

# Derrière-les-Murs-de-Monseigneur - La Cerisaie Eco-district

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Urban renewal

**Address 1 - street :** 95400 LA CERISAIE VILLIERS-LE-BEL, France



**Gross density :** 14.73 logt/ha  
**Starting year of the project :** 2007  
**Delivery year of the project :** 2019

**33 ha**

**Certifications :**



**40 000 000 €**

## ID CARD

The Eco-district Derrière-les-Murs-de-Monseigneur - La Cerisaie extends over an area of 33 hectares west of the town of Villiers-le-Bel and south of the historic village. The perimeter was urbanized from the 1960s with the construction of the three La Cerisaie buildings, in the context of the housing crisis in France. This urbanization continued in a heterogeneous manner in the 1970s and 1980s with the construction of large complexes such as DLM and then suburban areas. This neighborhood without real consistency has faced over the years socio-economic difficulties related in part to its isolation. To this were added problems of degradation of the living environment and the building because of its design in the emergency and the precariousness of the owners.

It is in this context that the municipality decided to launch the redevelopment of the district, with two consecutive backup Plans of La Cerisaie and the signing of an ANRU convention in 2009. This project, with a budget of 40 million euros, was carried out in close collaboration between the city departments of Villiers-le-Bel, acting in coordination, and the social landlords CDC Habitat (Ex Efidis) and Val d'Oise Habitat. The result is rehabilitations and demolition / reconstruction on the buildings of La Cerisaie, to reduce the indebtedness of the owners and improve their living environment and the energy performance of buildings. In parallel, a restructuring of the public space has made it possible to connect previously disconnected sectors, and to build a real "piece of city" with a road network favoring the soft modes of transport and public spaces made in close consultation with the inhabitants. The contracting authority took into account all audiences by using unusual AMOs to assist them in the issues of gender equality and accessibility PRM.

The NPNRU, corresponding to the second phase of the operation, should make it possible to deepen what has been achieved as well as to further improve the environmental quality of the neighborhood in terms of energy or the preservation of biodiversity.

## Programme

- Housing
- Public facilities and infrastructure
- Public spaces
- Green spaces
- Others

## Project progress

- Operational phase

## Key points

- Quality of life
- Mobility
- Resources
- Energy /Climate

## Approaches used

- Ecodistrict national label
- Agenda 21

## Certifications

- Ecodistrict national label

## More info

[https://www.ekopolis.fr/sites/default/files/2019-01/docs-joints/EKP\\_20181123\\_REXAM\\_Villiers-le-Bel\\_Web.pdf](https://www.ekopolis.fr/sites/default/files/2019-01/docs-joints/EKP_20181123_REXAM_Villiers-le-Bel_Web.pdf)

## Data reliability

Self-declared

## TERRITORY

### Type of territory

The Eco-district Derrière-les-Murs-de-Monseigneur - La Cerisaie is located to the west of the commune where it occupies a surface of 33 hectares. It is located to the south of the old medieval village which was urbanized in the interwar period with the construction of housing estates. After the Second World War, the surroundings of the village were still essentially agricultural. It was on these real estate holdings, in the south-east of the village, that was built in 1961 La Cerisaie, then, at the beginning of the years 1970, the great set of Derrière-les-Murs-de-Monseigneur (called DLM), in the context of the housing crisis in France.

Originally, the Cerisaie is a private condominium of 260 dwellings consisting of three plots (from R + 3 to R + 10) and DLM a large set of 1500 social housing units in 33 towers (from R + 4 to R + 15 ) organized in plots. These two ensembles have similar urban characteristics that the PLU de Villiers-le-Bel describes as disconnected constructions of the surrounding urban fabric, isolated and enclaved. Surrounded by roads, they are not connected to neighboring districts. The interior of the districts, not very adapted to the various displacements, is endowed with only some internal routes, informal pedestrian paths and difficult to pass. A large part of the open space is mineralized and dedicated to the car. Lawn areas, for their part, are not very appropriable and benefit from few uses. In addition, the lack of transition between these very high buildings and the low profile of the historic village, as well as an irregular set-back along the way, accentuate the enclavement of these sectors.

In the 1970s, the policy of large estates was abandoned and, in 1982, pavilions were created in strips (ChampDolent, Coupe-Oreille, Les Burteaux), located in an in-between non-built between La Cerisaie à la west and DLM to the east. These dwellings are R + 1 in its interior it is very penetrable due to a problem access. As a result, these constructions have amplified the lack of architectural coherence of the district and accentuate its isolation.

Over the years, the city is facing growing socio-economic difficulties that affect in particular DLM - La Cerisaie. The population is in a precarious situation. In fact, more than 25% of households are below the low income threshold (INSEE, 2013) and on some islands this rate exceeds 40%. To these low incomes is added a high unemployment rate: 19.1% for the whole commune in 2012 (12.9% in Val-d'Oise) which can partly be explained by a young population and with a low level of education (33.8% of those who completed their education were without a diploma compared to 20.2% in Val-d'Oise). The precariousness of the owners as well as the rapid and economical design of the houses lead to a significant deterioration of the heritage. There were more than 100% unpaid charges in the condominium of La Cerisaie.

