

EMES C'AIL LILLE • HELLEMMES

THE POWER OF SPACES

On an extraordinary former industrial site, with powerful architecture which both inspires admiration and the imagination, Fives Cail is aiming to create an eco-neighbourhood, pioneering new urban lifestyles, with close links to the Lille community and the associated commune of Hellemmes, in which the Fives Cails site has been raised and also with close connections with those who will occupy the spaces, living and working in them... Fives Cail, once a leading site for French metallurgy, has become a factory of potential.. →

FIVES CAIL METROPOLITAN ECO-NEIGHBOURHOOD

Fives Cail is located at the heart of the suburbs surrounding Lille, just 3 metro stops away from Lille city centre and from the Lille Europe and Lille Flandres rail stations. The site is accessible via the existing primary road networks (the A25 and the A1 are just 4 minutes away). The sheer scale of the former industrial site, its architectural and heritage qualities, its location, the human and social history of the neighbourhood all made the challenge of this urban project easy to accept for the Métropole Européenne de Lille, the Ville de Lille and its associated commune of Hellemmes. There are several factors at stake: social, environmental, economic. To respond to this, Fives Cail mobilises all talents and energies available to it. As an innovative eco-neighbourhood and a future metropolitan

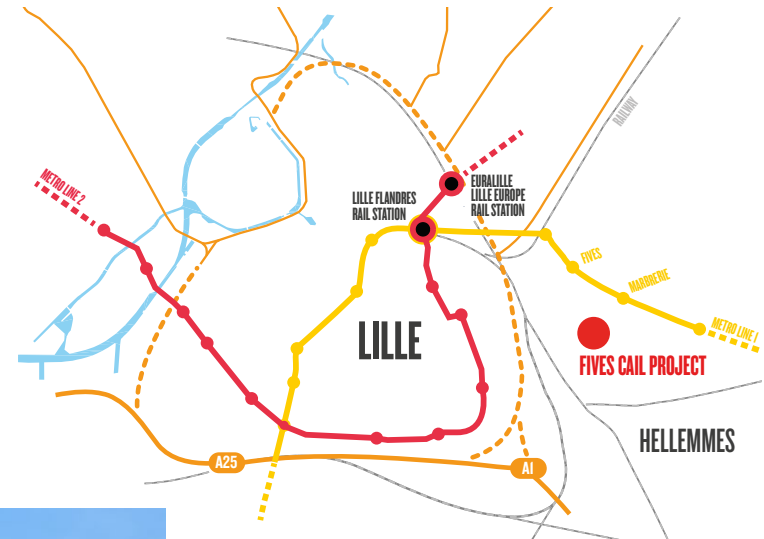
destination, the town of tomorrow combines accessible housing, public facilities, professional activities, shops, public and landscaped spaces. Fives Cail is innovating, imagining other uses, and preparing to welcome new activities and develop new services, in response to the new needs and requirements arising. Fives Cail is a collective venture which relies on intelligence, enthusiasm and the involvement of all those investing in the project and who see their future in the project too: local economic figures, designers, citizens, institutions, charities. Today, between the urban transformations and the arrival of the World Design Capital in 2020, the factory buildings of Fives Cail will become the setting for a new life. The experience is (re)starting in Fives Cail.



ONE SITE, ONE NEIGHBOURHOOD,, ONE REMARKABLE STORY

To begin with, Fives Cail is the story of a suburb, Fives, which was built around a factory, **Fives Cail Babcock**. Between 1861 and 2001, the factory was buzzing with the trailblazers of the regional industry. Generations of foundry workers, boiler-smiths, assembly operators, sheet metal workers and welders, amongst others, created first generation locomotives, railways, rail stations, viaducts, bridges, factories and tunnels in its workshops. At its height, Fives Cail Babcock employed 6000 workers. Monumental workshops for monumental creations. The immense factory

buildings show signs of this exceptional expertise, which has become part of French cultural heritage, having, to cite just a few of its accolades, housed the creation of the structure of Orsay rail station, part of the Alexandre III bridge and the elevators of the Eiffel Tower. The neighbourhood of Fives has strong roots in its factory past. This memory remains very much alive and kicking, in the neighbourhood's architectural heritage and in the collective energy of the residents, who are rallying around the future of their neighbourhood, more vibrant than ever.



