

# Fives Cail Project

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## FIVES CAIL

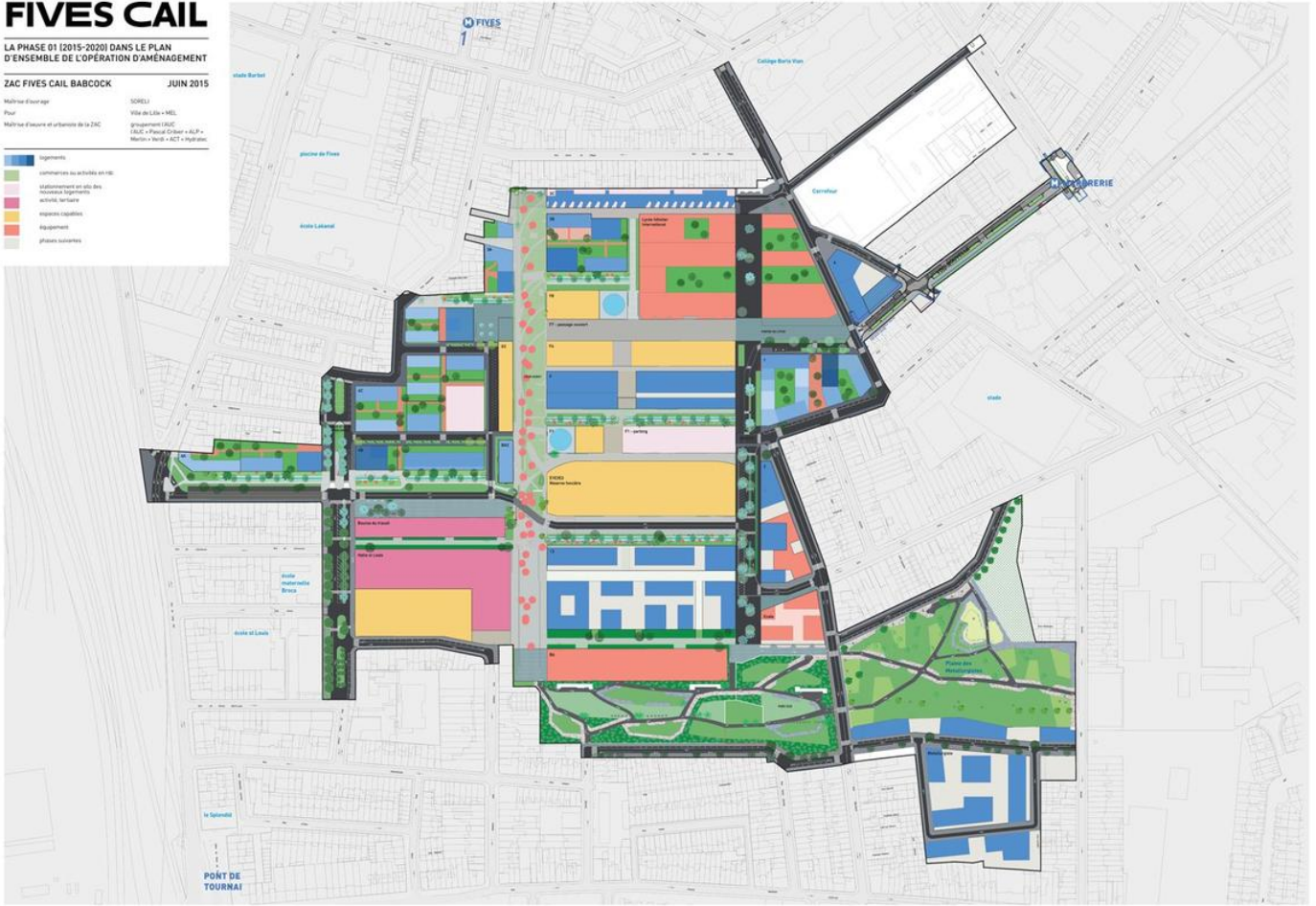
LA PHASE 01 (2015-2020) DANS LE PLAN D'ENSEMBLE DE L'OPÉRATION D'AMÉNAGEMENT

ZAC FIVES CAIL BABCOCK JUNI 2015

Mairie d'ouvrage  
Plan  
Mairie de l'œuvre et urbanisme de la ZAC

SORELI  
Ville de Lille + MEL  
Groupement CASAC  
ESAC - Flandre Océan - ALP -  
Métro - Nord - ACT - Habitat

