



Auneuil (FR)

CONTINUUM

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The Auneuil site is part of a rural territory under the influence of the metropolis. It imposes, de facto, different scales, from landscape to habitat, from collective to intimate. By its position, on the edge of the town center, it offers the opportunity to assert a new urbanity, in the continuity of existing specificities, with the ambition of new places of life and production.

01_ RE-AFFIRMING THE MIDDLE

The social, economic, historical and political conditions of Auneuil are articulated around an original built structure that is both homogeneous and has an identity, whose built heritage bears witness to a tangible reality. It develops according to two aspects, in two phases. Its rural character - revealed by the ancient structure of the village, composed of buildings in a chain. This grouping, along structuring axes, constitutes a coherent built seam and reveals a constructive identity of the place. Its industrial and landscape anchorage - characterized by the production of bricks, tiles and ceramics from the richness of the Pays de Bray soils and valorized by the Boulenger factory. Its industrial structure, made up of juxtaposed buildings-hangars, generates a homogeneous and remarkable built entity. A deep transformation of this territory cannot be anchored without an analytical reflection of this already existing.

02_ RE-CREATING CONTINUITIES

The post-industrial decades, materialized by the development of monofunctional zones, such as housing estates or various activity sectors, have gradually segmented the existing landscape and urban continuities. They have generated new isolated buildings, diffuse and undefined voids and constrained new relational and usual potentialities. By locating in a fragmented environment, it is important

that the site has both defined and porous boundaries, and a clearly intelligible architectural expression where each portion is part of a whole.

Our approach consists of re-creating broken or non-existent continuities, from the macro to the micro scale. In this approach, a landscape continuum extends and enhances the green corridor of the old railroad. An urban continuum develops relevant relationships between existing and new buildings. Finally, an architectural continuum perpetuates a common language of architectural elements and materials.

It is a question of restoring a clear reading to this complex territory, without antagonism or ideology between the different constructive and heritage strata. In this sense, the establishment of a new model of urban renewal, focused on an 'ideal' implantation on the site, does not seem to us to carry relations between habitat, productive places and recreational spaces. On the contrary, our approach wishes to evacuate the logic of new 'regenerative' typologies, preferring to complete, juxtapose, add or repair the existing built and non-built elements. It is a question of establishing a balanced and coherent density, the whole of which can reinforce its insertion in the site.

03_ AN ORGANIC MIX

The Usine Boulenger, read as an indivisible built entity, must be the heart of a more global ecosystem. Its large deployment in the landscape offers the opportunity to seize its existing interfaces in order to generate a porous and generous horizontal structure. In this ensemble, the exterior and interior spaces support active relationships between functions, uses and environment. The implementation of new formal typologies would imply a discontinuity that would have the effect of splitting the

objects between them. Our approach is, on the contrary, in line with a relationship of belonging to the context and a desire for permanence of the built forms of Auneuil, marker of a shared memory.

The analogical continuity sought between the existing factories and the grouped houses reinforces the identity of the place by its historical expression of long, straight buildings, joined together, in a chain. It is part of a cultural dimension of the place while supporting a more sustainable way of living in the countryside.

While maintaining physical relationships with existing buildings, we propose an identifiable and palpable identity. The materials and architectural elements would become the arsenal of recognizable components that come to define this new neighborhood.

At the edge, deep and defined entrances offer access, permeability and openness to its environment. They articulate a network of streets, alleys, courtyards, squares and connecting passages. This system establishes a reasoned urbanity, on a scale that is neither urban nor fully rural. It produces pleasant strolls and favors a sense of belonging where inhabitants, workers and visitors can cohabit in relationships adapted to the neighborhood and the new functional, recreational and productive amenities of the site. This organization mixes intimacy, habitability and quality of the collective and public space and intends to stimulate appropriation and synergies.

Conceived as outdoor «rooms» that spatially connect the different buildings, the plazas and courtyards are points of intensity on the site for users. Despite their public character, they are intimately linked to the life of the buildings that surround them. Each square is thus adjoined by various programs allowing to affirm these rooms as places of life.

These points of articulation between the different functions of the organization promote the creation of new conditions of habitation, production and leisure, balanced between the preservation of the domestic cell and the aspiration to community and socialization.

04_ THE BOULENGER ECOSYSTEM

These existing industrial typologies are conceived as modular and flexible volumes allowing for varied occupations and temporalities. Their spatialities are generous, rectangular and gridded and provide an attractive potential for many activities.

In a sustainable way, each new use can keep the existing flexible structures.