MONUMENTAL SPACES NEW PROFESSIONAL AND LIVING SPACES

The former factory buildings, impressive cathedrals of brick and steel, boast prodigious volumes, with the largest standing proudly at 30 metres high. Given their unique potential and their capacity, which is rare to come by, the factory buildings have become usable spaces. Fives Cail is working to preserve these spaces so that they can be used to invent the town of the future, around four main themes: food and drink, culture, sport and productive activities. The first buildings to be converted have been home to the Lycée Hôtelier International de Lille (LHIL) since September 2016. The Halle Gourmande, the first usable space, will open its doors in 2019.



Productive activity



Culture



Sports



Food & drink

A PLACE FOR LIVING WELL TOGETHER



Fives Cail opens up an incredible urban space, where living, working, producing, relaxing, consuming and socialising in new, innovative ways becomes possible. Accessible housing, shops, professional activities and social spaces are prioritised in high-quality public spaces. Welcoming and connected, the eco-neighbourhood develops innovations to provide a unique quality of life with its combination of urban courtyards, linear gardens and landscaped parks.



ONE RAMBLA AND TWO URBAN COURTYARDS TO GET AROUND PEACEFULLY

The buildings in Fives Cail create an extraordinary landscape, structured around three courtyards running north to south. The eco-neighbourhood's public spaces have been designed to facilitate getting around the site peacefully and to encourage socialising. The longest of the three urban courtyards, the Cour de l'Ouest, is a 400 metre-long rambla, punctuated by terraces, accessible

only to pedestrians and cyclists. The two other courtyards, set apart from each other, ensure harmony with the modes of transport. Sharing of the parking silo will offer a high-quality parking solution for visitors, neighbours and other site residents.

AN OPEN AND CONNECTED ECO-NEIGHBOURHOOD

The covered Passage de l'Internationale connects the Fives Cail site from East to West. A new street was created in 2016 to connect the eco-neighbourhood to Fives, Hellemmes and Lille via the metro station 500 metres away. As the development is completed, linear gardens and the urban park will provide a passage between the historical neighbourhood and the suburb houses and the eco-neighbourhood, in place of the factor's surrounding walls, which are several kilometres in length.

A PRIORITY PLACE FOR RESIDENTS AND THEIR IDEAS

Since 2005, when the first on-site urban workshops took place, the residents have been actively engaged in the future of their neighbourhood. In 2015 and 2016, over 120 people participated in the project workshops and worked together over the course of several months. Their intense participation resulted in several ideas, focussing on encouraging socialising and a sense of living well together: mobile kitchen gardens, collective compost tanks, sports facilities, etc.

Certain spaces in the neighbourhood have been dedicated to their event and development projects. One project has already become a reality: "des murs ont des histoires à nous raconter" (walls have stories to tell) recounts the history of the factory in words and images on the walls of the new Rue André Ballet. Thematic workshops took place in 2017, focussing on the history and heritage, the quality of the public spaces, events and the quality of the environment.



A 7 HA NETWORKED PARK

Fives Cail will have an urban park, which will be both a space for relaxation and socialising and a green connection between the eco-neighbourhood and the neighbouring commune of Hellemmes. The eco-neighbourhood will also have a swimming pool - an establishment shared by local communes located in the park, right next to the housing.

RAINWATER FOR CULTIVATING LINEAR GARDENS

Fives Cail used part of the monumental roofing of its buildings to collect rainwater on a large scale, in alternative collection systems. A vessel which can hold up to 1800m³, has now been set up, in the extension of the Lycée Hôtelier. This smart water management means that several linear gardens, the green lanes which cross the entire eco-neighbourhood can be watered using the collected rainwater.



