

The birth of the capital's first zero-carbon district in the heart of the 19th arrondissement

TVK

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198 rue d'Aubervilliers, 75019 Paris, France



Photos © Julien Hourcade

“What was the most traumatic, noisy and polluting yesterday can be the most virtuous tomorrow.”

Antoine Viger Kohler,
architect urban designer – TVK

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The largest site in the “Reinvent Paris” competition is coming to life with the recent opening of a large UCPA sports centre and the arrival of the first residents on the site, known as “l’îlot fertile” (housing, youth hostel, student residence, offices, hotel, cultural centre, last-mile logistics zone, etc). Designed by the architecture and urban planning agency TVK (Pierre Alain Trévelo and Antoine Viger Kohler) and the landscape architect OLM for Linkcity, the property development subsidiary of Bouygues Bâtiment, this new district has been conceived as a large open garden (7,000 m²), a breathing space in the heart of the dense city.

L’îlot fertile is also **the largest building site using solid load-bearing stone since Haussmann!** The unprecedented choice of stone on this scale was an exceptional opportunity to revitalise the industry and its expertise. The process is certainly very old, but implementing it on a large scale was a real challenge. The four buildings, each with its own unique shape, feature 10,000 m² of stone facade, or more than 2,500 m³: a quantity unheard of today, which gives the site a strong presence and makes it an integral part of Parisian history. The project's use of stone makes it an instantly recognisable part of the Parisian landscape and will enhance the image of the northern part of the capital.

Four buildings are located on the edge of the plot, on either side of a new road, **a public road** linking the Rue d'Aubervilliers to the Parvis Rosa Parks, now owned by the City of Paris. This road, reserved for soft mobility, is treated as a landscaped area with 1,000 m² of grassed

paving and 1,000 m² of planted gardens. The 1,500 m² of terraces are planted with fruit trees and vegetable gardens.

The choice of layout for these four buildings forms a strong figure that reveals the large size and unity of the garden at the heart of the project. Breakthroughs of light and distant views benefit the homes.

The site's origins lie in the industrial development of Paris, which began in the mid-nineteenth century. The area was still rural when Napoleon encouraged the digging of the Ourcq and Saint-Denis canals and the construction of railway networks. It was thanks to this infrastructure that, in 1858, the Villette gasworks was built, covering an area of almost 17 hectares. The plant's blast furnaces processed coal from the north, which was transported by canal and rail. At the time of the competition, the Éole Évangile triangle was a 1.3 hectare urban wasteland in a strategic metropolitan location.

Inaugurated at the end of 2016, the Rosa Parks station transforms the site into a true multimodal hub (RER E, T3bis T8 trams, metro 7, Vélib' networks). This means that the site is directly connected to the historic centre of Paris, and also benefits from rapid access to the ring road via Porte d'Aubervilliers. This exceptional access means that the Éole-Évangile mixed-use development—l'îlot fertile—can create a new urban centre in an area where there are few others.

The project brings together 13 programmes that now coexist around cherry trees and vegetable gardens: 118 homes, a 164-unit student residence, a 230-bed youth hostel, a 130-room hotel, a 159-unit residence for young workers, shops, a sports facility, an incubator, offices and a public garden.

AREA
35,200 m² net floor area

CLIENT
Linkcity

TEAM
Architect urban designer
representative
TVK
Landscape designer
OLM
Building and civil engineering
Berim
Engineering
Carbone 4, AMOES

TVK TEAM
Alette Chauchat (project director), Cassandra Rouleau (project manager), Felix Tönnis (project manager), Marta Blazquez, Victor Francisco, Amaury Haumont, Pauline Le Fur, Simon Oudiette

TVK

TVK is an international office of architecture and urban design, created by Pierre Alain Trévelo and Antoine Viger-Kohler in Paris in 2003. Trained in Paris and at Harvard, involved in teaching from the outset, they pursue an approach where theory and practice mutually respond to and enrich each other. Through projects, research and writing they have steadily produced a singular oeuvre, at once theoretical and built. Their aim is to capture the complexity and the paradoxical character of the contemporary earthly situation, in order to contribute to making it habitable.

Since its creation, TVK has acquired a strong reputation, ranking among the most recognised French offices, and as having a singular approach among international agencies. Effectively, TVK owes its specificity to the combination of two approaches. On the one hand, TVK produces an essential architecture, in which space, geometry and building are the key elements. The projects are both direct and rooted in the theory and history of architecture. On the other hand, TVK conducts strategic research on the major themes conditioning the design of the planet. This research is open, collective and allows the inclusion of the complexity and instability of the most urgent issues. TVK represents the synthesis of this double approach, both essentialist and open, thereby engaging in works at all levels, from furniture to land, from the edifice to the planet.

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