Finally, the city and the neighborhood suffer from a degraded image, associated with insecurity, fueled in particular by the riots of 2007 having had a strong media impact.

## Climate zone

[Cfb] Marine Mild Winter, warm summer, no dry season.

## Land price

Land price : 122 €/m<sup>2</sup>

## KEY FIGURES

### Public facilities floor area

Public facilities floor area : 5 550 m<sup>2</sup>

### Number of residential units

Number of residential units : 486

### Number of social housing units

Number of social housing units : 162

### Amount of the investment taken in charge by the local authorities

Amount of the investment taken in charge by the local authorities : 18 € HT

### Total of subsidies

Total of subsidies : 22 € HT

### Detail of subsidies

Financial support> ANRU: € 15,500,000> Île-de-France Region: € 4,400,000> Val-d'Oise Department: € 1,500,000> Caisse des Dépôts: € 376,000

## GOVERNANCE

### Project holder

Name : City of Villiers-le-Bel

Type : City

General description :

The city of Villiers-le-Bel has internally managed the project by involving and coordinating several of its services: - Local development - Town planning - Technical services works and town planning - Housing and housing.

### Project management

Description :

The conduct of the project was therefore based on the coordination between the various departments of the town hall. The investment of the municipality was particularly strong, from the conception to the realization, this one keeping the complete control of the orientations of the project, in agreement with the ANRU recommendations. The partners of the operation are numerous (State, region, department, CARPF, Caisse des Depots, Foncière du logement, Health Planning Workshop and CAUE 95), but the project management has mobilized relatively few different actors for an operation of this magnitude.

The contracting authority has made use of the TRIBU specialized consultancy on environmental issues to play the role of project management assistance (AMO). One of the originalities of the project is the presence of an AMO on gender equality issues, the Gender and City association, as well as that of Sherp'access, specialized in accessibility for people with reduced mobility, showing the concern project management to take into account all the inhabitants.

The social landlords CDC Habitat (Ex Efidis) and Val d'Oise Habitat are responsible for the construction and renovation operations. Inuit (landscapist) and Infraservice (VRD) are part of the project management in the same way as Barrault and Pressaco (urban architect). It is the city that is project owner of the urban project (development operation carried out as governed).

### Project stakeholders

TRIBE

Function : Assistance to the contracting authority

Consulting firm specializing in the role of assistance to environmental project management

Construction21 company page :



## TRIBU

### Genre and City

Function : Assistance to the contracting authority  
AMO on gender equality issues

Construction21 company page :

### Sherp'access

Function : Assistance to the contracting authority  
AMO specialized in accessibility for people with reduced mobility.

Construction21 company page :

### OSICA

Function : Assistance to the contracting authority  
The social landlord, who is in charge of the construction or renovation operations.

Construction21 company page :

### Efidis

Function : Assistance to the contracting authority  
The social landlord, who is in charge of the construction or renovation operations.

Construction21 company page :

### INUIT

Function : Contractor  
The project management team of landscapers

Construction21 company page :

### Infra Services

Function : Contractor  
Design office responsible for roads and networks

Construction21 company page :



## INFRA Services

### Barrault and Pressacco

Function : Architecture agency  
Construction21 company page :

## SOLUTIONS

### Citizen participation

#### Description :

The consultation was a strong desire of the contracting authority, part of a communal tradition. In fact, before the launch of the Urban Renewal Project (PRU), the municipality was already conducting regular consultation actions for renovation projects and development of spaces. This desire was in line with the objective of making residents "proud of themselves" and their neighborhood and restore a degraded image by allowing them to join a process of co-construction with the project management and the project management team.

Thus, from the design phase, the inhabitants were solicited. To do this, was associated with the urban project manager, a pair of social development officers whose role is the accompaniment of the inhabitants throughout the project. The first step of the participation was the configuration of the Jardin des Délices which Until then, it was a wasteland. The project planned to turn this space into a park but uses remained to be defined, to make it a space used by the larger number. This first phase made it possible to constitute a group of inhabitants invested throughout the project.

Subsequently, a dozen workshops were held, in the presence of the project management, with residents and, more specifically, classes of primary schools and neighborhood youth associations.

These workshops were intended to highlight the perception of the neighborhood by the inhabitants, to be attentive to their desires and to work on the programming of the future park of Infinity and Clematis square. Then, with a work plan, the goal was to get them to formulate planning proposals based on programming themes that emerged at previous meetings. This work focused mainly on the development of public spaces at

the bottom of the Bleuët condominium and on the central plain of the DLM complex.

