

CHINON

TOOLS FOR LINKING URBAN CONSERVATION AND URBAN DEVELOPMENT

I. CHINON : DEFINITION & ANALYSIS OF THE URBAN VALUES OF THE SITE



II. TOOLS FOR URBAN CONSERVATION AND URBAN DEVELOPMENT



III. MAKING THE THE URBAN CONSERVATION AREA ALIVE

I. CHINON

DEFINITION & ANALYSIS OF THE URBAN VALUES OF THE SITE

URBAN STUDIES

DEFINITION & ANALYSIS OF THE URBAN VALUES OF THE SITE



Old fort and castle

Lower city

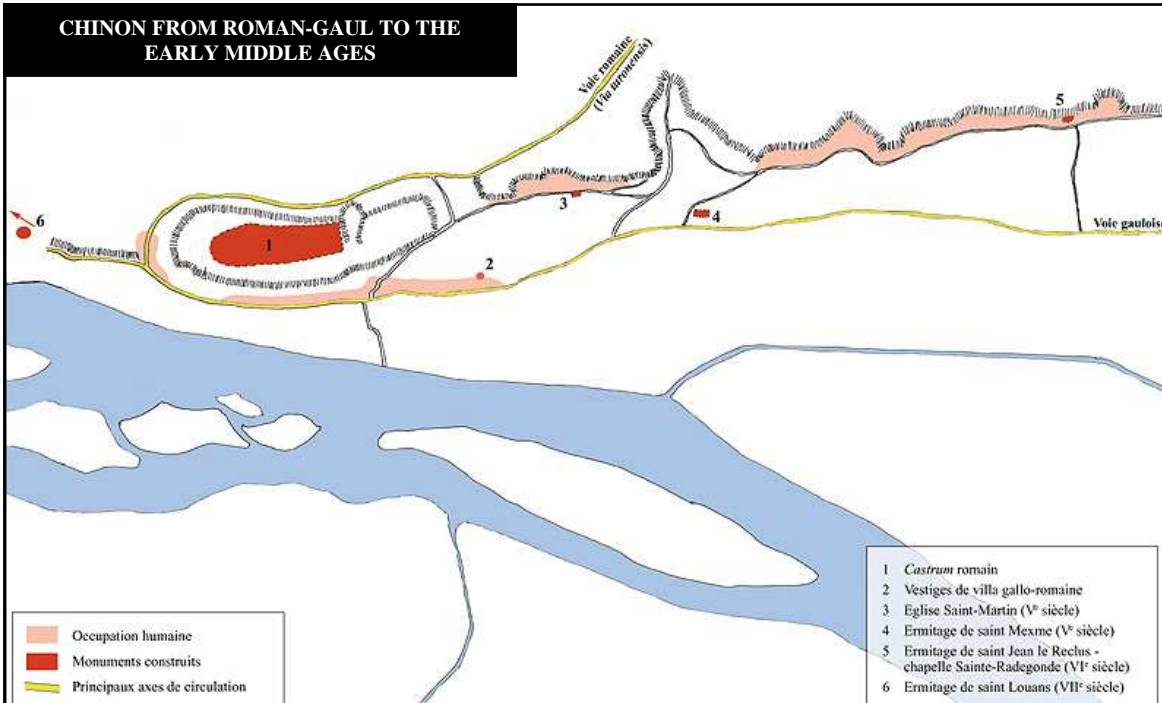
River

CHINON

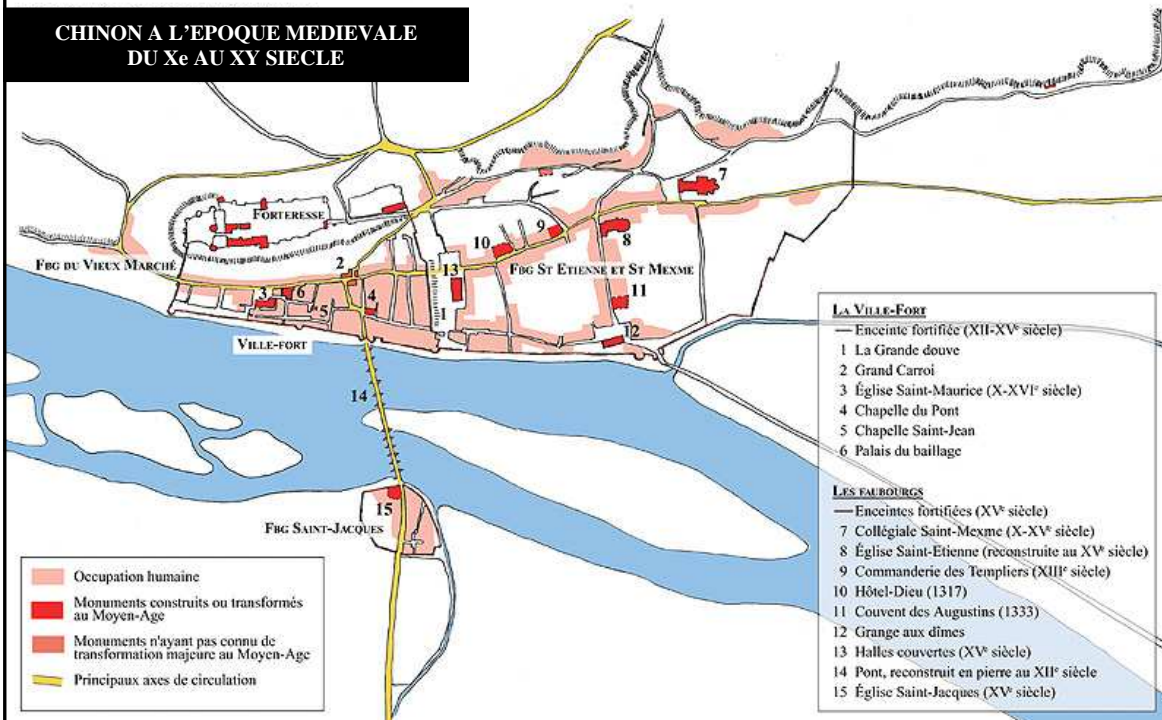
HORIZONTAL URBAN DEVELOPMENT BETWEEN HILLSIDE AND RIVER

AUTHENTIC NARROW & WINDING URBAN FABRIC

**CHINON FROM ROMAN-GAUL TO THE
EARLY MIDDLE AGES**



**CHINON A L'EPOQUE MEDIEVALE
DU Xe AU XY SIECLE**



Gaul & Roman Gaul

First settlement in the 7th century BC

5th century BC

Alleged hillside fortification (development of a defense system and of a Northern route towards the city of Tours)

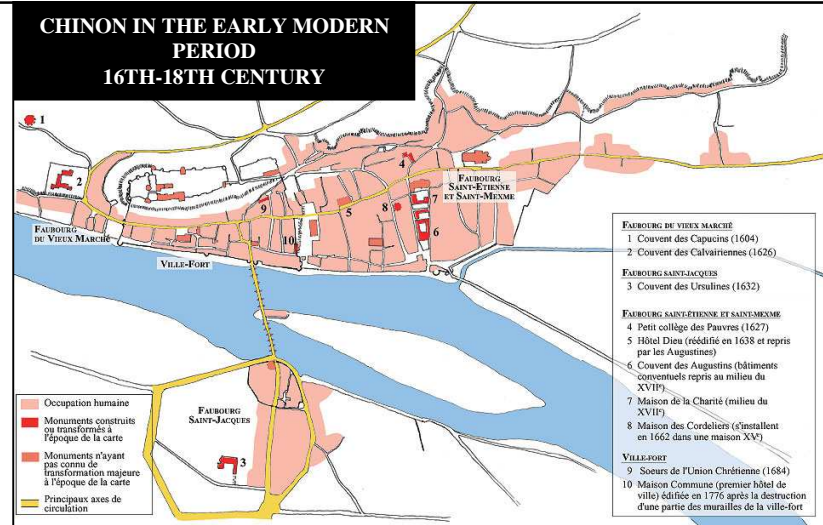
10th to 16th century AD

Fort constructed & development of a lower walled city, development of the Saint-Jacques inner suburb in the South, crossing of the River Vienne, and development of the Southern route towards the Poitou region