One can easily imagine the installation of residences of craftsmen or artists who would seize the first floor for a defined period, while living on the floors. Also, cultural, associative or sporting events could be held on a one-off basis. Existing and simple spatialities to be reinforced in order to generate a permanence for multiple uses in concomitant or deferred temporalities. The collective courtyard would become the centrality of this new microcosm.



Axonométrie_Usine Boulenger

The permanence of this built heritage, at the service of different activities and the collective interest, seems to us to be the best way to benefit the greatest number of people and to remain a living organ, not fixed. Its morphology of juxtaposed spaces is a given existing to spaces at the same time distinct and articulated, spaces able to accept the change, but also to cause it. The programmatic issue is erased in favor of a structure that orders potentialities and variabilities.

There is no question of seeking to freeze or museify the place. On the contrary, it seems to us relevant, like a body, to assume the lesions of time, to show them and even to reinforce them by the addition of materialities and contemporary devices. It questions the life span of a building in adequacy with the temporalities to come.

05_A NEW BALANCE

The southern zone of the site has significant variations in scale and use. It inevitably raises the question of the cohabitation of industry, equipment and housing in certain proximity relationships.

In a desire for continuity of the existing, it seems essential to us to preserve the mixed qualities that this fragment of the city offers. All the more so, in view of the land stakes and the temporalities still on hold. The mutation of the place cannot be done without the mutual consideration of the different programs that compose it.

In addition to preserving the existing buildings, new buildings create a new perimeter to the territory. The existing objects, sometimes diffuse, are now assimilated into three large blocks. Each of them offers a new identity to the central void and generates three complementary sequences in the continuity of the extended and enhanced green corridor. They also contribute to a new legibility of the territory and a continuity of biodiversity.

The new balance offers more apprehensible scales for the user and interfaces adequate to the new functions. The former Colin Muller factory is structured around a double expression. On the first floor, workshops turn towards a logistic zone in the interior of the block without constraining the housing on the upper floors, which are open, on the contrary, to the surrounding landscape. The original large width of the factory is exploited by the play of redents to offer pleasant circulations and terraces. This framework allows a double functioning to the buildings, a double landscape in the outer limit and in the interior of the block. The lateralities and junctions with the new buildings of this long and structuring volume create points of intensity in the form of collective equipment benefiting the whole territory.

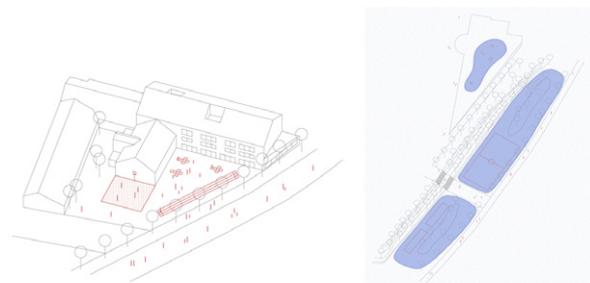
Emphasis has been placed on time as a determining element in the programmatic composition of the site and the activation of the site.

Time can be perceived from two points of view. Time as a temporality, flexible and cyclical, which sees different events follow one another. And time, temporal, that are the weather conditions, measurable according to different spatial scales. It is this ambivalence, this double meaning that must be taken into account. A public space can offer several temporalities, that of the week, the time of the production, and that of the weekend, the time of the recreation. Thus, a loading dock can become, in a second time, a place of sports activity (basketball court,

running track...) as a support to the Trans'Oise. As for the sports areas, they can also have a double function, marking the green corridor zone that is the Trans'Oise, with a high ecological value, which, during important rainy events, can become storm water basins, places where runoff water coming from the upper part of the territory is collected. Thus, the notion of temporality makes the site always active, at different times, the inhabitant, the worker, the visitor and the seasons make the site continuously active.



