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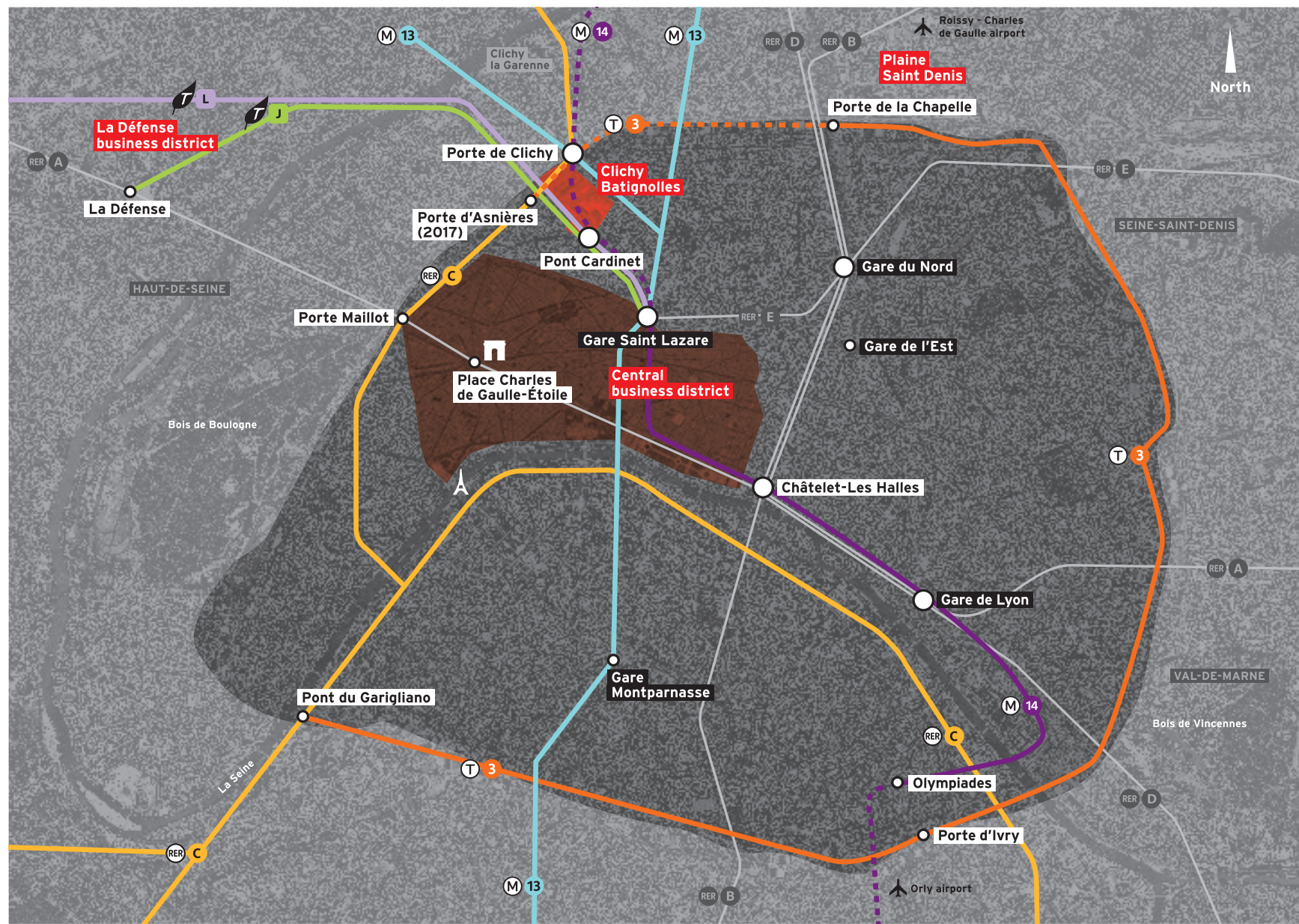
Clichy-Batignolles  
Paris NW / 2015

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## Clichy-Batignolles

In the 17th arrondissement of Paris, a new eco-district is being developed on the railway site of Les Batignolles. Spread over 50ha, 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 multiplex 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.



**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**

## 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.



# 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 o4<sup>a</sup>



**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.

## 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 o4<sup>b</sup>



**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 o7



**Developer** Emerige  
**Investor** BNP Paribas Cardif  
**Architects** Charlier-Dalix + Brenac + Gonzalez  
**Offices** 23,050 sq. m.  
**Shops/services** 1,150 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 o8



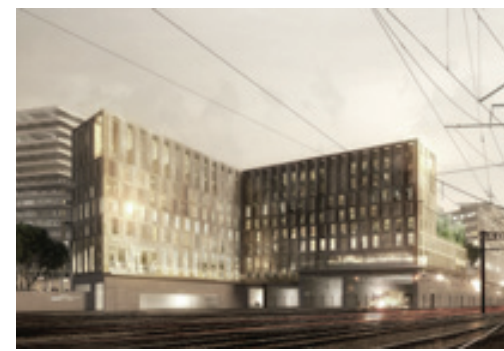
**Developers** Sodearif + Nexity  
**Cinema developer** SNES (Société Nouvelle d'Exploitation et de Spectacles)  
**Architects** TVK + Toilla Gilliland  
**Social housing** 13,682 sq. m. (207 housing)  
**Capped-rent housing** 5,238 sq. m. (75 housing)  
**Owner housing** 4,827 sq. m. (67 housing)  
**Culture, leisure and shopping cluster**  
**Recreation center** 1,122 sq. m.  
**Shops** 1,086 sq. m.  
**7-screen cinema** 3,663 sq. m.