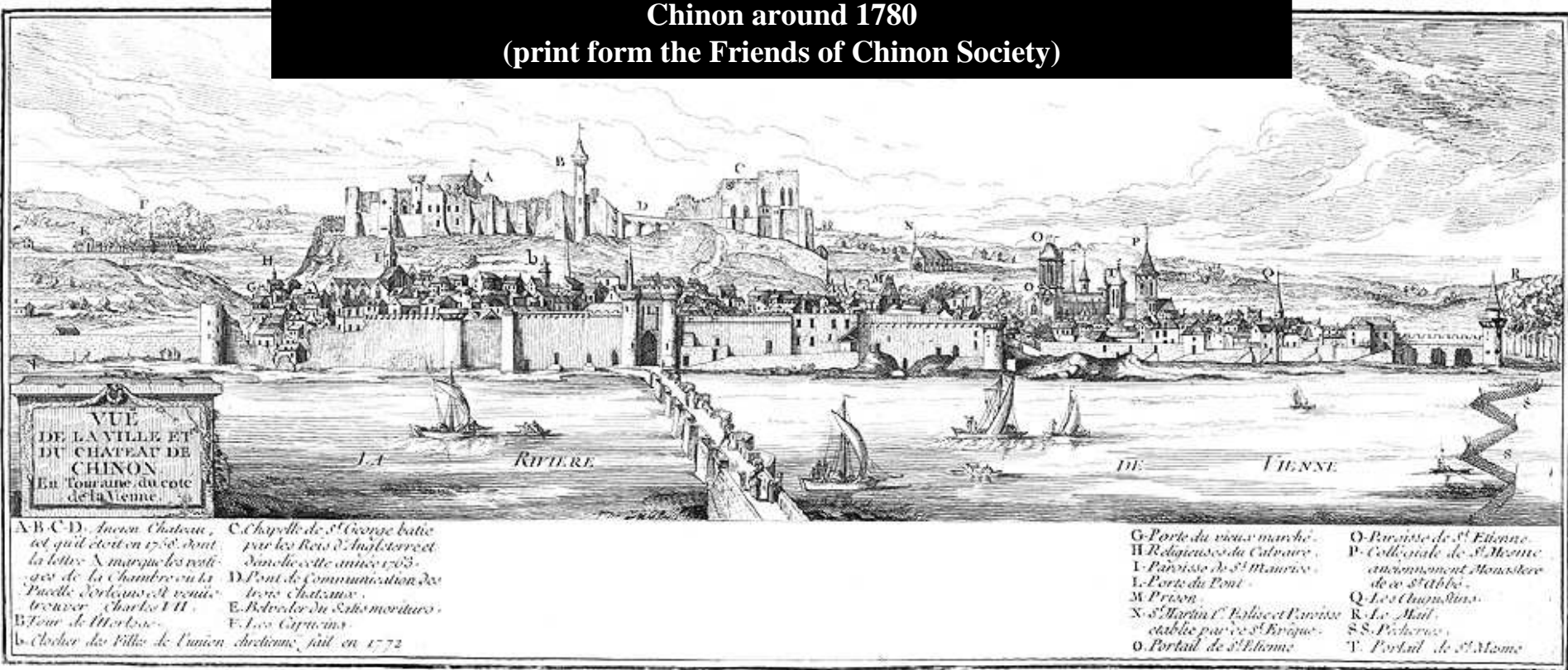
17th-18th century

Little urban development
Building of a few convents and town mansions

CHINON IN THE EARLY MODERN PERIOD 16TH-18TH CENTURY

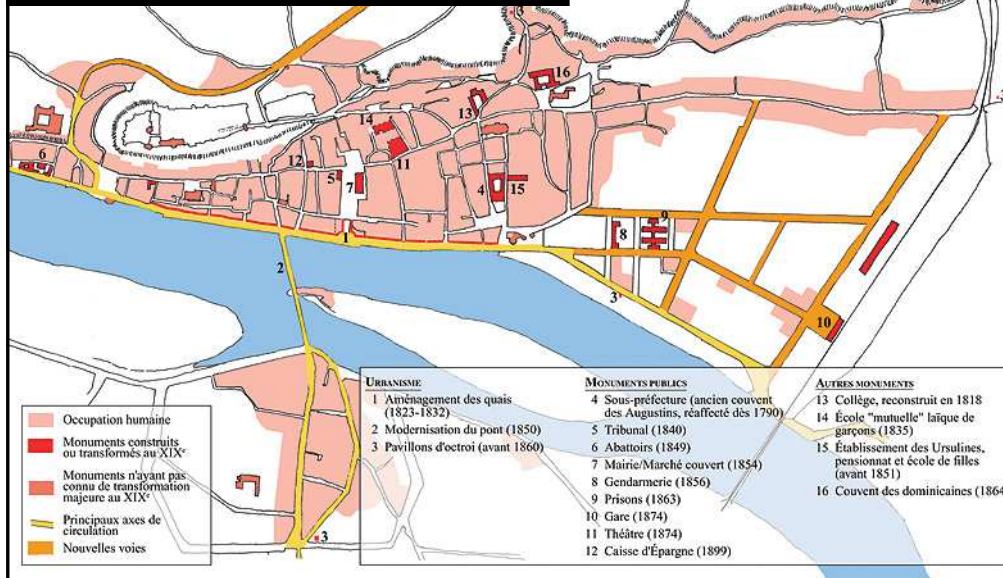


Chinon around 1780 (print form the Friends of Chinon Society)



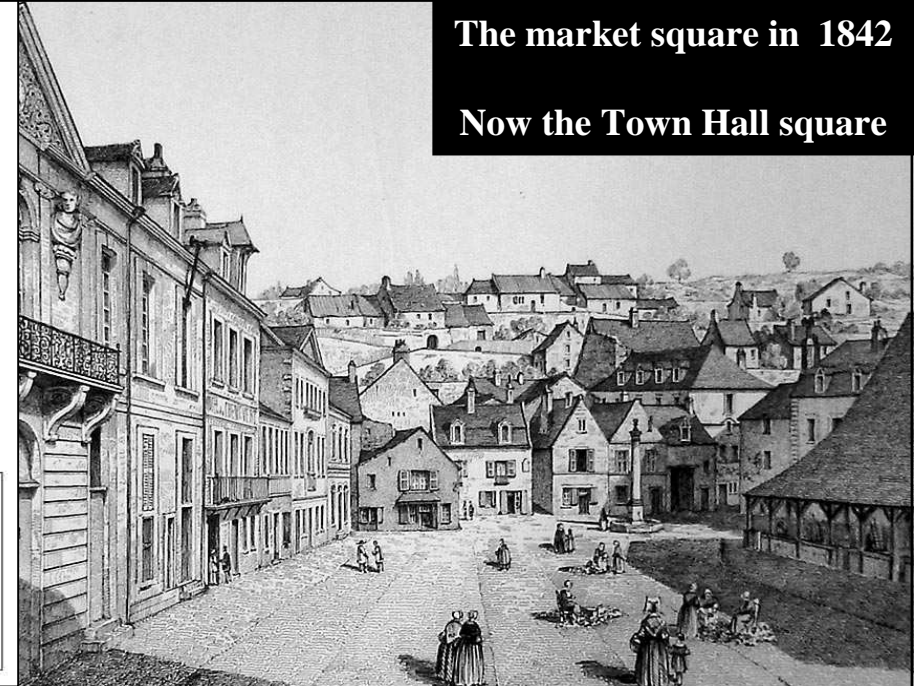
A-B-C-D. Ancien Chateau, C. Chapelle de St Georges bâtie tel qu'il étoit en 1758, dont la lettre X marque les vestiges de la Chambre ou la Puelle de Charles II.
E. Bâtimt du St. Memme, F. Les Capucins, G. Porte du vieux marché, H. Religieuse du Calvaire, I. Paroisse de St Maurice, L. Porte du Pont, M. Prison, N. St Martin l'Evêque et Paroisse établie par le St Evêque, O. Portail de St Etienne, P. Collégiale de St Memme anciennement Monastere de ce St Abbé, Q. Les Chanoines, R. Le Mail, S. S. Picheras, T. Portail de St Memme

CHINON IN THE 19th CENTURY



The market square in 1842

Now the Town Hall square



19th century

Old city walls are replaced by embankments, progressive filling up of the marshlands to allow the Eastern urban development of the city & redevelopment of the Southern inner suburb area

GEOGRAPHIC CONSTRAINT OF THE SITE, CITY TRAPPED

BETWEEN THE HILLSIDE AND THE RIVER :

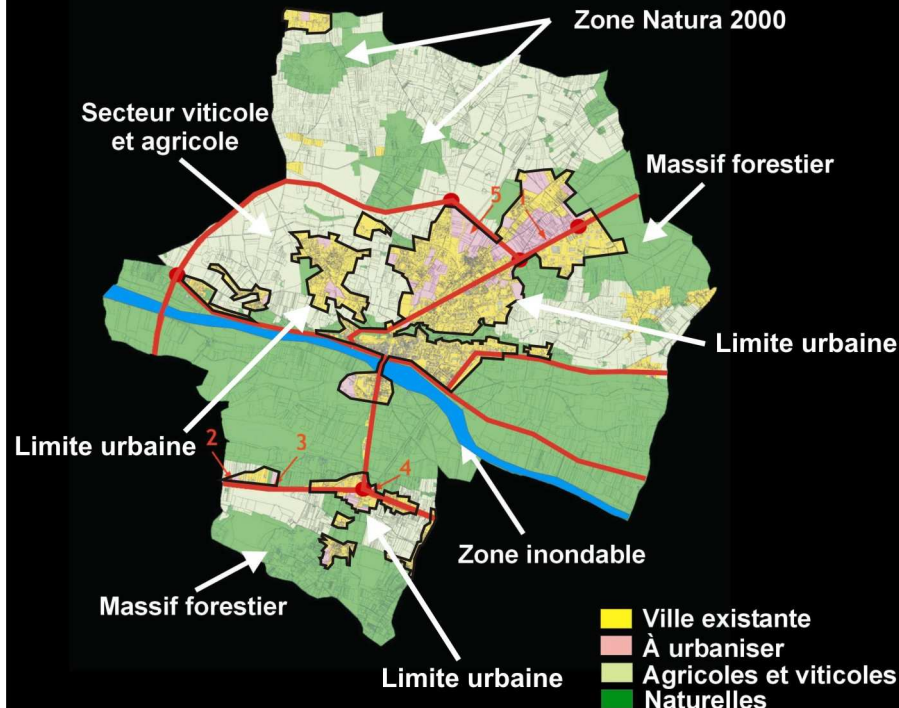
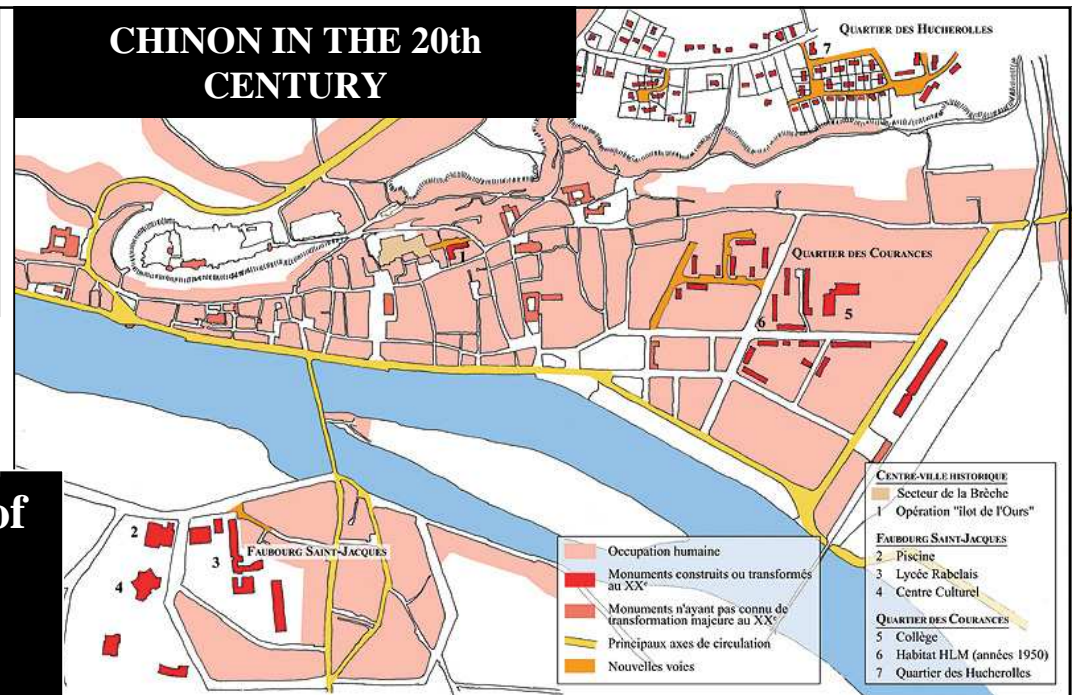
CITY DEVELOPES EAST AND SOUTH ON THE OTHER SIDE OF THE RIVER

20th century : Northwards development towards the plateau & development of small scale collective housing Eastwards & densification of existing neighbouring hamlets.

New Local Urban Plan (PLU) approved in July 2006

21st century : « building the city on top of the city » by saving existing natural and green areas and by densifying areas within the existing city limits.