7 ha
of green spaces



3,5 ha
of connected urban park space



3
urban courtyards



LINEAR GARDENS



190
trees planted,
25 trees preserved



1,2 ha
of reused cobblestones



3
new streets

METRO, V'LILLE AND CAR POOLING
nearby

A METROPOLITAN DESTINATION

Residents' ambitions change, lifestyles and ways of working evolve and economic mutations come one after the other. To make sure that the eco-neighbourhood's future is in line with these evolutions, both current and upcoming, Fives Cail is particularly attentive to the needs and requirements of those who will essentially build and bring life to the town of the future - key economic figures, designers, residents and neighbourhood charities. In response to these requirements and needs, the town of tomorrow demonstrates collective enthusiasm which shows in the increasing number of innovative projects.



THE TIERS LIEU AND ACTIVE CITIZEN INVOLVEMENT

Being a working space, a collaborative space and a social space all at once, the Tiers Lieu in Fives Cail will be a citizen-focussed space, designed for the residents and funded by solidarity shareholders. The project has been designed with a strong social and environmental aspect: its management methods, its building designed with a

sustainable outlook, its shared offices with moderate rents, provision of social and solidarity economy figures, and operation in accordance with functional economy principles. La Loco could also provide premises for a grocery store and a « café citoyen », with modest prices. A unique meeting place, open to all.



The prefiguration of the Halles Gourmandes welcomed more than 60 000 visitors in 2018.

© La Friche Gourmande

THE LYCÉE HÔTELIER INTERNATIONAL DE LILLE

The first converted buildings have been home to the Lycée Hôtelier International de Lille since September 2016. At the Lycée, 1100 students and apprentices are trained for roles in the hotel and catering industry. Each morning during the school term, future hotel managers, chefs, waiters, bakers, pastry chefs and florists, etc. flock to the establishment in their hundreds via the covered Passage de l'Internationale, a factory building transformed into a street under a glass canopy perched 25 m overhead. Here, the light reflects marvellously off the combination of steel, brick and glass. Inside the Lycée, long glass-lined walkways cross the building between classrooms. Looking out onto the street, professional practical workshops,

with cutting-edge equipment for future chefs, bakers and pastry chefs have large windows, giving passing pedestrians a glance in. The Lycée offers anyone who is tempted the chance to taste and/or test the expertise of its students in its boutiques, its hotel, and its restaurant. We're first in line! The Lycée offers boarding accommodation and a gym, which is also accessible to local clubs and charities. These two public establishments have been preceded by the installation of the Bourse du Travail de Lille (Lille Labour Exchange) in the old Fives Cail Babcock administrative building, which was renovated in 2012. Phase 2 of the urban project aims to construct a swimming pool and a primary school.

Sketch of the Halle Gourmande
© De Alzua



Fives Cail project workshops
© Daniel Rapaich - Ville de Lille

URBAN AGRICULTURE 360 DEGREES

Today, many people aspire to grow their own vegetables, even in the town. Urban agriculture will be integrated into the soil across Fives Cail, with mobile kitchen gardens, in individual gardens or even overhead, on the rooftop terraces of collective buildings, designed for rooftop gardens and vegetable gardens. Soon, locally produced Made in Fives vegetables will be consumed locally.

THE HALLE GOURMANDE, THE FUTURE PLACE TO BE FOR METROPOLITAN SOCIALISING

The Halle Gourmande is the first usable space in Fives Cail. Over more than 5000 m², it continues to increase innovation to become the new metropolitan destination and will open its doors in 2019.

- **A food court** - Fives Cail will have a Food Court, a new dining format which allows diners to choose their starter from one restaurant, their main course from another and a dessert from a third restaurateur, before sitting down at one of the 300 dining places underneath the glass canopy. Over fifteen renowned Lille restaurants, alongside other professionals from the catering industry, will team up to innovate a new way to gather locals around the dining table, in search of new ways of sharing meals.
- **The communal kitchen** - an experimental kitchen and social fablab backed by European funding, amounting to 5 million euros for urban innovations, the high-tech communal kitchen will be available for residents, charities and economic contributors. The idea? Encouraging social inclusion and professional integration whilst trusting in the talents of each individual and in collective intelligence, promoting healthy eating and finding new funding and original uses for unique facility.
- **Productive activity** - The Halle Gourmande could also provide premises for artisan production, offering surfaces adapted for their activity, close to Lille and major communication routes.



