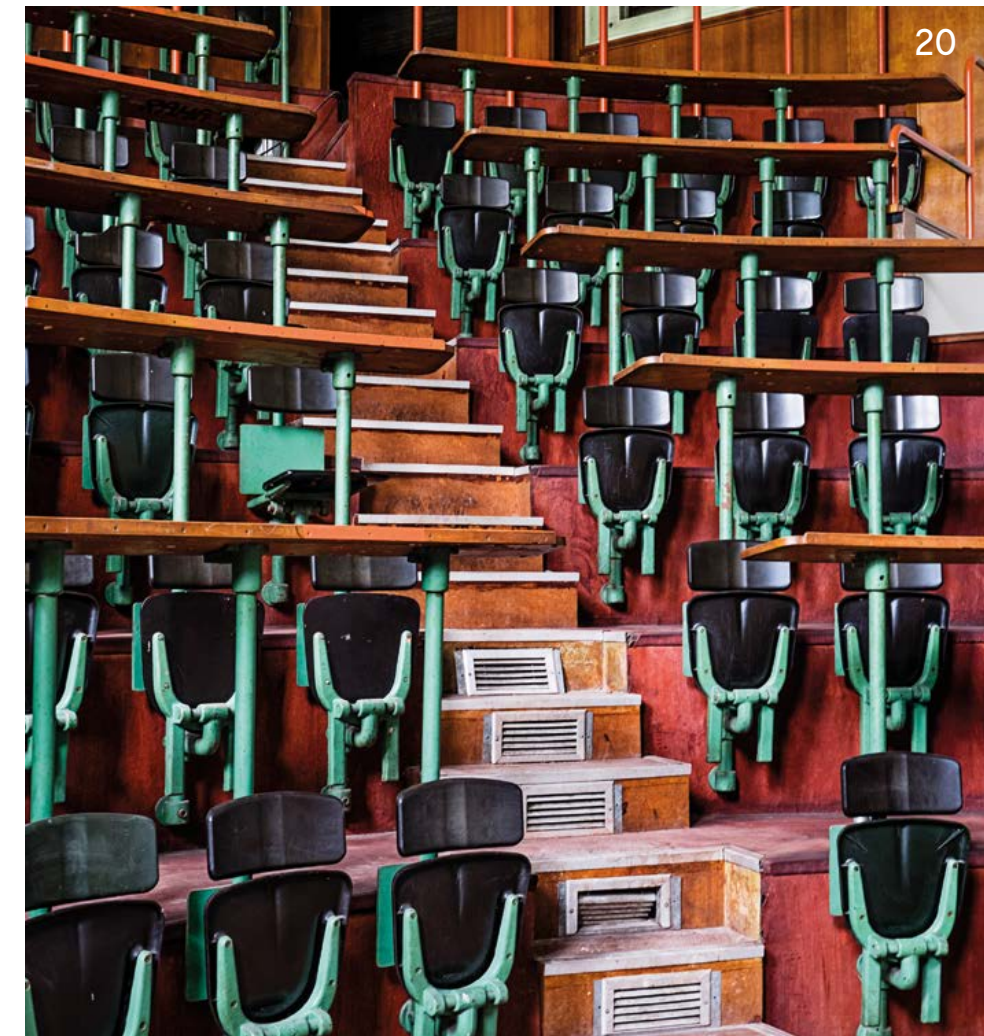


18



19

- 18 The Lingerie building retained to host neighbourhood activities.
- 19 Basement courtyard in the Pinard building and one of its potential uses.
- 20 The auditorium of the School of Medicine, one of the neighbourhood's “commons”.
- 21 The courtyard of the Oratoire, Les Grands Voisins season 2
- 22 Greenhouse in Les Grands Voisins during season 1.



20





# Temporary occupation

Two successive phases of investment in the site (2012–2015 and 2015–2017) prior to its final transformation were organized, thanks to the joint involvement of the Aurore association, the first organization to move in, Yes We Camp and the cooperative Plateau Urbain, which came together in the Les Grands Voisins initiative.