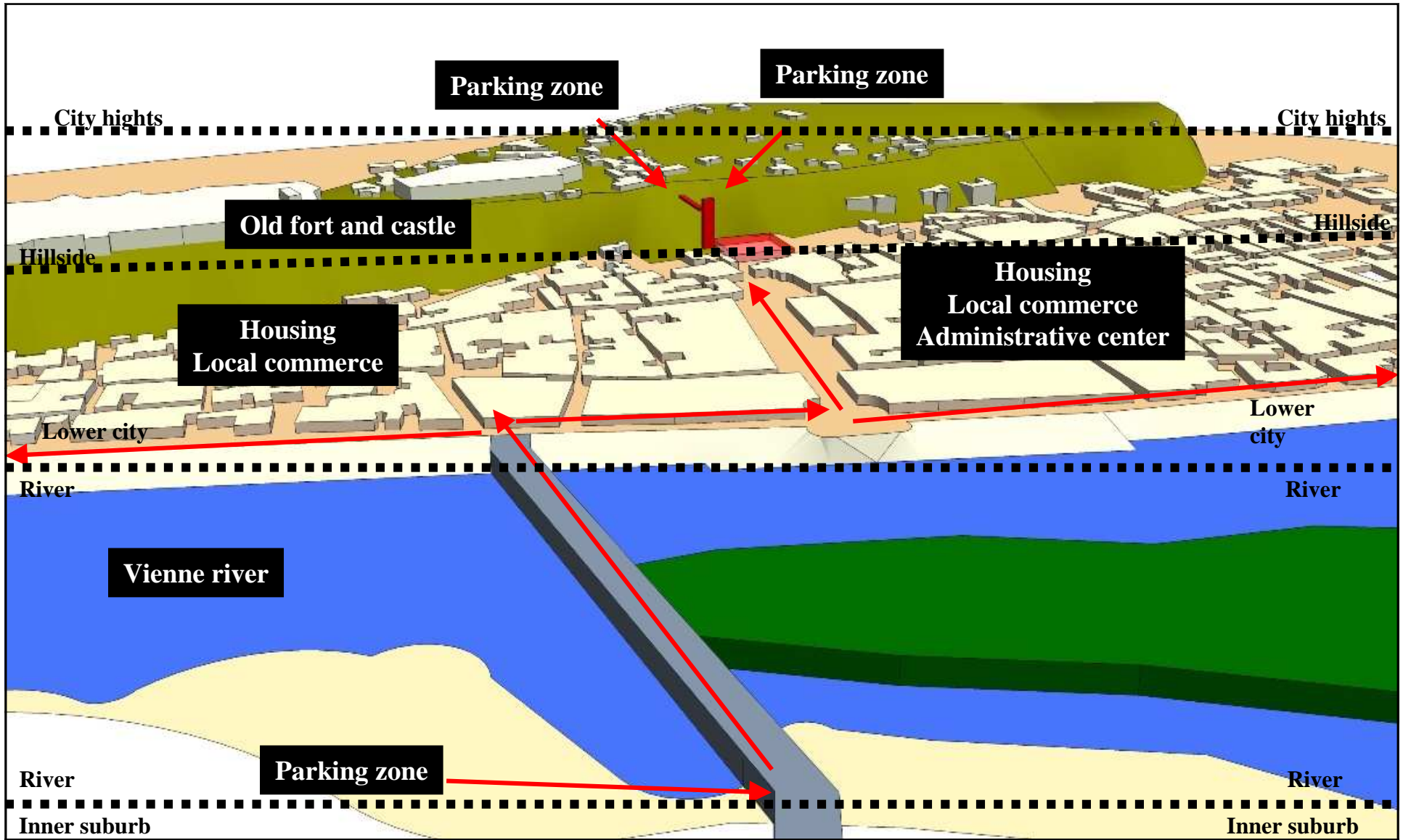
CHINON IN THE 20th CENTURY



Saveguarding natural and cultural landscapes by :

Preserving the historic identity of the city and its urban values: enhance city entry points and main arteries, save natural & green areas by prohibiting fringe development & reinforcing the boundary between urban and rural areas, enhance access to and from the city center and between the different city districts ,

Integrating city development: ensure a sustainable and integrated development compatible and in harmony with the needs of local inhabitants and citizens of Chinon.



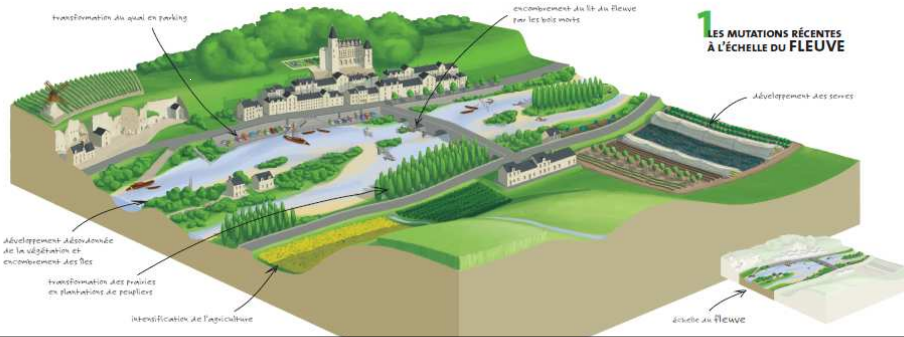
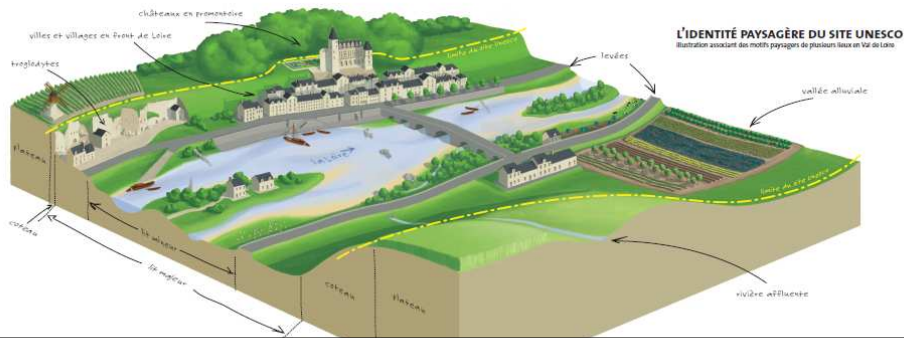
CHINON - THE SITE

URBAN FUNCTION & URBAN PATTERN

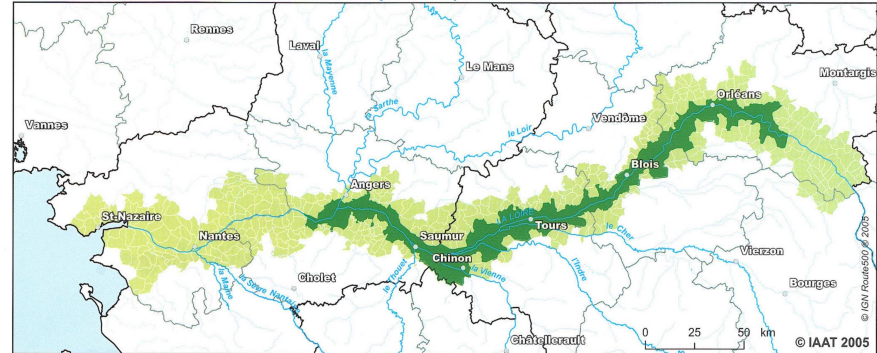
II. TOOLS

**FOR URBAN CONSERVATION
& URBAN DEVELOPMENT**

Data : Mission Val de Loire



Le territoire d'étude et les communes concernées par l'inscription UNESCO



D'est en ouest, le corridor fluvial, de Gien en amont jusqu'à l'embouchure, constitue le territoire d'étude et de référence de cet atlas inédit. Il est fondé sur les territoires des 547 communes appartenant aux zones hydrographiques directement reliées au fleuve Loire. Les 161 communes du périmètre défini par l'UNESCO, s'inscrivent dans ce territoire de Sully-sur-Loire, dans le Loiret, à Chalonnes-sur-Loire, dans le Maine-et-Loire.

Photos des territoires du Val de Loire

Visuel BRUNET - PARRA



CHINON, A SITE AND TERRITORY WHICH ARE PART OF THE « VAL DE LOIRE » WORLD HERITAGE CULTURAL LANDSCAPE

CHINON A SITE AND TERRITORY WHICH ARE PART OF THE « LOIRE ANJOU TOURAINE » NATURAL REGIONAL PARK (PNR)

1. Les parcs naturels régionaux et zonages environnementaux



Zonages environnementaux

- Site d'Intérêt Communautaire et Site Natura 2000
- ZNIEFF (Zone Naturelle d'Intérêt Ecologique Faunistique et Floristique)
- ZICO (Zone Importante pour la Conservation des Oiseaux)
- Site RAMSAR (Convention internationale des zones humides)

Parc naturel régional

Val de Loire

- périmètre inscrit UNESCO
- corridor fluvial



Sur la base d'inventaires naturalistes (ZNIEFF, ZICO), la protection des milieux naturels s'appuie sur des outils réglementaires et contractuels mis en œuvre principalement par le parc naturel régional Loire-Anjou-Touraine, les conservatoires ré-

Source : MNHN, DIREN Centre et DIREN Pays de la Loire

THE « SECTEUR SAUVEGARDE » THE URBAN CONSERVATION AREA OF CHINON

⇒ SUSTAINABLY PROTECT THE HISTORIC CITY AND LANDSCAPE AND THE CHINON SITE
⇒ TOOLS AND GUIDELINES TO IMPLEMENT AN INTEGRATED AND PROJECT FOCUSED
MODERN CITY DEVELOPMENT PLAN



A PLACE OF LIFE AND EXCHANGE,...

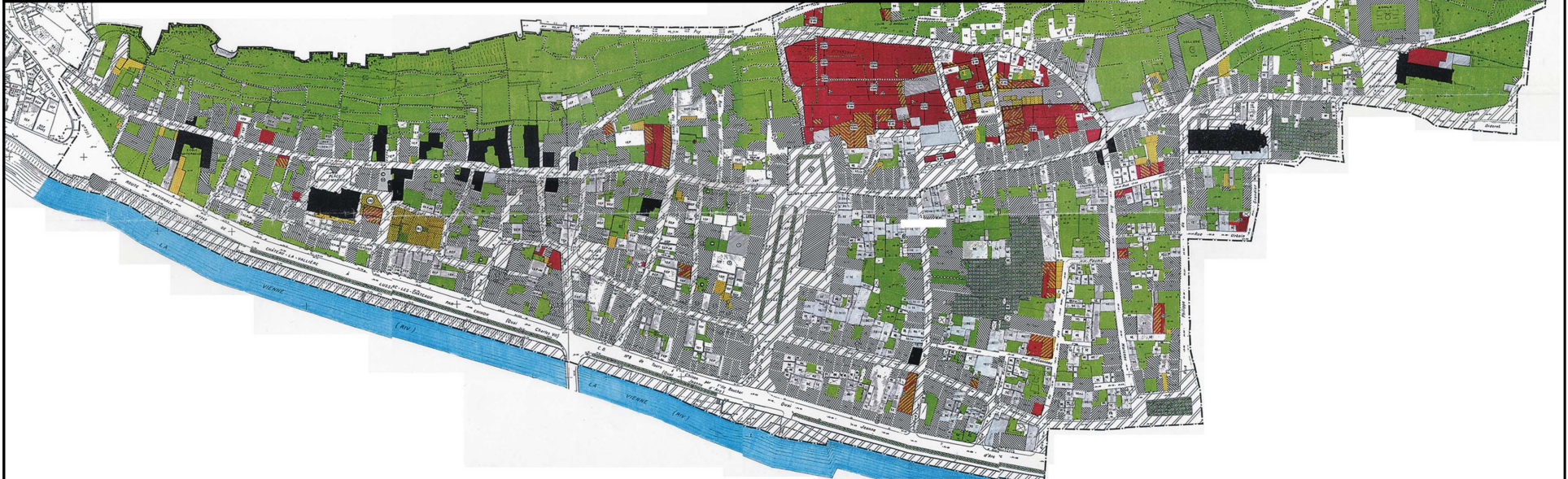
WORKING AT THE LOCAL SCALE,...

SERVICES AND INCENTIVES.