- logements
- aménagement des activités en site
- aménagement en site des espaces logistiques actifs, bureaux
- espaces publics
- équipements
- phases constructives



Address 1 - street : 59800 BOULEVARD DE L'USINE - LILLE, France



25 ha

Population : 3 000 hab  
Starting year of the project : 2012  
Delivery year of the project : 2023

Proposed by :



ID CARD

The Fives Cail Babcock site is one of the major urban challenges of the City of Lille, the associated municipality of Hellemmes and, in particular, the European metropolis of Lille.

The Fivois identity and the neighborhood's relationship to its industrial past are intimately linked to this site which bears the memory of a century and a half of industrial activities. Closed in 2001, the factory has bequeathed monumental industrial buildings on nearly 17 hectares, generating an urban structure whose beauty and potential have the force of evidence. While the difficulties of intervening on this "already-there" are equally evident, the dimensions, generosity and strangeness of the factory have founded the conviction that such an exceptional place called for an exceptional operation. Mobilized from the start of this endeavour, the communities began a co-construction project in 2005, through initial exchanges with the inhabitants, before entrusting an ambitious development mission in Soreli seven years later, with a common will: to

implement an important urban renewal program based on the existing structures, on the history as well as the future, in terms of urban, architectural and environmental qualities, a precursor site at a urban and metropolitan scale.

Here, preserving is not about nostalgia; It is about adopting the attitude of an ambitious but not blind development. It is about building "from" or "with", by optimizing the great qualities of the site and the cultural and social values that it carries, in a process of recycling and optimization of resources, while not creating a museified fragment of the city. The factory had its time, today it must foster an innovative and sustainable program, responding to current problems and needs.

The objective is to make the site of **25 ha** a mixed, intense and diversified area, by seeking a living identity that respects the historical heritage while existing in a contemporary process of resolutely mixed city. A city for all, where all the inhabitants can find housing, where many activities can cohabit (education, small industry, creative activities, places of animation, public spaces ...); These are the key issues of the project. To bring about this new identity, a double, ambitious and delicate attitude has been adopted. In keeping with the will to innovate while preserving the qualities and the specificities of the existing, this attitude has placed the stakes of sustainable development at the heart of the urban design approach:

In the first place, the conservation and reuse of the existing urban structure (certain halls and the framework of the public spaces) ground the project in a recycling urban planning, which avoids urban sprawl and helps building the city on itself. In addition, by building on what is already there, the project addresses a major environmental issue of regeneration and reuse of existing urban substances. This question helps dodging a form of withdrawal from reality, which conditions our modern society to produce only homogeneous, coded, normed spaces, and urges us to work on the hybrid, mixed spaces, the same ones with the capacity to re-attach to the social, spatial but also societal reality.

At Fives Cail, the reality of the site and its intrinsic capacities are mobilized to build the specific qualities of the future neighborhood, and they are used wherever they bring added value. The transition from a metallurgical plant to an intense residential district results in the construction of a structure of specific and remarkable public spaces. In short, it is through this public matrix in the space of the current fallow to construct the identity of a new singular residential district. All these spaces, through a network of 7 hectares, serve as the framework for the project and promote its integration and its opening onto the surrounding neighborhoods: these spaces are the invariant elements in the long course that organize the Flows in the neighborhood and between the neighborhood and its surroundings.

