



Co-funded by
the European Union



European
Investment Bank | Institute



7 Most Endangered 2022

Programme run by **Europa Nostra**,
The European Voice of Civil Society committed to Cultural Heritage,
in partnership with the **European Investment Bank Institute**

Garden City La Butte Rouge Châtenay-Malabry, near Paris, FRANCE

Technical Report

9 March 2023



Contents

1.	Introduction	3
2.	Purpose and location	4
3.	Context and history	7
4.	Current situation	7
5.	Description of the municipal project	9
6.	Implementation	11
7.	Environmental and social impacts	11
8.	Investment costs	12
9.	Operation and maintenance	13
10.	Economic and Financial aspects	14
11.	Funding possibilities	15
12.	Conclusions and recommendations	16

David Castrillo

Lourdes Llorens Abando

Advisors to the European Investment Bank Institute

John Sell

Advisor to Europa Nostra

1. Introduction

The Europa Nostra '7 Most Endangered' programme, which is supported by the European Investment Bank Institute (EIBI), sets out to identify sites of European heritage significance which are in danger. In identifying these sites Europa Nostra and the EIBI consider how significant a particular site is, what the degree of danger is and whether there is the likelihood of a solution to any problems the site may face.

Following the inclusion of a particular site on the list, a mission is undertaken so that Europa Nostra and the EIBI can understand the situation better and give advice to the nominator and/or owner of the site on what courses of action might mitigate any dangers the site faces.

La Cite Jardin de la Butte Rouge is widely recognised as a site of significant 20th century heritage for its landscape planning, for its architecture and for its contribution to helping alleviate the need for social housing in the Paris region.

The participants in the mission, which took place in mid-October 2022, confirmed the significance of the site, and further confirmed that proposals being made by the commune of Chatenay-Malabry could have a significant impact on the heritage value of the site. The members of the mission had hoped to be able to discuss the proposals being put forward by the commune with the mayor or representatives of his municipal group, but the mayor declined the invitation to meet. However, the members of the mission were able to meet residents and visit two of the apartments in the garden city as well as representatives of local, national, and international organisations including Docomomo, the Association Chatenay Patrimoine, Sauvons la Butte Rouge, the Confederation National du Logement, A.R.B.R.E.S., the Association des Cites Jardins d'Ile de France and the Collectif Citoyen Chate naisien. We had expert advice on the significance of the architecture and the landscape from Richard Klein, Benoit Pouvreau, Louis Sirvin, Bernadette Blanchon, Noemie Mauirin-Gaisne and Louis Vallin. See Annex J for mission contacts and information reviewed.

Those taking part in the mission were:

Lourdes Llorens Abando, consultant for the EIB institute and economist expert on urban and regional development.

John Sell, a leading conservation architect from the United Kingdom and the former executive vice-president of Europa Nostra

David Castrillo, architect specialised on cultural heritage/ consultant for the EIB institute.

The members of the mission set out to understand the history of the development of the garden city and its significance, the reasons for its construction and the overall design philosophy. The design of the garden city, combining garden city ideas with a modernist architectural approach, whilst possibly not unique, is certainly a very unusual combination. Over a period of 30 years or so this design approach, integrating landscape and architecture, was adhered to as was the social intention to provide a good quality residential environment for those on low and low to middle incomes.

It was important for those taking part in the mission to have a clear idea of how the garden city is owned and managed and its present socio-economic characteristics. They also took trouble to understand the present urban plan proposals and the legal and administrative context within which planning, and housing decisions are made within the commune and the wider region. In this context

it was unfortunate that the members of the mission did not have the benefit of any discussion with the mayor or his representatives.

The following report sets out the findings of the mission and their recommendations for further actions which might be taken to safeguard its values.