PLAN OF CONSERVATION AND DEVELOPMENT

DETAILED CONSERVATION AND DEVELOPMENT PLAN



LEGENDE

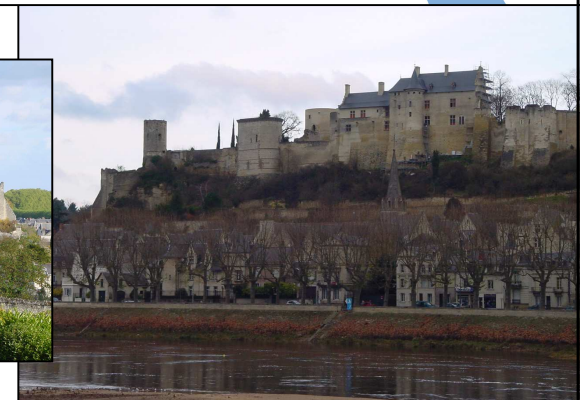
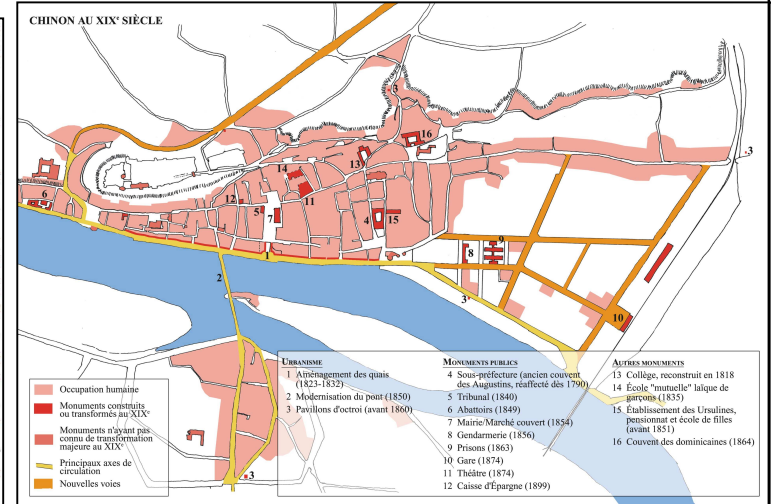
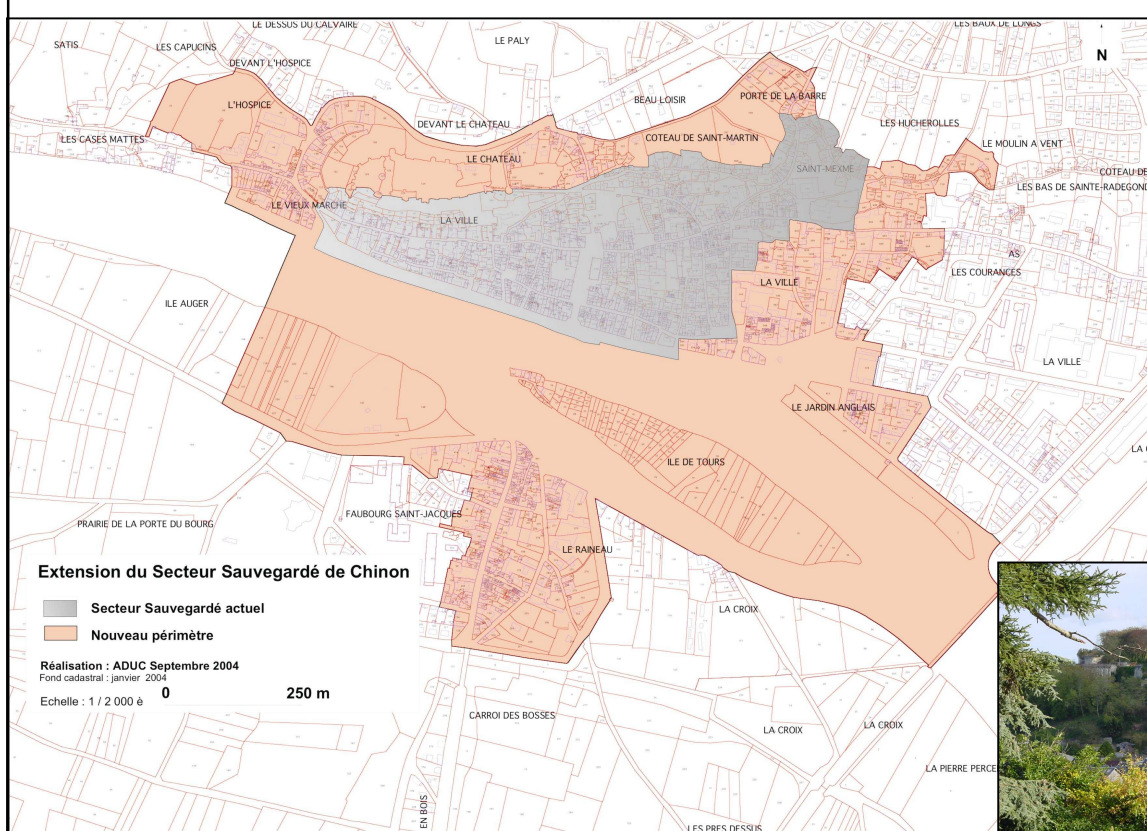
-  PERIMETRE DU SECTEUR SAUVEGARDE délimité par arrêté ministériel en date du 7.03.1968
-  PERIMETRE DU SECTEUR USS-A
-  PERIMETRE DU PLAN D'EXPOSITION AUX RISQUES de Chinon, approuvé le 12.8.1991
-  IMMEUBLE, PARTIE D'IMMEUBLE OU ELEMENT PROTEGE par la législation sur les monuments historiques conformément à la Loi du 31.12.1913
-  IMMEUBLE, PARTIE D'IMMEUBLE OU ELEMENT A CONSERVER dont la démolition, l'enlèvement, la modification ou l'altération sont interdits conformément à l'art L 313-1 du Code de l'urbanisme
-  IMMEUBLE NON PROTEGE pouvant être conservé, amélioré, démolit ou remplacé conformément à l'art L 313-1 du Code de l'urbanisme et au règlement
-  EMPRISE IMPOSEE DE CONSTRUCTION conformément à l'art L 313-1 du Code de l'urbanisme
-  EMPRISE CONSTRUCTIBLE conformément au règlement. Sa délimitation est figurée par un trait continu. Le nombre de mètres d'avancée ou de retrait autorisés est figuré sur le plan dans des triangles
-  IMMEUBLE OU PARTIE D'IMMEUBLE DONT LA DEMOLITION POURRA ETRE IMPOSEE à l'occasion d'opérations d'aménagement publiques ou privés, conformément à l'art L 313-1 du Code de l'urbanisme
-  MODIFICATION, ECRETEMENT, SURELEVATION pouvant être imposés à l'occasion d'opérations d'aménagement publiques ou privés, conformément à l'art L 313-1 du Code de l'urbanisme
-  EMPLACEMENT RESERVE conformément à l'art L 123-1- 8° du Code de l'urbanisme
-  SERVITUDE D'ALIGNEMENT conformément à l'art R 123-32-1 du Code de l'urbanisme

-  pouvant être imposés à l'occasion d'opérations d'aménagement publiques ou privés, conformément à l'art L 313-1 du Code de l'urbanisme
-  EMPLACEMENT RESERVE conformément à l'art L 123-1- 8° du Code de l'urbanisme
-  SERVITUDE D'ALIGNEMENT conformément à l'art R 123-32-1 du Code de l'urbanisme
-  SERVITUDE DE MAINTIEN OU DE CREATION DE TERRASSE conformément au règlement
-  ESPACE PROTEGE par la législation sur les monuments historiques conformément à la Loi du 31.12.1913
-  ESPACE BOISE CLASSE conformément à l'art L 130-1 du Code de l'urbanisme
-  ESPACE LIBRE A CONSERVER OU A CREER au sol ou en terrasse conformément à l'art L 313-1 du Code de l'urbanisme et au règlement J. C : jardin, cour soumis à prescription particulière
-  VOIE : Principe d'accès d'une voie traversant de "A" à "B"
-  ESPACE LIBRE A CONSERVER SOUMIS A PRESCRIPTION PARTICULIERE conformément à l'art L 313-1 du Code de l'urbanisme
-  PLAN ET COURS D'EAU A CONSERVER conformément à l'art L 313-1 du Code de l'urbanisme
-  PASSAGE OUVERT AU PUBLIC à restituer ou à créer conformément au règlement

*Plan de sauvegarde et
de mise en valeur (PSMV)*

**A STRONG PLANNING TOOL
PROJECT FOCUSED**

ISSUES & CHALLENGES FOR THE EXTENSION AND REVISION OF THE URBAN CONSERVATION « SECTEUR SAUVEGARDE »



OBJECTIF N°1

Reasses the 19th century city boundaries and limits & protect the whole site and landscape of CHINON

OBJECTIVE N°2

**Giving the detailed conservation plan an urban development plan focus.
Conservation projects and modern projects as one.**

From the « Museum city » to the « Heritage as a tool for local development sustainable City »



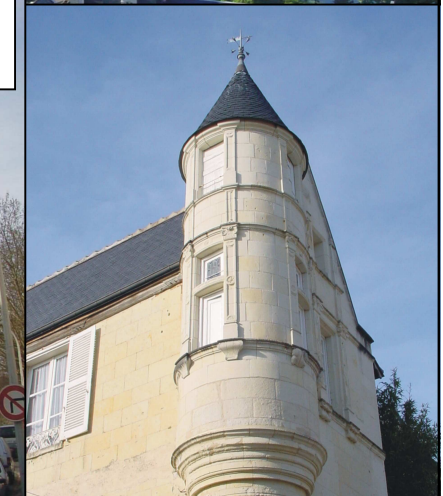
**Saint Jacques inner suburb :
Developed in the 18th century**