CREATING NEW URBAN LIFESTYLES

AND METROPOLITAN DESTINATIONS

A TOWN FOR EVERYONE

HOUSING FOR EVERYONE

Fives Cail guarantees social diversity in the neighbourhood, with a housing offer for buyers, private tenants and social tenants. All housing offers innovative usage options and guarantees energy efficiency.

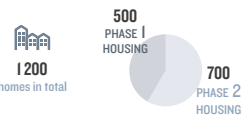


100% ENERGY EFFICIENT HOUSING

All residential buildings in Fives Cail are labelled at least as Effinergie *. Their energy efficiency exceeds the standards in force. 50% to 100% of their heating requirements are covered by renewable energy, which also provides at least 30% of hot water production.

3 LIVING LEVELS

Living in Fives Cail gives you the choice of several exceptional residential offers, which include properties that offer breathtaking views over the surrounding suburbs, individual residences with gardens or which are next to the factory buildings. 9 programmes and 500 homes in phase I have already made living in such freedom a reality.



OB : OWNER/BUILDER
GC : GENERAL CONTRACTOR
PP : PLANNING PERMISSION
FA : FLOOR AREA

FIVES CAIL SITES UNDER CONSTRUCTION - PHASE I - 2016-2020

PHASE I FREE HOUSING AND SENIOR SERVICE RESIDENCE

164 homes
260 m² commerces and services
10 259 m² Housing FA
Effinergie * building
OB : LMH
GC : Haart Berthelot
PP : 1st quarter 2019

- GUESTROOM
- GYM
- CENTRAL SHARED GARDEN
- ROOFTOP KITCHEN GARDENS

PHASE I PARTICIPATORY HABITAT

20 homes
Effinergie * building
OB : LMH
GC : Haart Berthelot
PP : 1st quarter 2019

- GROUND-FLOOR SHARED GARDENS
- GARDEN TERRACE ON ROOFTOP
- SHARED LIVING ROOM
- SHARED GUESTS' BEDROOM
- SHARED WORKSHOP

PHASE I FREE HOUSING, CONTROLLED PROPERTY PURCHASES AND SOCIAL HOUSING

77 homes
5 690 m² Housing FA
Effinergie * building
OB : Ramery Immobilier
GC : to be appointed

- SHARED PARKING SILO
- GROUND-FLOOR SHARED GARDENS
- 8 SOHO HOMES

PHASE I CONTROLLED PROPERTY PURCHASES AND SOCIAL HOUSING

44 homes
3 435 m² Housing FA
2 Effinergie * buildings
1 BEPOS building
OB : LMH
GC : to be appointed

- ACCESSIBLE ROOFTOPS
- SHARED GARDENS AT THE CENTRE OF THE DEVELOPMENT

PHASE I SOCIAL HOME OWNERSHIP, SOCIAL AND INTERMEDIATE SOCIAL HOUSING

124 homes
300 m² commerces and services
9 181 m² Housing FA
7 Effinergie * buildings
1 BEPOS building
OB : Nexity - Nacarat
GC : Labou Lebec - Bruther - Zig Zag
PP : February 2017

- COMMUNAL ROOM
- SHARED PARKING SILO
- COMMUNAL ACCESS ROOFTOP
- SHARED GARDENS AT THE CENTRE OF THE DEVELOPMENT

PHASE I CONTROLLED PROPERTY PURCHASES AND INTERMEDIATE SOCIAL HOUSING

51 homes
400 m² commerces and services
3 578 m² Housing FA
OB : BC Neoximo
GC : Béal & Blanckaert
PP : 1st quarter 2019

- INDIVIDUAL GROUND-FLOOR GARDENS

HALLES GOURMANDES

WEST SECTION
2 050 m² of development, including:
a food court covering 663 m² and a communal kitchen.
OB : Ville de Lille
GC : De Alzuza *
PP : March 2018
EAST SECTION
approx. 3 000 m² of development (food production)
2 offices
HALLE F4
Meat production workshops under review