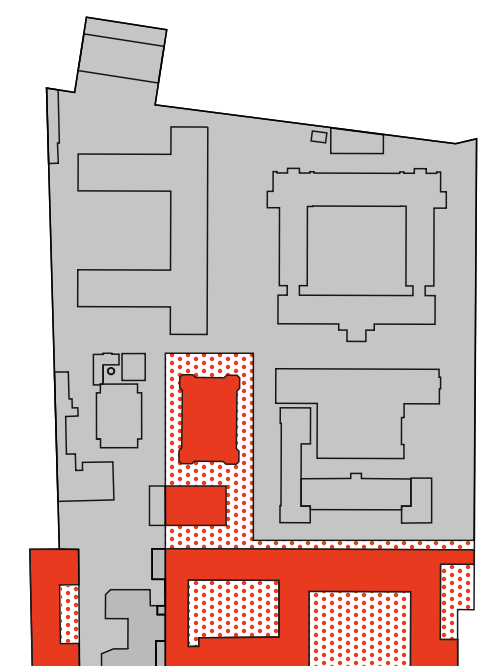
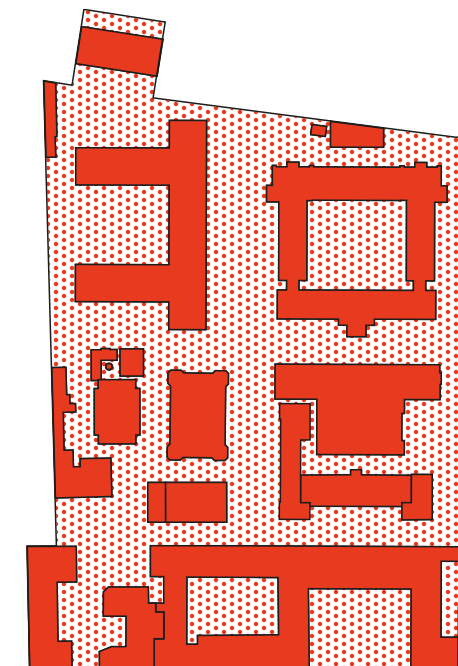
Les Grands Voisins developed and breathed new life into the site to make it a welcoming place to live and work. This “factory of the common good” has also explored and instigated new ways of urban living, which are more inclusive, more sustainable and more responsible, as well as friendlier and pleasanter. A cinema, sports courses, world cooking and arts events have all been set up here, along with regular public debates, markets, etc., which have attracted people from the wider area. It is now a desirable destination. A second ‘picturing the future’ phase (2018–2020) is now continuing for them in a smaller area, in close dialogue with the City of Paris, the town hall in the 14th arrondissement and P&Ma.

## Temporary occupation 2015→2017

Surface area: 20,000 sqm of buildings  
and 15,000 sqm public spaces  
600 hosted persons, 200 organisations

## Picturing the future 2018→2020

Surface area: 9,800 sqm built  
and 3,000 of public spaces  
Activities: 180 hosted persons, 80 organisations,  
1,700 sqm of “commons”