Moreover, one of the particularities of the consultation on the district DLM - La Cerisaie compared to the previous experiences was the relation with the condominiums. This involved different modalities of conventional consultation and sometimes gave rise to tension because of a position often defensive at the beginning. In fact, it was a question here of a reflection on the private space of the co-owners, in addition to the public space. The implication of the inhabitants has therefore sometimes been in the form of negotiation rather than consultation. The role of the municipality has been to create a relationship of trust and support each actor to reach decisions that can satisfy everyone.

Children from neighborhood schools were particularly consulted through public space appropriation workshops and a work on uses. These consultations helped to bring together the wishes of children and adolescents with the creation of a playground and the redevelopment of the city stadium. The city also relied on existing initiatives with the development of a gable allowing the continuation of the diffusion of films in the open air by a youth association. Indeed, it was previously done spontaneously.

The consultation allowed the inhabitants to be aware of the project throughout its duration, and to contribute to a program, especially in terms of public space, that really corresponds to their explicit expectations.

- Citizen participation

Company :

Company :

## QUALITY OF LIFE

### Quality of life / density

The public spaces were designed to be both places of crossing and meeting. The goal, in keeping with the principles of the project, was to create open and pleasant places to open up the premises. The Infinity Park was a large wasteland that was used wildly, especially as a field for motorcycles. The space has been completely refurbished, the project management trying to synthesize the desires of residents and especially children for the square.

A reflection on perspectives and openings has been made. The result is a public space that allows for the holding of events as well as a classical sociability, helping to make the link between the different residences. The installation of public lighting in a place that was deprived of it also contributes to make the space more welcoming. However, to avoid disturbing the inhabitants, some areas were not lit in order to limit the presence at night.

Similarly the parvisof equipment in the area of the La cerisaie has been completely requalified. It is preserved from traffic and has a new square, also designed in collaboration with children. Its design allows to circulate easily in the heart of the district, while being a place of meeting and sociability. The residential areas have their vocation to offer places of conviviality on a smaller scale, within the residential islets.

### Net density

14.73

### Social diversity

- Resident initiatives such as the Garden of Delights
- AMO gender equality to prevent discrimination related to the development of public space
- AMO PMR accessibility and test execution before validation of the facilities

## ECONOMIC DEVELOPMENT

### Local development

Development of common outdoor spaces

- The creation of emblematic spaces of conviviality (Parc de l'Infini and Square des Clématites) to encourage the convergence of inhabitants towards these new centralities to create encounters.
- Develop private outdoor spaces in relation to public spaces for greater functional and landscape coherence

### Functional diversity

Promote the functional mix of the neighborhood and improve the living and housing environment

- Intervene on public facilities dedicated to childhood and early childhood, increase the supply of housing by maintaining its diversification and fight against degraded habitat and resorb unworthy housing.
- A privileged support of fragile and degraded condominiums for a global project on housing.

## TRANSPORT

### Mobility strategy

The opening of the neighborhood

- An adapted opening: Links with the rest of the city, soft traffic, specific street profiles for a balance of pedestrian / motorist uses
- A place of the car "appeased": A neighborhood in zone 30,
- Designed to facilitate neighborhood pedestrian crossings
- Roads accessible to PRMs and validated by tests

## RESOURCES

### Water management

- Zero discharge of rainwater to the sewer and infiltration of all runoff water
- Planted valley systems that limit runoff and pollution
- Rain garden on a new operation allows the treatment of water in the heart of islet and limits the saturation of the public domain

### Waste management

- Willingness of passage of private roads in the public domain to facilitate the collection of waste
- Realization of belvederes with excavations

## BIODIVERSITY

### Biodiversity and natural areas

- A requirement for environmental and landscape quality: Alternative management of rainwater, work on established tree species and maintenance of large trees, and differentiated management practices.
- Consideration of the management, maintenance and use issues related to the stakeholders involved from the project conception
- Build on existing landscape quality: preserve visual breakthroughs and respect existing flora and encourage its deployment

## ENERGY/CLIMATE

### Climate adaptation, resources conservation, GHG emissions

The fight against energy poverty was one of the major issues of the PRU, and the energy renovations met a triple challenge: the improvement of environmental performance, the reduction of the bills and the debt of the co-owners, and the improvement of hygrothermal comfort inside the dwellings.

The renovations under the La Cerisaie Safeguarding Plan, including external thermal insulation with expanded polystyrene (EPS), aim to reduce energy consumption by: - 57% on the Acacias condominium building E label (275 kWhEP / m2.year) at a C label (117 kWhEP / m2.year); - 54% on the joint ownership of Blueberries passing from a D label (214 kWhEP / m2.year) to a C label (98 kWhEP / m2.year).

### Energy mix

The Louis Juvet school has adopted an energy mix including geothermal heating and solar energy for sanitary hot water in kitchens. The wood-clad walls, the floor and the green roof are made of several layers of insulating materials that naturally regulate the temperature of the building and reduce its energy needs.

## Contest

### Building candidate in the category



Grand Prix Ville Durable





Prix du public

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