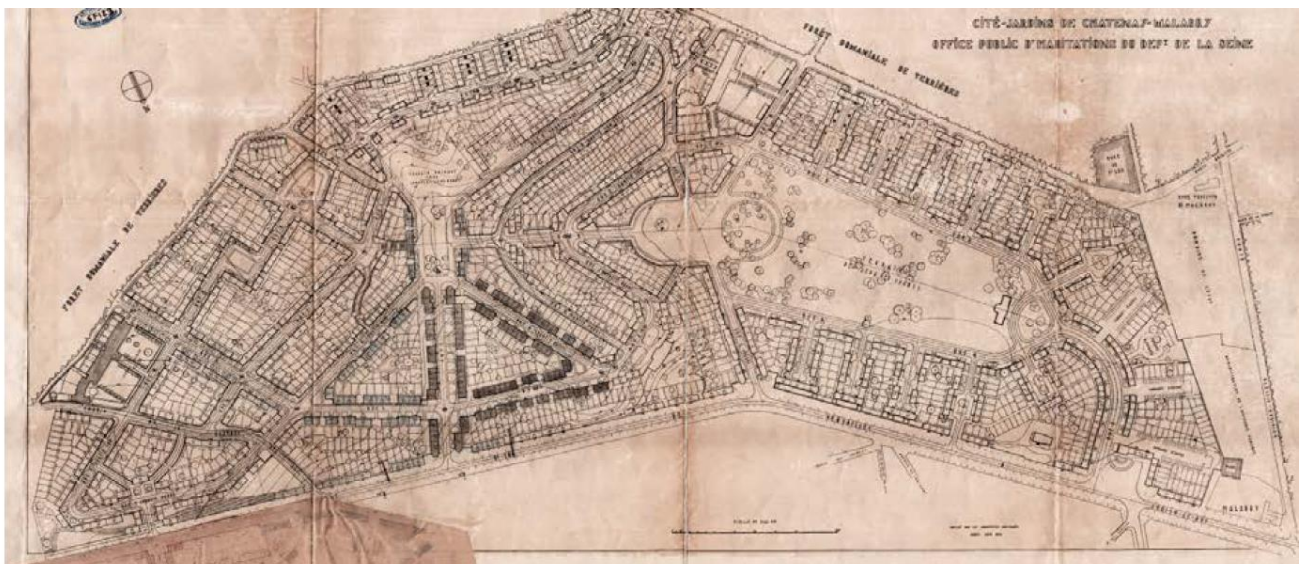
2. Purpose and location

Location

The Butte Rouge Garden City is in the south of the Ile de France region, in the Vallée Sud Grand Paris belonging to the department of Haute Seine and the Vallée Sud Grand Paris. Châtenay- Malabry hosts the garden city, nearly completely dedicated to providing housing to the most vulnerable population, such as, migrants, single-parent families, disabled, and to the low and mid-low socio-economic groups, who have difficulty finding housing at affordable prices in the open market. In brief, since the decade of the 30s of the last century, this garden city has helped alleviate the serious housing problem in the Paris region. See annex A for the localisation. See Map of the Area in Annex A.

Brief description of the garden city

The garden city was designed in the 1930s and developed its different stages over 30 years. The aims of the designers and politicians at the time was to address the acute need for housing of vulnerable populations and lower socio-economic groups. To this end, the public authorities of the time considered not only the demand for housing but also the need to live in a pleasant environment, offering the inhabitants green areas and access to essential public and private services. See original map of the garden city below.



La Butte Rouge has a surface area of 65 ha, and comprises 220 buildings with 3,383 flats and approximately 7,000 inhabitants, though some sources raise this figure up to 10,000. These figures are based on the data provided by the City council in their project and do not include the 'so called' Cities des aviateurs and peintres, two small areas considered part of the Butte Rouge on the cité des aviateurs on top and the cité des peintres outside the original perimeter. 99% of the flats are for