● Temporary occupation of Les Grands Voisins

● Demolition works perimeter

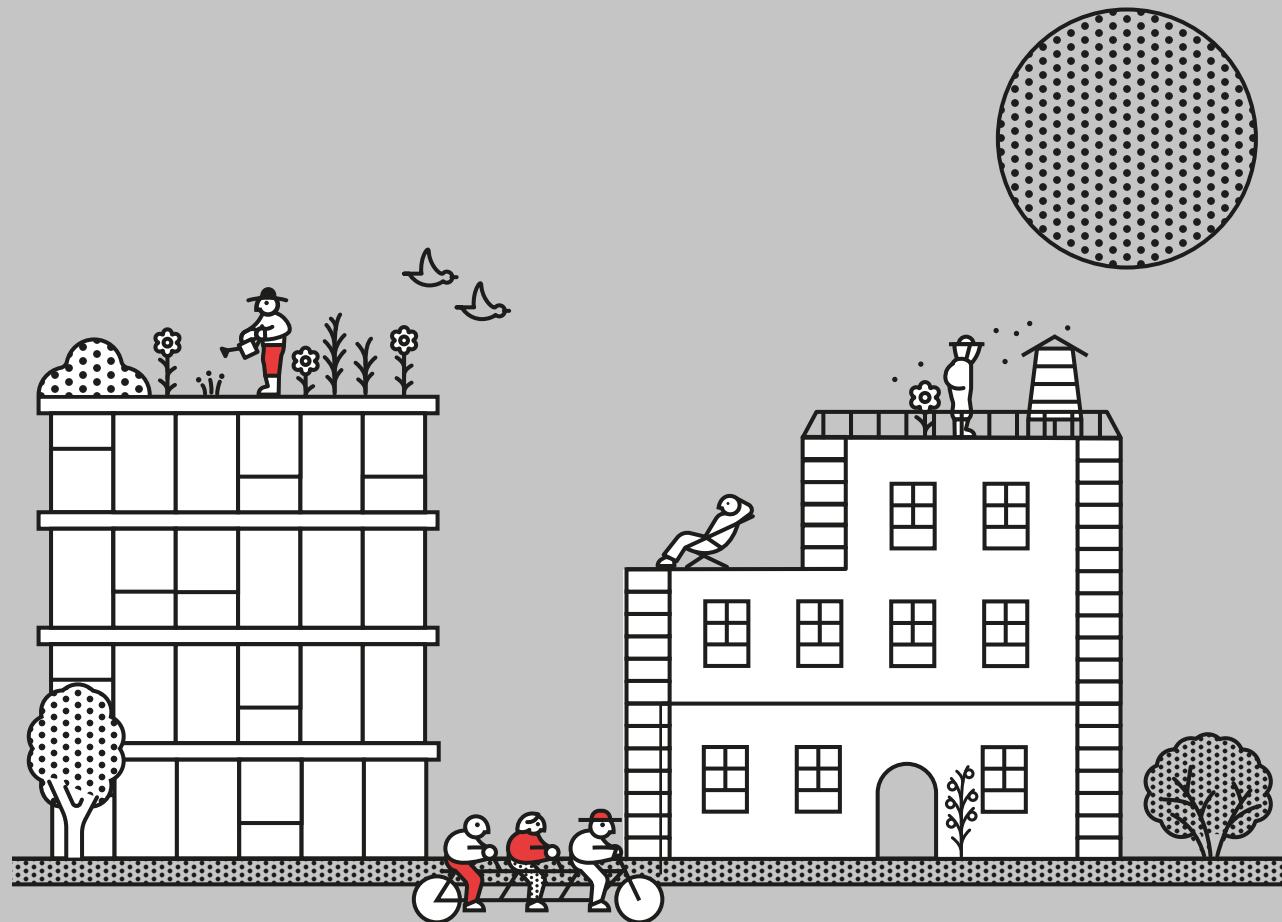


# The project's social innovations

Urban project manager Anyoji Beltrando has created a dialogue on the historic site between the built heritage, 60% of which has been retained, including the characteristic basement courtyards, and four contemporary blocks. All sit within a landscaped frame based on a central crossing, a green space of 4,000 sqm, connected to a single peripheral traffic loop designed as a “meeting place”.

## Saint-Vincent-de-Paul commons

The neighbourhood's commons include the Pinard public amenity, which is home to a day-care centre, school and gym; this has been designed to combine each entity's shared spaces and make them available to other users when they would otherwise be closed. The transport hub will offer residents a range of pooled services, while the auditorium in the school of medicine, retained in the Lelong building, will be open to the neighbourhood. More traditionally, accessible terraces, community spaces and shared gardens will all be available to residents.

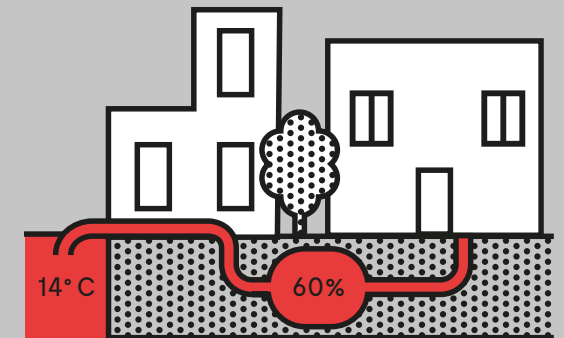


# A restrained, resilient neighbourhood

The project is aiming for a “zero carbon, zero waste, zero emissions” target, which translates into a restrained approach that combines reinvesting in existing buildings, reusing materials and saving resources.