TIERS LIEU, LA LOCO

2 500 m² of commercial development and shops
OB : ETIC
GC : Atelier 404
PP : 1st quarter 2019

TRACKS

1 000 m² of tertiary development (creative activities)
OB : BECI
GC : O Architecture
PP : June 2018

PHASE I PUBLIC SPACES

4.7 Ha of developed public spaces
OB : Soreli
GC : Groupement LAUCAS, Verdi Ingénierie, Cabinet Merlin, Martin Baron * Mielthing, ACT lighting design
Delivery date : Work commenced in October 2017 - Finalisation in 2020 as part of Phase 01

100% DOUBLE-ASPECT BUILDINGS

All housing in Fives Cail will have double orientation, which means that a maximum of light comes into the housing and lets residents enjoy natural sunlight, whilst also multiplying viewpoints over their urban and natural environment.

THE SHARED GARDEN

In Fives Cail, there are shared gardens, which are calm and hidden away at the heart of shared buildings. These spaces are ideal for relaxing, eating and socialising...

SENIOR RESIDENCE

The senior services residence is located in a 14-floor building next to the Halle Gourmande. The building also has private housing, to ensure a variety of ages.

MINI URBAN FARM

Rooftop kitchen gardens and extraordinary exchanges on the rooftops which have been transformed into terraces.

SOHO APARTMENT

Fives Cail also considered free-lances and liberal professions with 5 SoHo homes (Small Office Home Office) in phase I, with an integrated office, located on the ground floor, either underneath or next to the private section.

SHARED PARKING SILO

Rather than several underground car parks, Fives Cail decided to use shared parking silos. In the eco-neighbourhood, cars have their place, this being a limited place.

OCCUPIED ROOFTOP

In Fives Cail, the roof is often an extra space, ideal for a private terrace with a view of the sky, town and neighbourhood.

PRAM STORAGE

Each collective building has a secure pram area, a precious solution for freeing up space at home.

SHARED CLOSED GARDEN

At the end of their private terraces, the residents of Fives Cail houses and their children share a large, closed garden, providing a huge, protected playing area.

APARTMENT WITH INDEPENDENT STUDIO

Several homes have a bedroom with a separate entrance. Ideal for preserving teenagers' increasing autonomy or for anticipating welcoming an ageing relative.

POSITIVE-ENERGY BUILDING

The eco-neighbourhood will have BePOS buildings, which are positive-energy buildings.

SHARED ROOMS

Practical for comfortably hosting visiting friends or family.

RENEWABLE ENERGY

At least 50% of heating consumption and 30% of sanitary hot water needs are covered by renewable energy. Also: collective compost boxes, birdhouses and rainwater collection tanks.

BIKE STORAGE

Of course, there is also a secure bike storage area in each collective building.

PARTICIPATORY HABITAT

Fives Cail has a first-time buyers' participatory habitat programme, located at the edge of the Cour Ouest. Here, future home-owners design their own homes.

SHARED AREA (MULTI-PURPOSE COMMUNAL ROOM)

Residents have access to a shared area. It can be used for various activities: meals with neighbours, workshops for the kids, etc. The ideal place for collective imagination!

- URBAN AND INNOVATIVE
- SHARED SPACES
- METROPOLITAN DESTINATIONS

AT FIVES CAIL, THE TOWN OF TOMORROW IS BECOMING A REALITY



**25 Ha
of project**

including 17 Ha of former
industrial terrain



**1200 to 1300
homes**

including 500 by 2020



**13 Ha
of public spaces**



**7 Ha
of green spaces**

including 3.5 Ha of parks connected to
the associated commune of Hellemmes



**160 000 m²
of floor area**

including usable spaces varying
from 10,000 to 38,000 m²



**+1500
residents**

involved in project
workshops



**+3000
new residents**



+1100 learners
in over more than 15,000 m²
1 restaurant and 2 shops

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MEL MÉTROPOLÉ
EUROPÉENNE DE LILLE

ville de
lille

Hellemmes
la ville de vivre

Ce projet est cofinancé par l'Union
européenne avec le fonds européen
de développement régional



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