If, on the one hand, the project tries to take advantage of the existing to build its identity, it must also respond to the stakes of sustainable development by seeking on every occasion to build a "better living together". This formula is aimed at the active and neighboring inhabitants who will practice this site every day, but also to the loafers and consumers who will come here to seek a unique experience of the city, in one of its most extraordinary, most singular places. Lille's environmental ambitions aim to improve "social and functional segregation, public health, resource depletion, climate change". These improvements take into account as much in the design and realization of the project as in the use that the future inhabitants will make. They constitute the framework for the domestic reconquest of this abandoned site. The Fives Cail project must offer a special quality of life which is characterized by the acceptance and exacerbation of different lifestyles: to live near a park, in an industrial atmosphere, to have a small garden or a large balcony, Enjoy a view of the entire metropolis of Lille or its lounge in double height; Large, small, introverted or extroverted dwellings, addressed to large public spaces or on all small streets ... all these living qualities, Fives Cail wishes to offer them.

In addition, the project allows the identification of high quality landscapes, in line with an ambitious biodiversity conservation strategy. Whether public or private, open spaces must contribute to the legibility of the site, its integration into the suburbs. They are designed according to the resources available (water, sun ...), with materials and plants of quality, the most adapted to the situations encountered. Within the generous green framework of the project, the garden paths will open to the inhabitants and the walkers a universe where temporalities are combined and superimposed, on a scale of weeks, seasons and generations. A great diversity of plantations will be proposed in particular to prevent climatic excesses, but also to preserve and promote biodiversity, hosting more than 60% of regional species. An innovative stormwater management system will be set up, enabling them to enhance and characterize green spaces while making visible the resource and increasing urban quality, usability and user-friendliness.

To meet both the very local needs and attract on a metropolitan scale, it is necessary that Fives Cail be well served by public transport and soft mode networks, which will allow the creation of a new way leading directly to the site as well as the extension of outdoor bike paths. In order to create a peaceful neighborhood, the place of the car will be minimized on the site thanks to a shared / abundant parking logic and the creation of many uncurved roads reserved for pedestrians and cyclists.

In order to attract and contribute to the revitalization of the faubourgs in which it fits, a special program, matching the stakes of this site, has been devised, making it possible to target the future inhabitants of Fives Cail and The inhabitants of the surrounding neighborhoods or those of the entire metropolis. At the same time, with this unique and complete programming, it is a question of offering innovative, contemporary and peaceful lifestyles to the new inhabitants of the neighborhood, such as the participative housing, the SOHO premises, or Of the "capable spaces", future spaces of animation of the quarter within the industrial halls conserved. The hosting of a productive hall and a greedy hall (urban farm, co-working spaces, transformation activities, common kitchen ...), places of collaboration, development and exchanges, contribute to the reintegration and Maintenance of production in the city of tomorrow. It is about making the neighborhood a place where you can effectively find daily activities and services near more exceptional facilities. Metropolitan project, Fives Cail is also a project of proximity with high added value. The surrounding districts will benefit from this bold and committed programming: separated from the historic center by rail, they will be able to find on the site new activities, new services and benefit from the integrated and protean environment within the factory Re-opened and rethought.

The Fives Cail project is exemplary and innovative in terms of consultation: after urban neighborhood workshops (2005) and a regulatory consultation (creation of the ZAC, public surveys in 2010), bringing together the inhabitants and users of the neighborhood Fives, Lille and beyond, the consultation was re-launched in 2015 in parallel with the start of the first phase:

A public meeting, held on July 8, 2015 and piloted by the Mayor of Lille, Martine Aubru., revived the process of ownership. The association of the exogenous population in operational phase is organized around three main elements:

"*Waterfront workshops*": this is information and meeting time between the local residents who are directly involved in the transformations of the site as part of the work of the first phase and the developer Soreli. Three workshops were held: a Northern Zone Workshop in October 2015, an East Zone Workshop in December 2015 and a West Zone Workshop in early 2016. Other workshops are scheduled for the end of 2016.