## ① Energy production and consumption

Sixty percent of the heating and hot water comes from the City of Paris's non-drinking water network, at an average temperature of 14°C. The remaining 40% comes from the Compagnie Parisienne de Chauffage Urbain (CPCU), whose energy mix will come from 100% renewable sources by 2050.



## ② Sustainable transport

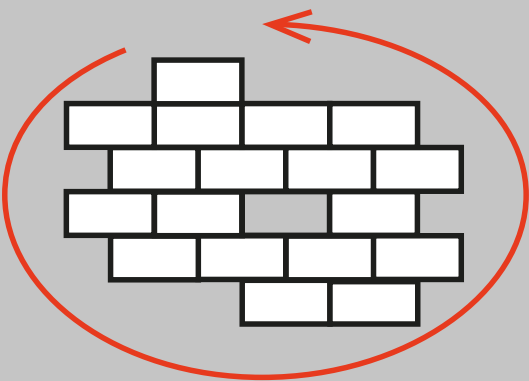
The pedestrian neighbourhood is served by a peripheral traffic loop, a meeting space shared by vehicles, cyclists and pedestrians, where traffic is limited to 20km/h. Car parking is limited to 60 spaces in a transport hub, which encourages the use of alternative, pooled methods of transport, including car-sharing, electric vehicles and self-service bikes. Each home also has two cycle parking spaces on the ground floor of the building.





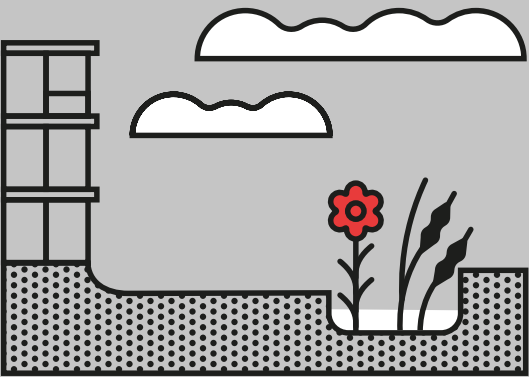
3 Restrained development and reuse

The project prioritises conserving and reinvesting in existing buildings (60% of which will be retained) in order to limit carbon emissions from construction and the use of new materials. At the same time, Paris & Métropole Aménagement is deploying a strategy to reuse all elements and materials from the demolition process, both on-and off-site.



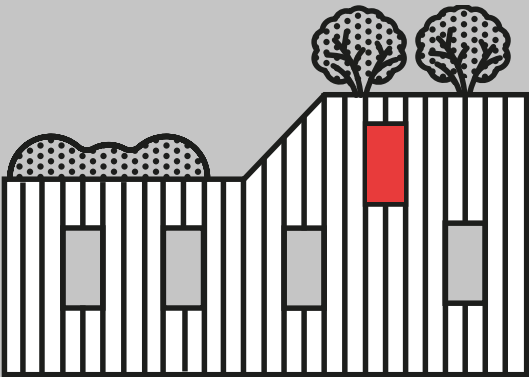
4 Sustainable management of water and biodiversity

Managing rainwater within the development area, without reliance on the City of Paris’s sewage system, has inspired an environmental strategy that encourages evaporation/ transpiration through plants and features permeable surfaces both on roofs and on the ground. Reintroducing plant and invertebrate species to improve biodiversity contributes indirectly to regenerating the soil and increases its capacity to absorb water.