**The site :
The embankments, the river Vienne
and the gardens**



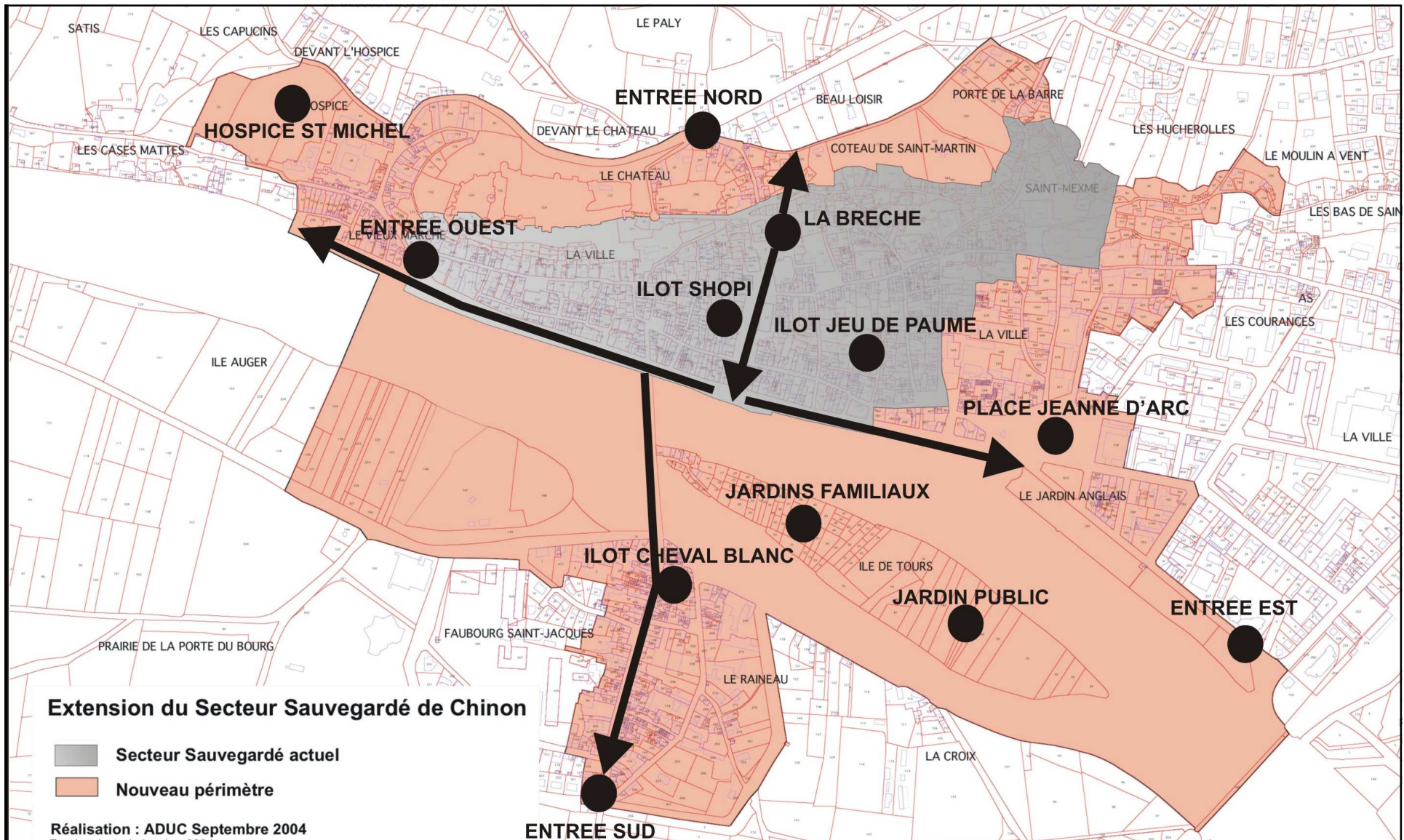
**Joan of Arc square and surroundings
19th century district**



**Saint Mexme church area :
Developed in the 16th century**

OBJECTIVE N°3

**A tool adapted to the city's modern development needs :
development and detailed planning zones, public space
enhancement, new & sustainable energies...**



THE URBAN CONSERVATION AREA PLAN OF CONSERVATION AND DEVELOPMENT

A DETAILED & PROJECT FOCUSED TOOL FOR URBAN DEVELOPMENT

THE URBAN CONSERVATION AREA A TOOL FOR SUSTAINABLE DEVELOPMENT

Decision making and management process

NATIONAL LEVEL: represented by the State National Commission for Urban Conservation Areas

The State is represented locally by a regionally implemented State agency, the Regional Directorate for Cultural Affairs (« DRAC Centre ») and the State County Heritage and Architecture Agency (SDAP) in charge of implementation

CITY OF CHINON: represented by both the urban planning department & the heritage department

« UNE FENÊTRE SUR LA VILLE » private urban studies company & its subcontractor « ATTRAPA » in charge of the heritage focused building survey and selected by public tender