"Project workshops": these are places of exchange and expression around the expectations that were expressed by the inhabitants via the coupons that had been distributed to them in the first newspaper of the project. Nearly 91 subjects were formulated by the inhabitants in the district's town halls, by mail or at the public meeting, giving rise to four major themes then presented in the neighborhood council. The consultants together validated the implementation of the 'workshops' approach: three thematic cycles, three meetings each, in 2015-2016 (memory and heritage, quality of public spaces, Site Fives Cail) and treatment of the fourth theme in 2017 (quality of housing), setting up a neutral third party for the animation of the project workshops. In order to ensure genuine representativeness of the population in these workshops, a targeted street mobilization strategy is applied. A restitution meeting for the first phase of project workshops is also scheduled in the coming months.

Finally, because of its size and its ambitions, Fives Cail is exemplary in terms of sustainability. This involves an innovative design approach,

similar to the work carried out with the promoters via a call for expressions of interest, or with the inhabitants via the Ateliers Projet, but also by the definition of an ambitious environmental strategy: logical Pooling and expansion for parking and water management, Effinergie targets and even BEPOS for certain buildings to meet the energy challenges of today and tomorrow, a biodiversity strategy based on public and private spaces ... all Guaranteeing a quality of life and use for all.

- More information: [www.fivescail-lille-hellemmes.fr](http://www.fivescail-lille-hellemmes.fr)
- Facebook page: <https://www.facebook.com/FivesCail/>
- Fives Cail project workshops <http://www.soreli.fr/pdf/Fives-Cail-Babcock-FCB.pdf>

## Programme

- Housing
- Offices
- Businesses and services
- Public facilities and infrastructure
- Public spaces
- Green spaces

## Project progress

- Delivery phase

## Procedure type

- Urban développement permit

## Key points

- Economic development
- Mobility
- Biodiversity

## Approaches used

- Ecodistrict national label

## More info

<http://www.fivescail-lille-hellemmes.fr>

## Data reliability

3rd part certified

## TERRITORY

### Type of territory

The sixteen hectares of the former industrial site of Fives Cail Babcock (FCB) constitute one of the major urban stakes of Lille Métropole, the city of Lille, the associated municipality of Hellemmes and the district of Fives. Due to its size, geographical positioning and symbolic value, the site is an opportunity to host a restructuring and urban renewal project that involves different scales of the territory: metropolitan dynamics, modernization of the eastern suburbs of Lille And the restoration of the urban link between the industrial site and the Fives neighborhood. The development project, with a total area of 25 ha, comes mainly from urban studies of the AUC, and is fully in line with the city's intense and sustainable policies. It includes the establishment of the international school of hotel and catering, the Labor Exchange and a swimming pool. Approximately 1,200 units will be created using mixed programming. Finally, the project envisages the development of tertiary activities, the construction of equipment and the installation of approximately 7 hectares of green spaces and public spaces in network.

### Climate zone

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

## KEY FIGURES

### Green areas, roofs included

Green areas, roofs included : 7 000 m<sup>2</sup>

### Commercial floor area

Commercial floor area : 5 000 m<sup>2</sup>

## Public facilities floor area

Public facilities floor area : 40 000 m<sup>2</sup>

## Housing floor area

Housing floor area : 115 000 m<sup>2</sup>

## Number of residential units

Number of residential units : 1 200

## Green spaces /inhabitant

2.33

## GOVERNANCE

### Project holder

Name : SORELI

Type : Para-public owner)

General description :

SORELI, a joint-stock company of mixed economy of renovation and restoration of Lille, was created in 1982 by the City of Lille and the Urban Community of Lille. SORELI is also a major player in urban production in the Lille Metropolis, through its recognized know-how in design and construction. It is also involved in the field of urban management, including parking, property management, design And the management of reception areas for the Travelers. To take urban projects from the perspective of Sustainable Development, to initiate a dynamic of Urban Renewal, to imagine the Sustainable City, to develop Urban and Social Mixing, to create Public Spaces Quality ... are the values carried by SORELI in all its projects. Citizen Concertation: - Workshops Projects: Consultation on different themes chosen by the inhabitants. Themes: "Quality of public spaces", "Animation of the neighborhood" and "Memory and heritage" - River Workshops: Meeting time between the residents directly involved in the various transformations of the site in the framework of the work of the first phase and Soreli.