5 Bio-sourced, adaptable construction

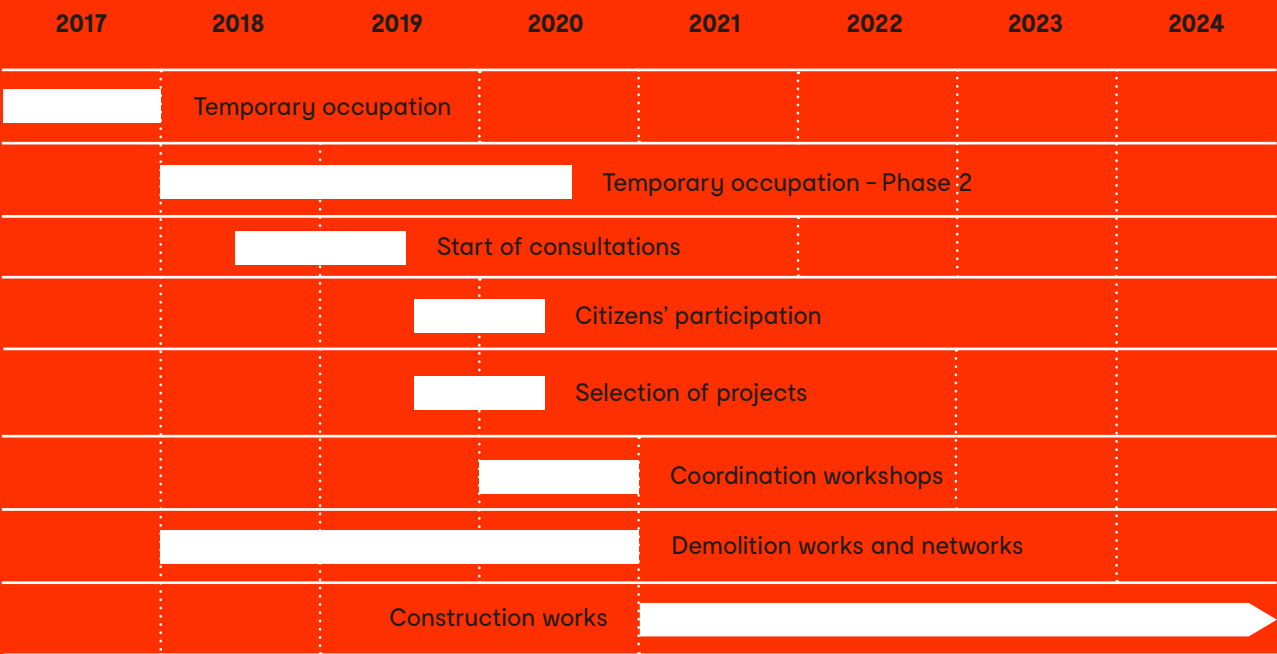
The project’s buildings are constructed primarily using bio-sourced materials, i.e. materials of biological origin (except for materials from geological or fossil formations). The structures are designed to help the buildings adapt to subsequent programme and spatial developments.



Coordination workshops

The various invitations to tender took place on a timetable that allowed the organization of coordination workshops for all the projects. These were previously trialled at the Clichy-Batignolles development and bring all stakeholders (designers, main contractors, project sponsors, managers, the City of Paris authorities, etc.) together, with the aim of refining aspects of the project ranging from its architectural consistency to the relationship to public spaces, the organization of business premises, organization of neighbourhood commons and their management, etc.

Timeline



\* in architectural projects

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# Project stakeholders

## Urban planning

Ville de Paris

### Developer: Paris & Métropole Aménagement

The local public corporation Paris & Métropole Aménagement (P&Ma), whose capital is held by the City of Paris and the Métropole du Grand Paris, is the developer for the ZAC Saint-Vincent-de-Paul on behalf of the City of Paris. P&Ma is currently involved in six projects in Paris: Clichy-Batignolles, Saint-Vincent-de-Paul, Paul Meurice, Porte Pouchet, Chapelle Charbon and Gare des Mines-Fillettes. It is helping to update urban development models and practices, in particular with a view to reducing the city's carbon footprint and supporting changing lifestyles.

### Urban project management team

- Agence Anyoji Beltrando (urban architects, appointee)
- Alphaville (program manager)
- ALTO (Roads and networks design office)
- EVP (Structural design office)

### Open spaces project management team

- Empreinte (landscape designer, appointee)
- Artelia (Roads and networks design office and sustainable development)
- 8'18" (lighting designer)

### Assistance to main contractor

- Collaborative urban project and centred design: Le Sens de la Ville
- Energy: Une autre ville, AMOES, KAIROS
- Water and biodiversity: Agence Thierry Maytraud
- Transport: CODRA, CHRONOS
- Reuse of materials removed: MOBIUS
- Commercial feasibility study: Bérénice
- Communication: À vrai dire la ville
- Participatory workshops: Palabréo

### BIM Partner

- CSTB, BIM (strategy research agreement)

### Temporary occupation and planning

- Yes We Camp (creation of innovative, inclusive temporary spaces and amenities)
- Aurore (support for people in vulnerable situations)
- Plateau Urbain (revitalization of vacant buildings for community, cultural or social inclusion projects)

## Contact

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