Inhabitants and citizens of CHINON & heritage and urban development focused NGOs



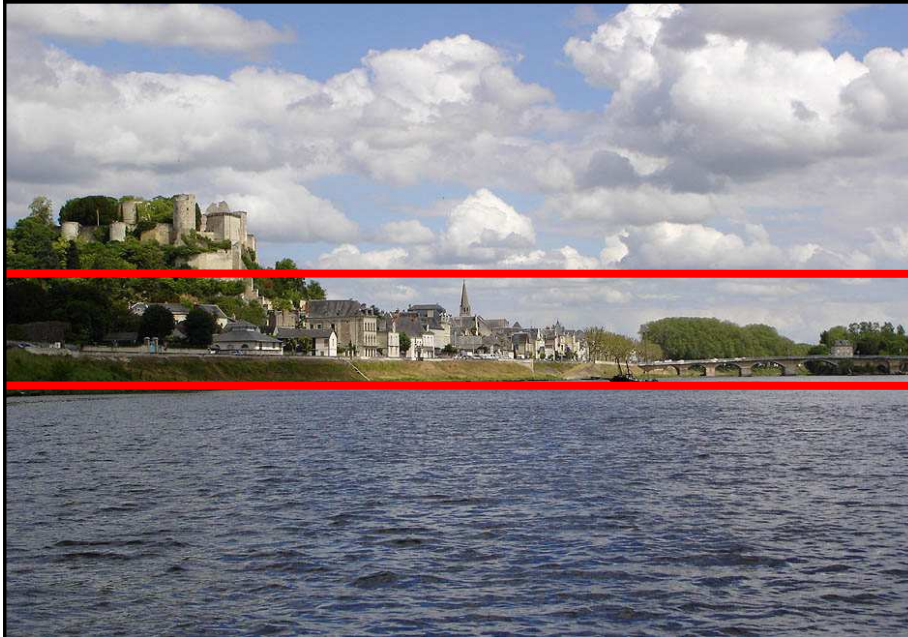
**CONTRACTING
AUTHORITY**

**OTHER
STAKEHOLDERS**

**ANY MODIFICATION OF THE TOOL IS SUBMITTED FOR APPROVAL
TO THE STATE NATIONAL COMMISSION FOR SITES**

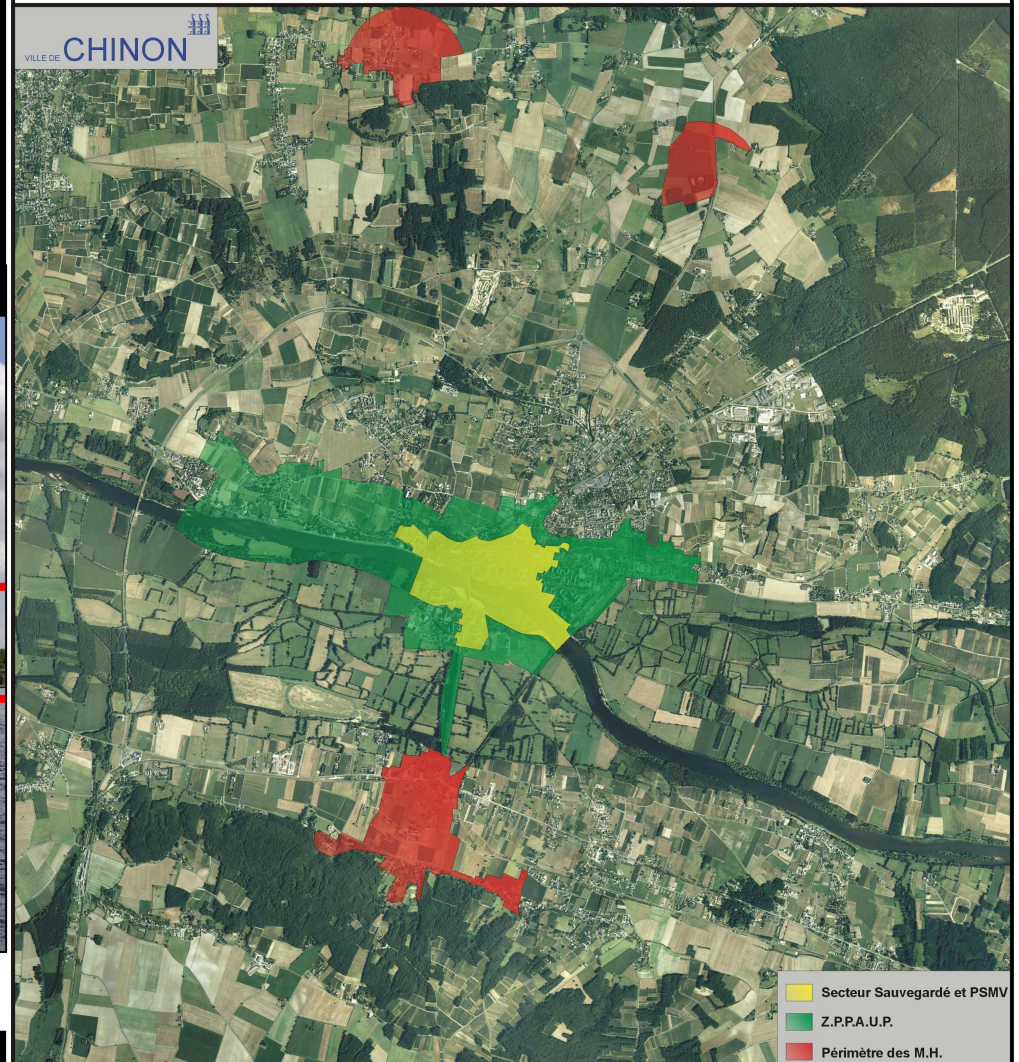
THE EXTENSION OF THE URBAN,

CONSERVATION AREA
IS PART OF A GLOBAL
LANDSCAPE & TERRITORIAL
PROTECTION PROCESS &
INITIATIVE



THE SITE OF CHINON
BETWEEN HILLSIDE AND RIVER

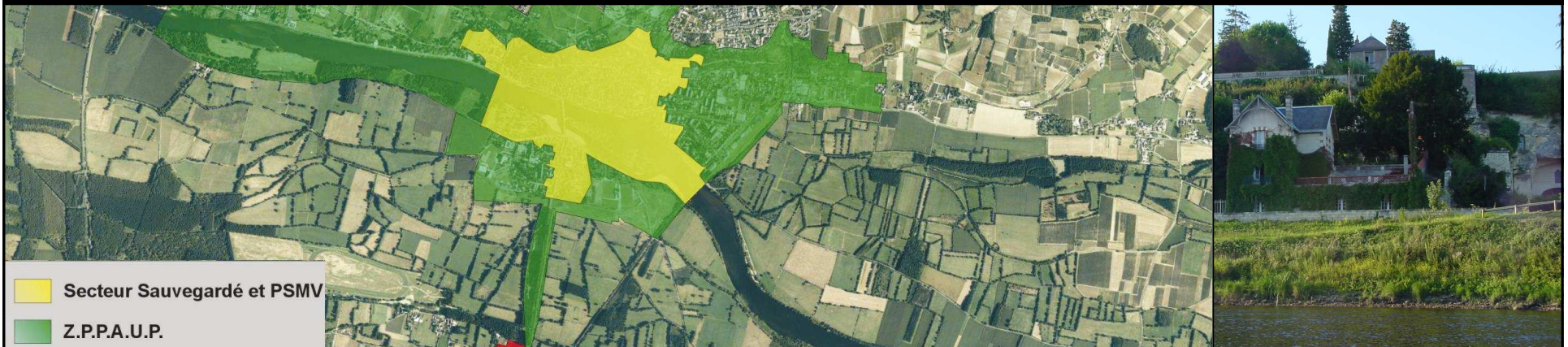
EVOLUTION DES OUTILS DE PROTECTION SUR LE TERRITOIRE DE LA COMMUNE DE CHINON

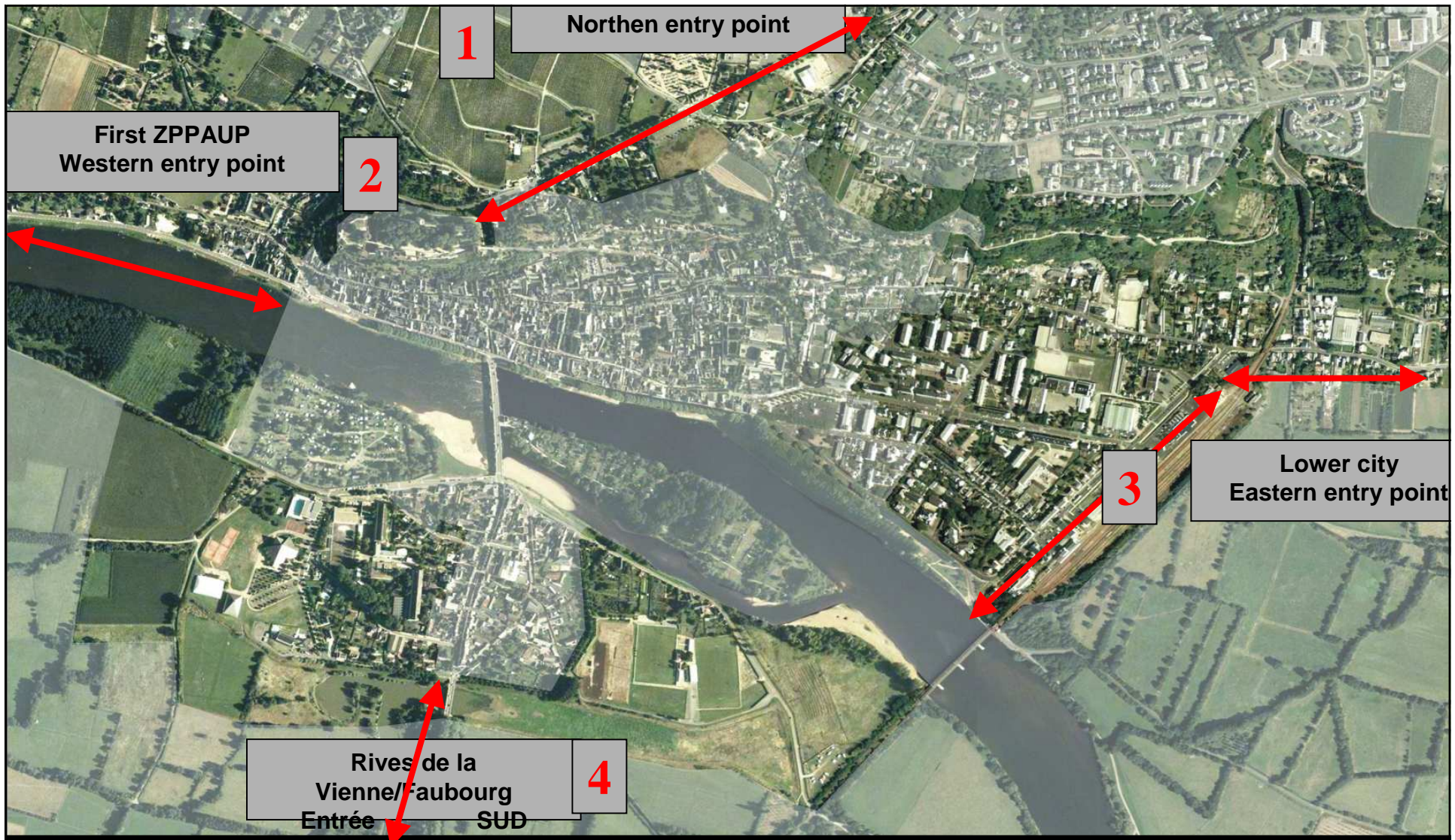




THE LANDSCAPE & ARCHITECTURE & HERITAGE PROTECTION ZONE (Z.P.P.A.U.P.)

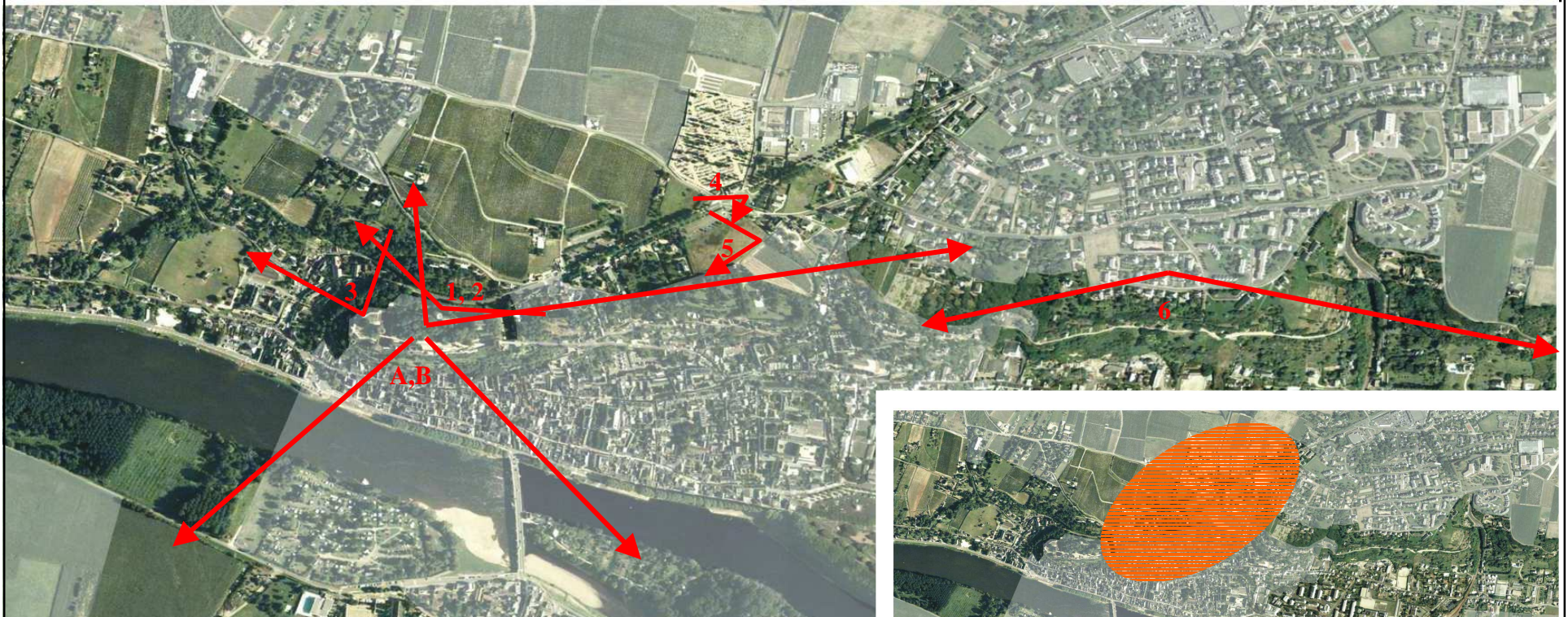
⇒ CREATE A PROTECTION ZONE AROUND THE URBAN CONSERVATION AREA





PROTECTION ZONE (a State tool, developed at the local level)

⇒ TO PROTECT AND MANAGE ALL THE CITY ENTRY POINTS AND MAIN ARTERIES



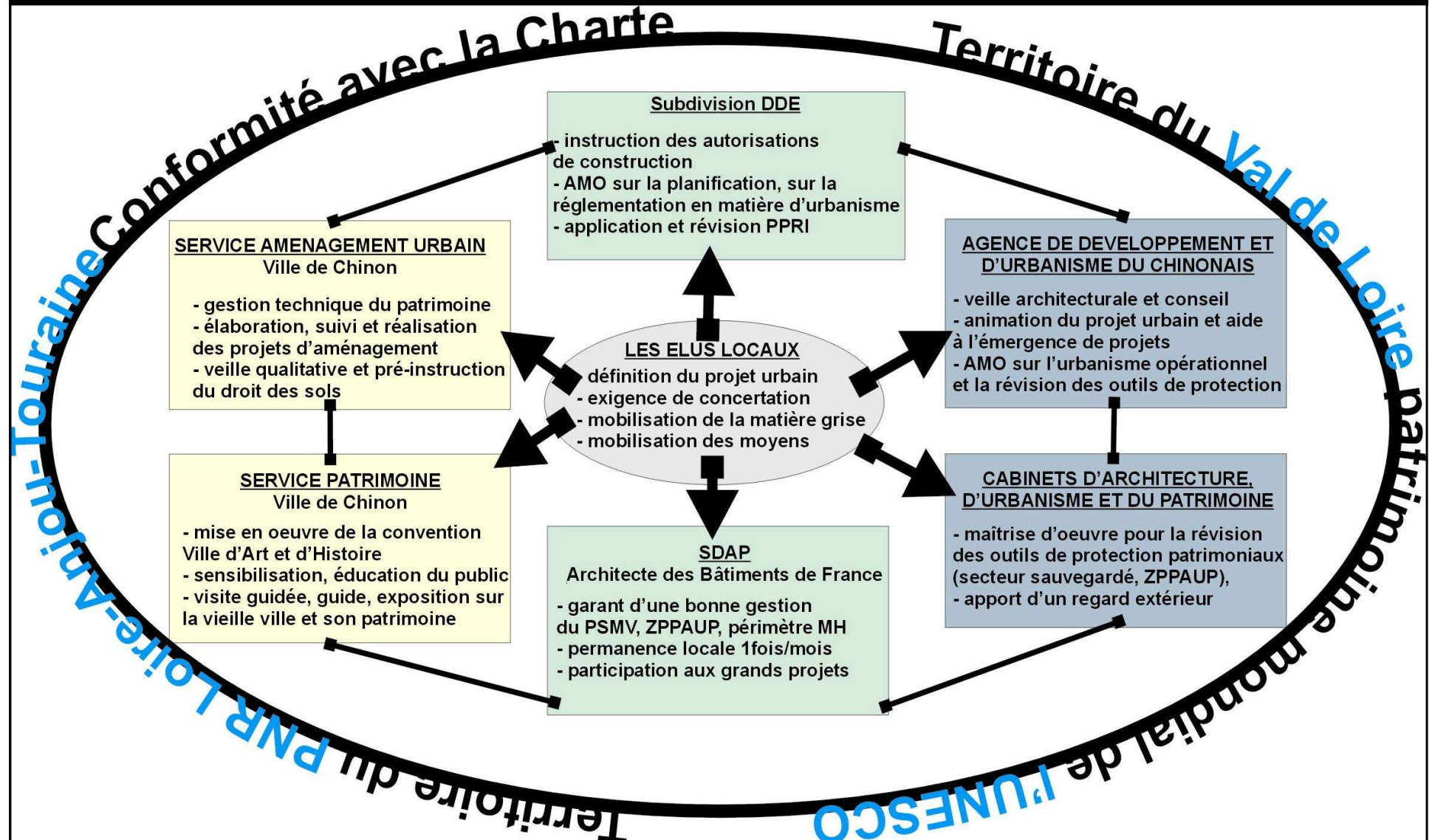
PROTECTION ZONE (Z.P.P.A.U.P.)