### Project management

Description :

- CONTRACTING AUTHORITY MEL POLICY: City of Lille - City of Hellemmes
- TECHNICAL BUSINESS MANAGEMENT: SAEM SORELI URBAN MANAGEMENT AUC PAYSAGISTS Ana Marti-Baron and Justine Miething - ACT - Bollinger
- PUBLIC SERVICE CONTRACT: Verdi Nord Pas de Calais - Cabinet Merlin - Hydratec
- PRINCIPAL FINANCIERS MEL: City of Lille
- PARTNERS FEDER - ADEME: Région Nord Pas de Calais Picardie CAISSE DES DÉPÔTS - WATER AGENCY

### Project stakeholders

SAEM Soreli

Function : Developer

Technical Project management

Construction21 company page :

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AUC

Function : Urbanism agency

Urban Management

Construction21 company page :

## QUALITY OF LIFE

### Quality of life / density

Due to its size, geographical positioning and symbolic value, the site is an opportunity to host a restructuring and urban renewal project that involves different scales of the territory: metropolitan dynamics, modernization of the eastern suburbs of Lille And the restoration of the urban link between the industrial site and the Fives neighborhood. The development project, with a total area of 25 ha, comes mainly from urban studies of the AUC, and is fully in line with the city's intense and sustainable policies. The Fives neighborhood, in which the project is located, includes numerous sports facilities (two stadiums nearby), educational (schools, colleges and lyceum), associations (social centers, local associations), and cultural (Splendid, House of the photo) The Fives Cail project complements this rich program, while giving it a metropolitan dimension, by setting up the international lycée of hotel and catering, the Labor Exchange and a swimming pool. Approximately 1,200 units will be created using mixed programming. Finally, the project envisages the development of tertiary activities, the construction of equipment and the installation of approximately 7 hectares of green spaces and public spaces in network.

## Net density

48

## Culture and heritage

The Fives Cail Babcock factory, one hundred hectares in its heyday, was one of the greatest jewels of the Lille industry. This international company produced the first steam locomotives, the Alexandre III bridge, the Gare d'Orsay, the Eiffel Tower lifts in Paris, and heavy artillery during the two wars. The company has also built a city "Lille - Fives" in Argentina, which has been renamed since Vera y pintada. A memorial is erected at the entrance of the site, in memory of the former workers of the factory who resisted under occupation. In the first place, the conservation and reuse of the existing urban structure (certain halls and the framework of the public spaces) inscribe the project in a recycling urban planning, which avoids spreading and which builds the city on itself. In addition, building on what is already there, the project addresses a major environmental issue of regeneration and reuse of existing urban substances. This question helps to emerge from a form of withdrawal from reality, which conditions our modern society to produce only homogeneous, coded, normed spaces, and urges us to work on the hybrid, mixed spaces, the same ones which have the capacity to re-attach to the social, spatial but also societal reality.

## Social diversity

The diversity and dynamism of the fivois associations are also a remarkable wealth that helps to make the neighborhood live. This associative fabric proposes a wide range of cultural, educational and sporting events all year round: the children's café, the Fives balls, the street market, the artistic and cultural events. The OS Fives is, moreover, the first amateur football club of Lille. This neighborhood is close to Euralille, a commercial and major business center, and the B'twin village (a site devoted entirely to cycling). The commercial polarity is centered around Pierre Legrand and Lannoy streets with more than 130 neighborhood shops 1/3 social housing, various programs, for all populations, International Hotel School (1100 learners), Labor exchange Intercommunal swimming pool, etc.