## Plot o6<sup>a</sup>



**Developer** 3F  
**Architects** Querkratt 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 o9



**Developer** Bouygues Immobilier  
**Co Investor** Caisse des Dépôts et Consignations  
**Architects** Baumschlager Eberle + Scape  
**Offices** 16,173 sq. m.  
**Shops/services** 912 sq. m.

## Plot o6<sup>b</sup>



**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.

# 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** Philéas 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** Sodearif + 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 e10<sup>a</sup>

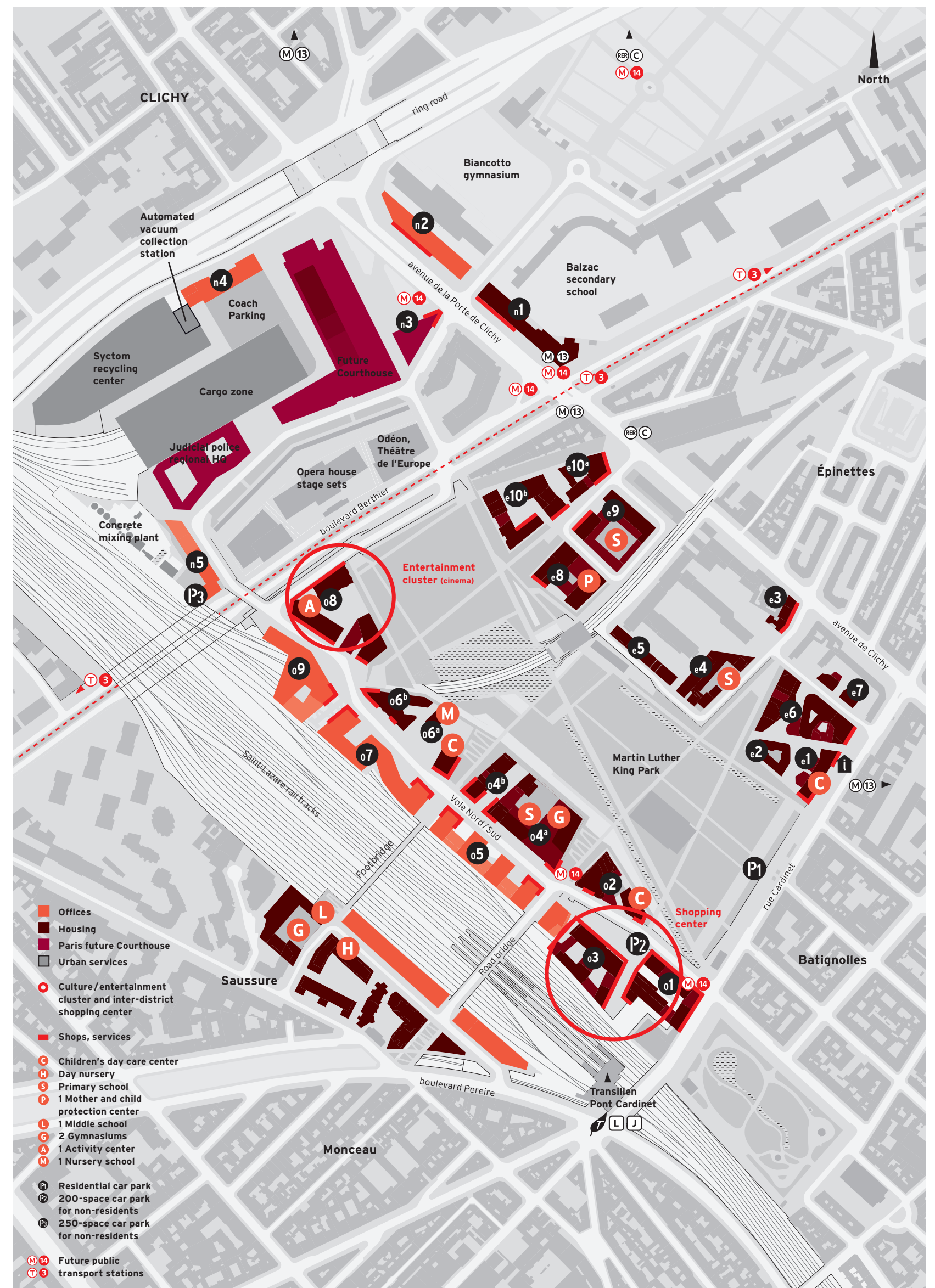


**Developer** SNI  
**Architect** MAAST  
**Capped-rent housing** 7,533 sq. m. (107 housing)  
**Shops/services** 1,182 sq. m.

## Plot e10<sup>b</sup>



**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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