⇒ PROTECT THE LANDSCAPE

⇒ DEFINING VIEW CORRIDORS FROM THE HILLSIDE

A LANDSCAPE AND TERRITORIAL DYNAMIC

IMPLEMENTED AT DIFFERENT DECISION MAKING AND IMPLEMENTATION LEVELS AND GEOGRAPHIC SCALES



A LANDSCAPE AND TERRITORIAL DYNAMIC & INTERNATIONAL COOPERATION



**DECENTRALIZED
COOPERATION PROJECT IN
LUANG PRABANG (RDP LAO):**
Protection and development of a living
city, Listed as a World Heritage Site
in 1995

Mixing bilateral and multilateral
cooperation (UNESCO)

Sharing know how

Tools and standard setting
instruments: Urban conservation
plan, heritage house, management
plan and mechanism, integrated
development

Projects: road and public space
rehabilitation, traditional know how
enhancement, protection and
rehabilitation of wetland...



**DECENTRALIZED COOPERATION PROJECTS
LUANG PRABANG (RDP LAOS)**

A LANDSCAPE AND TERRITORIAL DYNAMIC & INTERNATIONAL COOPERATION



**WITHIN THE FRAMEWORK OF AN
OFFICIAL AGREEMENT DEVELOPMENT
OF ACTIVITIES & PROGRAMS**

**BASED ON SHARED INTERESTS AND
GOALS AND SHARED CAPACITIES**

- Development of an urban management department
- Training of elected representatives and decision makers
- Creation of a school and modernization of a school
- Street addressing system and development of urban management tools
- Awareness raising and information program on drinking water and water resources for local communities

**DECENTRALIZED COOPERATION PROJECTS
TENKODOGO (BURKINA FASO)**

III. MAKING THE URBAN CONSERVATION AREA ALIVE

**IMPLEMENTATION & ENHANCEMENT
& COMMUNICATION**

MAKING THE URBAN CONSERVATION AREA ALIVE IMPLEMENTING & ENHANCING & COMMUNICATION



CHINON IS PART OF THE « VILLE D'ART ET D'HISTOIRE » NETWORK STRONG COMMUNICATION POLICIES AND INCENTIVES TOWARDS INHABITANTS AND VISITORS



MAKING THE URBAN CONSERVATION AREA ALIVE IMPLEMENTING & ENHANCING & COMMUNICATION



VOLTAIRE STREET

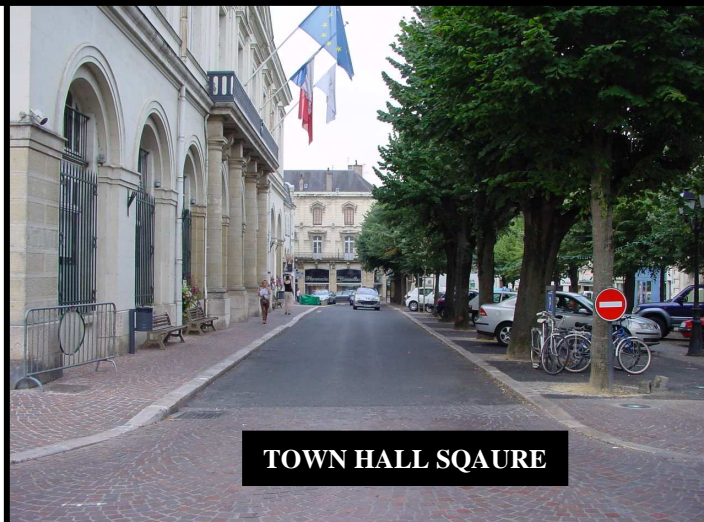


PUBLIC SPACE AND QUALITY OF LIFE

EMBETTERING EVERYDAY LIFE



MIRABEAU SQUARE

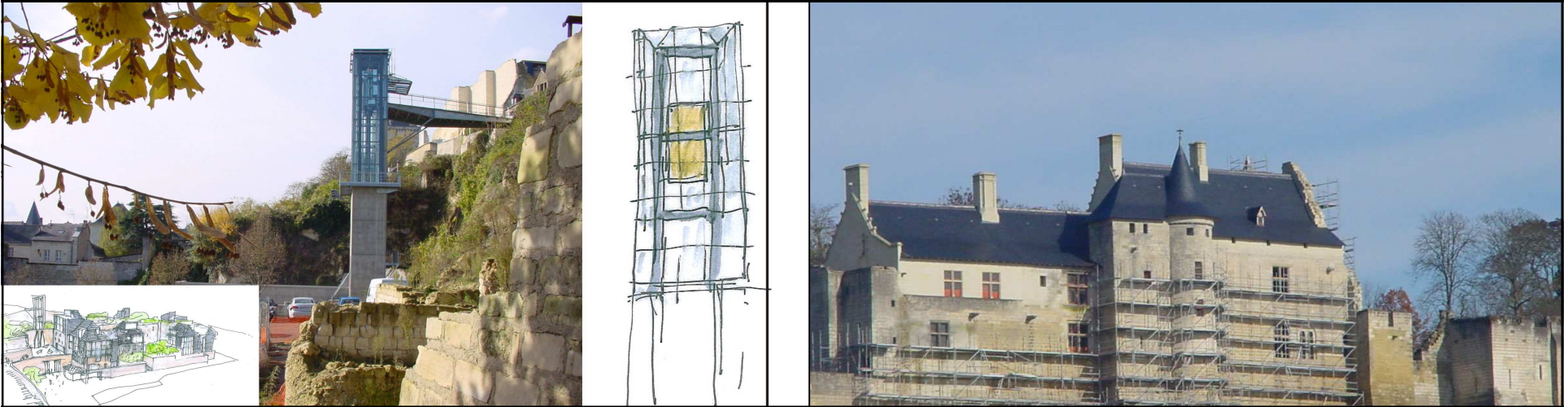


TOWN HALL SQUARE



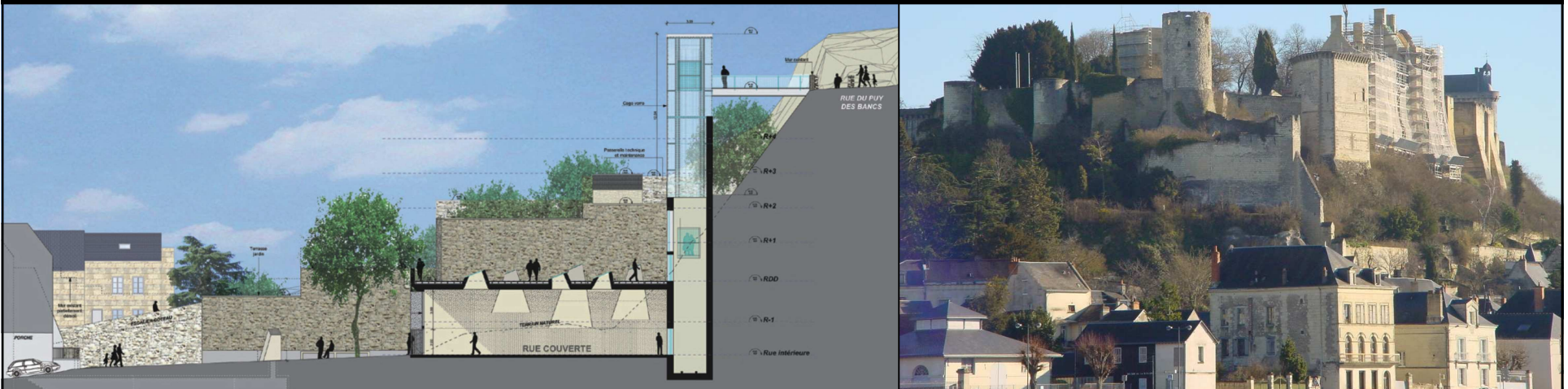
LA FONTAINE SQUARE

MAKING THE URBAN CONSERVATION AREA ALIVE IMPLEMENTING & ENHANCING & COMMUNICATION



TOURISM: FACILITIES AND EQUIPMENT

FACILITATE ACCESS AND ENHANCE HERITAGE ROUTES
FROM AND TO THE OLD FORT AND THE CITY CENTER



MAKING THE URBAN CONSERVATION AREA ALIVE IMPLEMENTING & ENHANCING & COMMUNICATION

ILOT DE L'OURS
REHABILITATION PROJECTS AND INTEGRATED
CONTEMPORARY DESIGN WITHIN THE CORE OF THE
URBAN CONSERVATION AREA

SOCIAL HOUSING

ILOT ST ETIENNE
REHABILITATION AND REUSE OF COMMERCIAL BUILDING

HOUSING

PROMOTE SOCIAL MIXITY AND MIX USE
FIGHT AGAINST SUBSTANDARD HOUSING AND VACANT BUILDINGS

PRIVATE HOUSING

RUE VOLTAIRE
REHABILITATION OF DERILICT HISTORIC BUILDING AND FOR SAAL OR FOR LEASING

MAKING THE URBAN CONSERVATION AREA ALIVE IMPLEMENTING & ENHANCING & COMMUNICATION

CONSERVATION SKILLS AND BUILDING INDUSTRY

**ENHANCE TRADITIONAL SKILLS AND KNOW HOW OF PROFESSIONALS OF
THE BUILDING INDUSTRY & CONSERVATION TRADE**

**PROMOTE REHABILITATION OF LOCAL AND TRADITIONAL MATERIALS FOR
CONSERVATION AND CONTEMPORARY USES**

ENHANCING LOCAL AND REGIONAL ECONOMY

**FOSTER CRAFTS FOR CONSERVATION WORK
AND CONTEMPORARY BUILDINGS**

REHENFORCE SUSTAINABLE POLICIES AND ECOFRIENDLY INITIATIVES



ENHANCING THE URBAN CONSERVATION AREA LIVING HERITAGE



HOUSING AND URBAN RENEWAL

SPECIFIC SKILLS OF SPECILIZED RESTAURATION CRAFTSMEN & LOCAL COMPANIES
TRADES SKILLS AND TRADITIONS TO BE PRESERVED



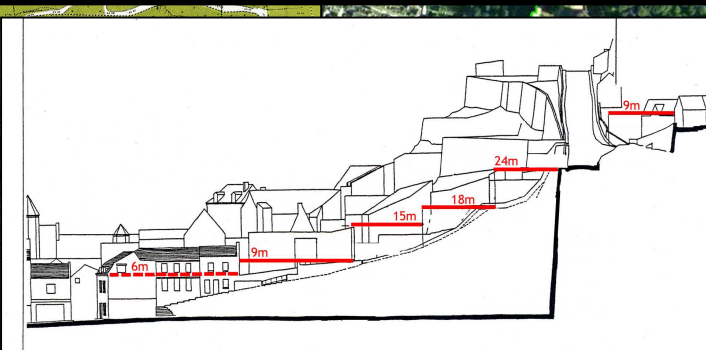
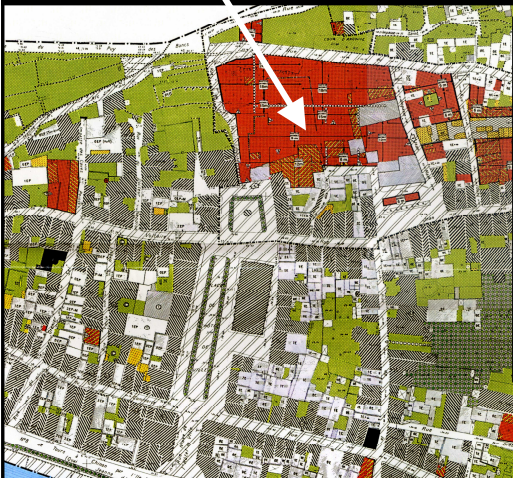
MAKING THE URBAN CONSERVATION AREA ALIVE IMPLEMENTING & ENHANCING & COMMUNICATION