## Social inclusion and safety

If, on the one hand, the project tries to take advantage of the existing to build its identity, it must also respond to the stakes of sustainable development by seeking on every occasion to build a "better living together". This formula is aimed at the active and neighboring inhabitants who will practice this site every day, but also to the loafers and consumers who will come here to seek a unique experience of the city, in one of its most extraordinary, most singular places. Lille's environmental ambitions aim to improve "social and functional segregation, public health, resource depletion, climate change". These improvements take into account as much in the design and realization of the project as in the use that the future inhabitants will make. They constitute the framework for the domestic reconquest of this abandoned site. The Fives Cail project must offer a special quality of life which is characterized by the acceptance and exacerbation of different lifestyles: to live near a park, in an industrial atmosphere, to have a small garden or a large balcony, Enjoy a view of the entire metropolis of Lille or its lounge in double height; Large, small, introverted or extroverted dwellings, addressed to large public spaces or on all small streets ... all these living qualities, Fives Cail wishes to offer them.

## ECONOMIC DEVELOPMENT

### Local development

**The main challenges of the urban project:** To open up the sector by reactivating the relationship between the eastern suburbs of Lille and the site of the former FCB factory; And by bringing together the transformations underway at the neighborhood level Make the site a metropolitan destination by the quality of the public spaces, the programmed equipment and the typicity of the premises. Valuing the scale of the site, its monumentality, its spatiality: the dimensions, generosity and morphology of the halls of the factory are to be mobilized to build the qualities of the future district Regenerate the site in its capacity to host human activities that meet the needs of the metropolitan territory and participate in the transformation of the neighborhood

### % of commercial area

2

## TRANSPORT

### Mobility strategy

To meet both the very local needs and attract on a metropolitan scale, it is necessary that Fives Cail be well served by public transport and soft mode networks, which will allow the creation of a new way leading directly to the As well as the extension of outdoor bike paths. In order to create a peaceful neighborhood, the place of the car will be minimized on the site thanks to a shared / abundant parking logic and the creation of many uncircummed roads reserved for pedestrians and cyclists.

### Mutualization of Parking:

The parking allocated to each program is shared in silo car parks located at the entrances to the site, to encourage soft/active traffic within the site.

### Mobility and public transport:

Good access to the site by any type of transport Access to Fives and Marbrerie metro (at 1-2 station (s) of the stations)

## RESOURCES

### Water management

An innovative stormwater management system will be set up, enabling them to enhance and characterize green spaces while making visible the resource and increasing urban quality, usability and user-friendliness. Rainwater falling on the roofs of the halls is recovered in storage tanks, which feed the water gardens, emblems of the specific landscape of Fives Cail.

## BIODIVERSITY

### Biodiversity and natural areas

In addition, the project allows the identification of high quality landscapes, in line with an ambitious biodiversity conservation strategy. Whether public or private, open spaces must contribute to the legibility of the site, its integration into the suburbs. They are designed according to the resources available (water, sun ...), with materials and plants of quality, the most adapted to the situations encountered. Within the generous green framework of the project, the garden paths will open to the inhabitants and the walkers a universe where temporalities are combined and superimposed, on a scale of weeks, seasons and generations. A great diversity of plantations will be proposed in particular to prevent climatic excesses, but also to preserve and promote biodiversity, hosting more than 60% of regional species. **Network Park:** Establishment of a 7-hectare network park, the backbone of which is the West Court, support for active modes (pedestrian bike)

## ENERGY/CLIMATE

### Energy sobriety

Energy Planning Program: Cross-linking of energy performance targets, renewable energy use and cost control.

## BUILDINGS

### Buildings

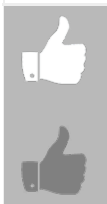
Fives Cail offers quality housing for all: durability of buildings, interior and exterior spaces adapted to today's needs, reduction of energy bills. Fives Cail offers a range of housing options from single-family dwellings to multi-family dwellings, to participatory housing and intergenerational housing programs. Fives Cail's housing offer is also an offer of a new living-together, with common spaces, shared car parks, meeting places.

## Contest

### Building candidate in the category



Grand Prix Ville Durable



Coup de Cœur des Internautes



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