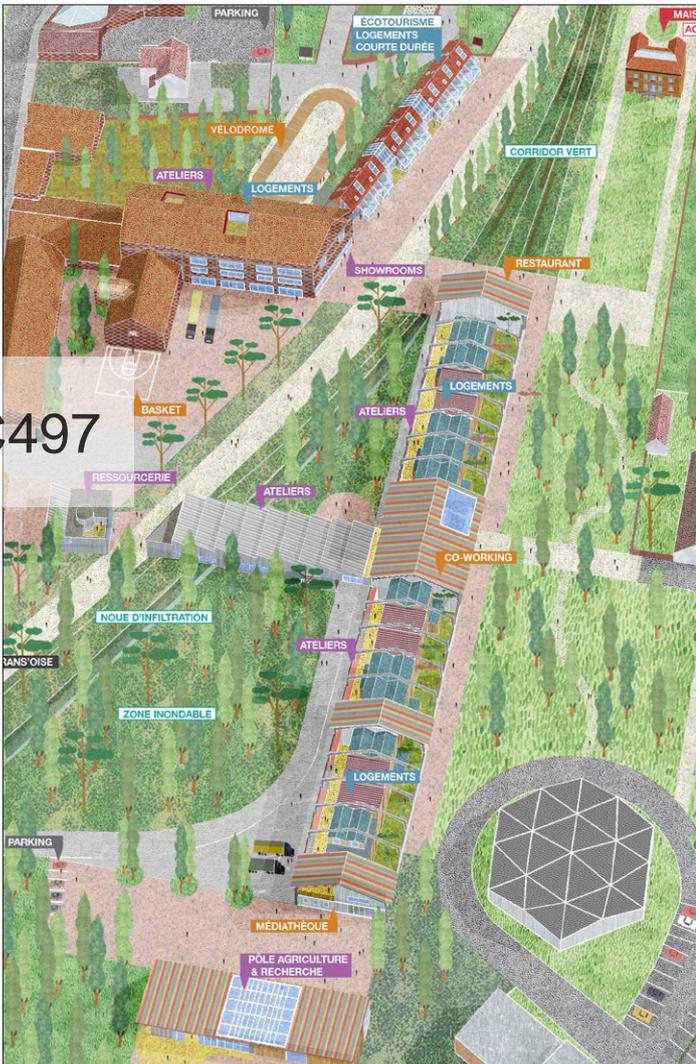
Zone Nord du territoire



Espaces sportifs / bassin d'orage_Double temporelle
Semaine/Week-end_Double temporalité

07_REAVILING THE TERRITORY

Auneuil is part of a complex landscape system made up of characteristic uses and natural features that need to be deciphered in order to understand their strengths and weaknesses. Inhabited, crossed or exploited, these features have dictated the progressive organisation of the territory and shaped its memory. Auneuil lies at the foot of the Cuesta du Bray, a steep chalky geological fracture overlooking the Thérain Valley and dividing the Thelle plateau from the wet bocage landscapes downstream crossed by numerous streams. This landscape boundary serves as a refuge for a biological heritage of high value (NATURA 2000 zone), although the progressive fragmentation of the valley's forests has separated it from other natural areas. Recreating continuity between these figures, which have been altered by man, is essential to continue to give meaning to the territory. The subsoil of the Pays de Bray is a figure charged with a double distinctive natural and cultural value. Natural because its large impermeable clay outcrops (in red) have made it a wet landscape capable of supporting abundant vegetation, and cultural because it has given rise to a tradition and an industry of pottery and ceramics that once flourished. The numerous quarries (black-rimmed squares) in the valley and the rich heritage left by the Boulenger factory bear witness to this. Today, the soil has been neglected, but it is no longer possible to avoid it. Despite the richness it brings, the clayey nature of the subsoil also contributes to the vulnerability of the area. The frequent flooding of the valley floor, the rising of the water table and the flow of mud are a result of the impermeability of the soil. These phenomena are amplified by global warming and the disruption of natural systems caused by soil mineralization, construction in wetlands and deforestation (flood hazard in case of extreme events in light blue). To cope with these catastrophic events, a logic of watershed solidarity must be adopted: those upstream must retain the water as long as possible before it reaches the valley floor. At the foot of the Cuesta there is a front of small towns capable of assuming this exemplary role. Auneuil is one of them. Do as much as possible, whatever the scale. The Boulenger site must become a landscape link. A green corridor running along the Trans'oise allows the forests of the valley to be reconnected to the natural spaces of the Cuesta. The green spaces of the existing slopes are preserved and reinforced, then completed by a finer mesh within the residential area. Rainwater is collected, infiltrated and timed in a series of natural devices: floodable green areas, rain gardens, infiltrating pavements.



Zone Sud du territoire

06_REMARKABLE CATALYSTS

Each House is read as the «gateway» to the site. These two remarkable entities function as catalysts for new functions on the site.

To the north of the site, the Director's House is part of the perimeter of the new main square of the Expedition, a soft entrance from the Trans-Oise. It thus acquires a new visibility by hosting the Archives of the Factory and other themes related to the brick, tile and ceramic industry.

To the south, the remarkable Maison Boulenger, already a symbol of production in Auneuil, will become the reception area for this new site, which will be involved in the management of artisans' residences and short stays on the site. It will thus become an essential passage for visitors.

In order to enhance its long perspective towards the main façade from Avenue du Maréchal Foch, the landscaping to the east has accentuated a new balanced perimeter.