THE « BRÉCHE » PROJECT

THE SITE

INTEGRATING COMPATIBLE CONTEMPORARY ARCHITECTURE IN
THE CORE URBAN CONSERVATION AREA



Max. height authorized under the Conservation
and Development Plan (PSMV)

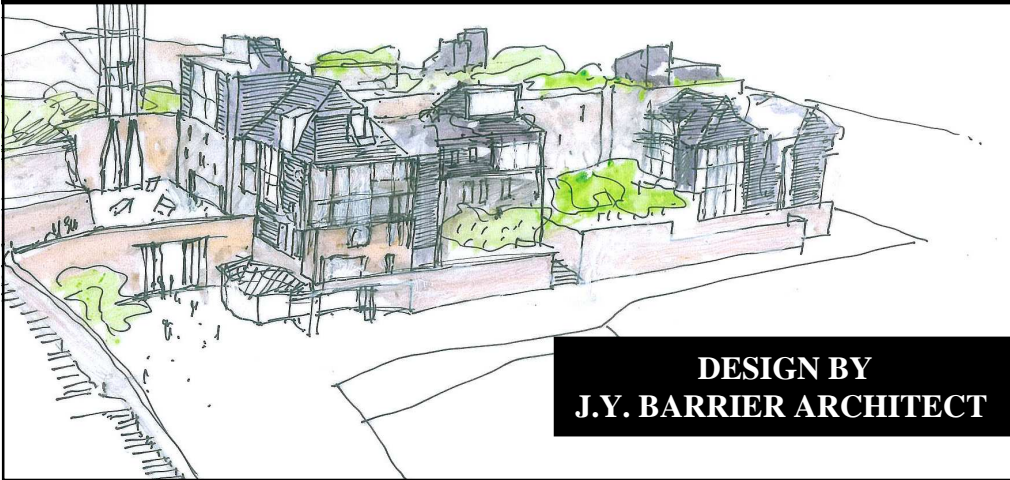


MAKING THE URBAN CONSERVATION AREA ALIVE IMPLEMENTING & ENHANCING & COMMUNICATION



THE «BRÉCHE» PROJECT

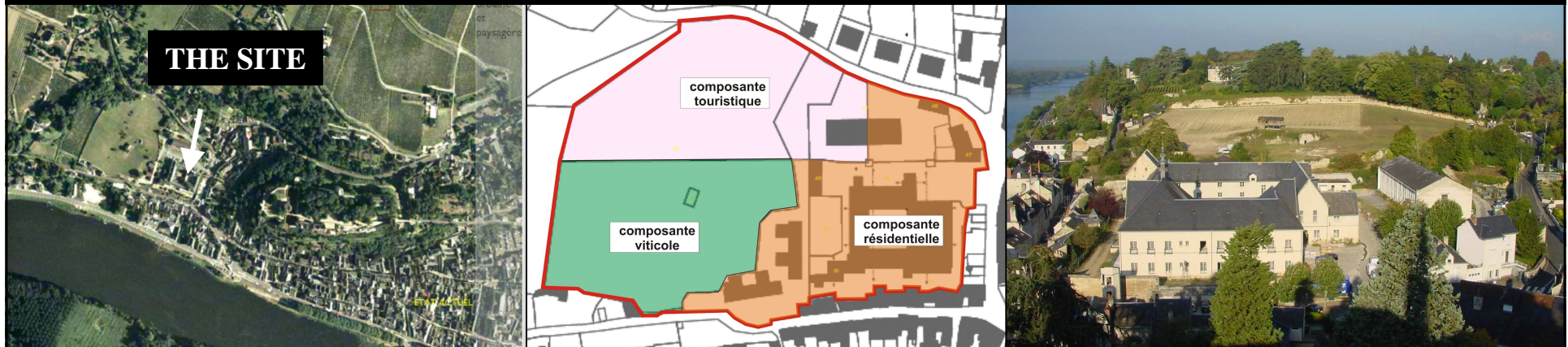
INTEGRATED CITY CENTER MIX USE PROJECT
HOUSING/PARKING/COMMERCE



DESIGN BY
J.Y. BARRIER ARCHITECT



MAKING THE URBAN CONSERVATION AREA ALIVE IMPLEMENTING & ENHANCING & COMMUNICATION

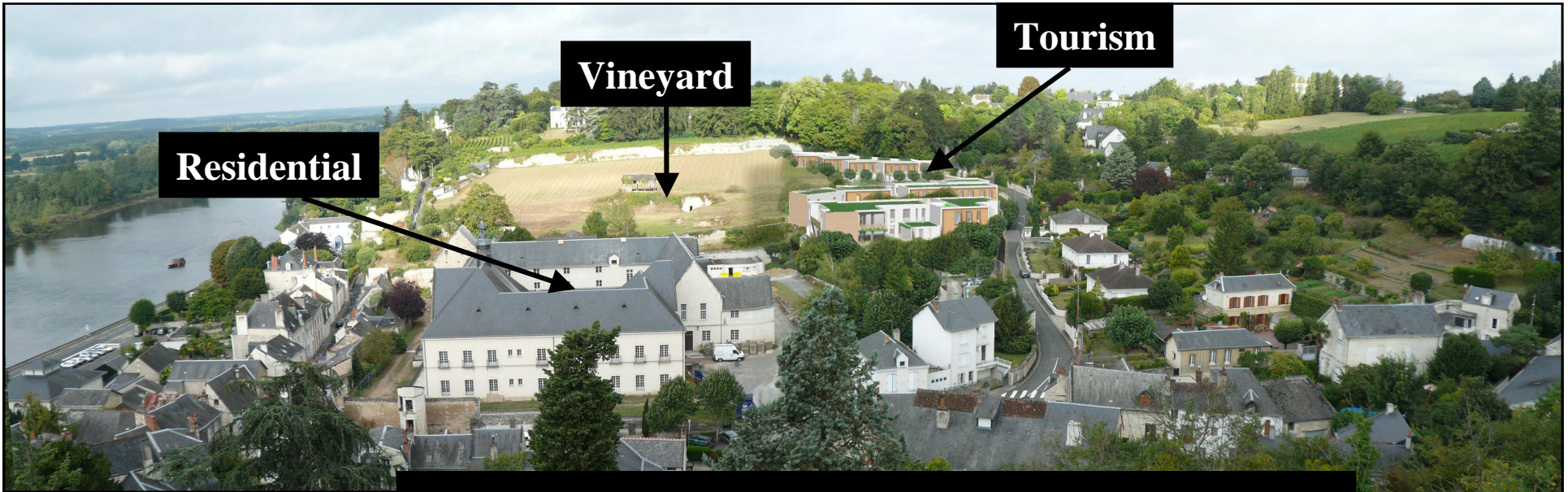


THE «SAINT MICHEL» HOSPITAL PROJECT

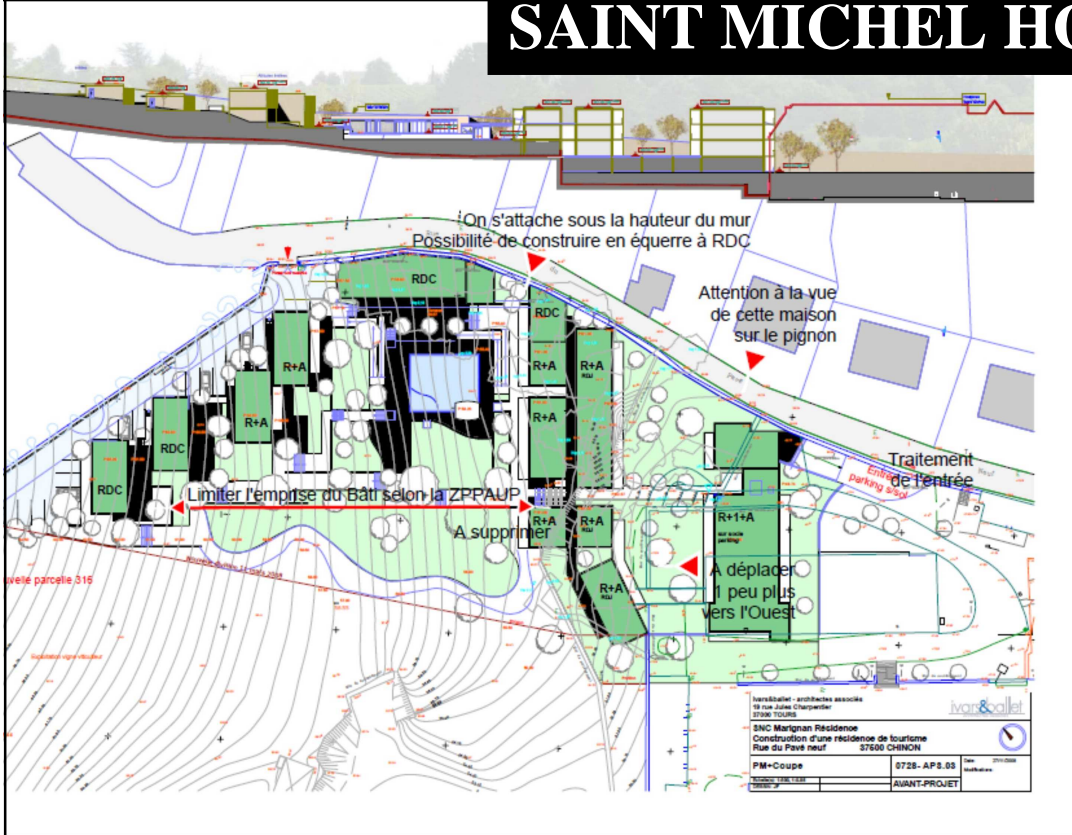
REUSE & MIX USE & REVITALIZATION PROJECT OF A HISTORIC BUILDING

- 1. RESIDENTIAL** Réhabilitation of a former hospital, reuse of a historic building
42 flats amongst which 18 will offer low to medium social housing rents.
- 2. VINEYARDS** Plantation of 1,8 ha of vineyards, promotion of AOC CHINON wine within and outside the site.
- 3. TOURISM** Quality lodging in the context of the «Val de Loire » World Heritage Site.
Accommodation for tourists, focus on bus tours (72 units).

This project will foster 45 jobs in the building industry for 1,5 year, create 20 jobs and will promote and support the city center catering trade and commerce because the facility will have no in house restaurant.



SAINT MICHEL HOSPITAL PROJECT



ivars&ballet
architectes associés



TOURISM RESIDENCE PROJECT

MAKING THE THE URBAN CONSERVATION AREA ALIVE IMPLEMENTING & ENHANCING & COMMUNICATION



PROMOTING CULTURE & ARTS

NEW USE FOR UNUSED HISTORIC BUILDINGS

CONVERSION OF A FORMER ABBAYE INTO A PERFORMING ARTS CENTER



HERITAGE IS MODERN

WITH THE FINANCIAL SUPPORT OF :

- ...

-....