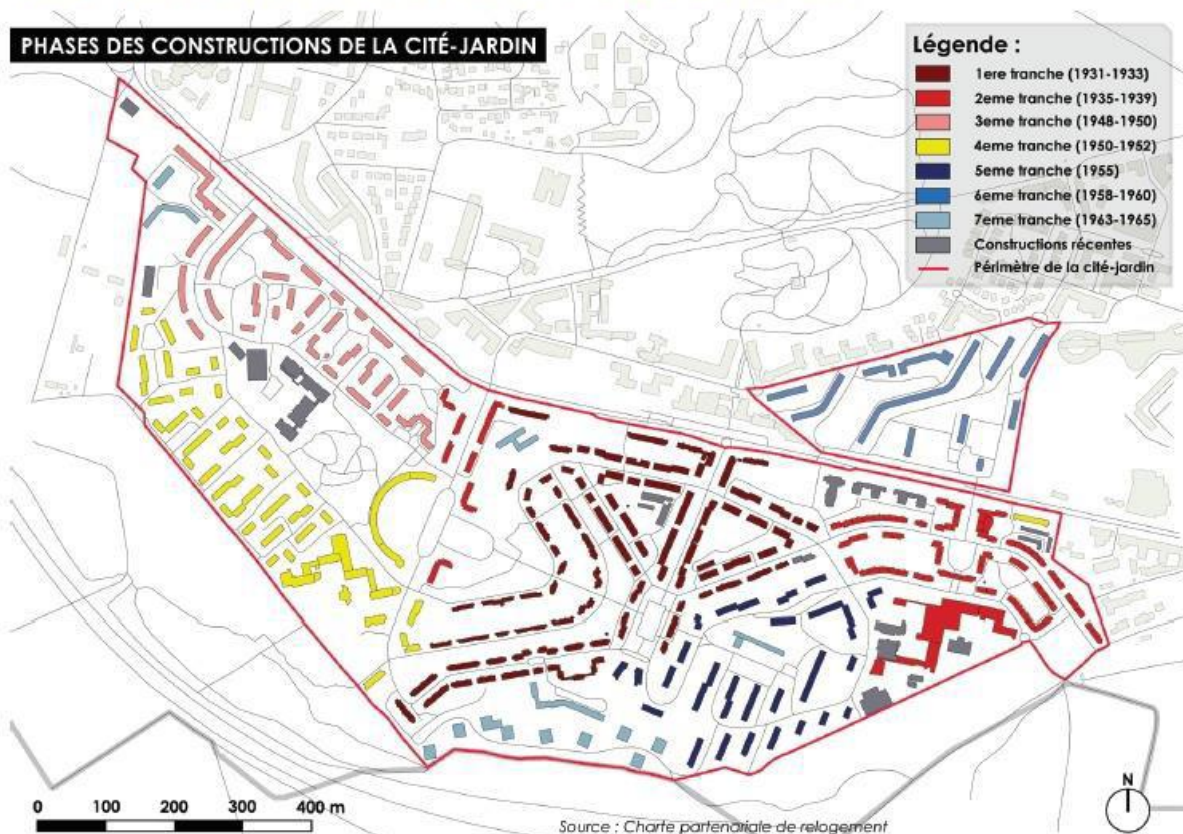
social housing, mainly for the most vulnerable groups. The garden city was designed to provide many collective facilities and services: schools, retirement home, post office, library, shops, etc. See Annex B for the physical characteristics of the garden city.

The value of La Butte Rouge is, therefore, twofold. On one hand, the site was designed to alleviate a social problem and on the other its careful design represents high quality architectural and landscape value, reflecting the intention to have a legal framework for social protection and the idea that beautiful surroundings can provide comfort and safety.



The garden city comprises seven parts that were built in nine phases as shown below.

LES 7 TRANCHES DE CONSTRUCTION EN 9 PHASES :



Annex B gives more information about the garden city description.

Ownership

Currently, the La Butte Rouge belongs to Hauts-de-Seine Habitat, the social landlord. Several housing providers have owned and managed the garden city. The recent changes to territorial organisation in France have produced modifications in the management and ownership structure of the social housing. Thus, Haute Seine Habitat, the department housing owner, has aggregated the 5,000 social housing units in Châtenay-Malabry and the 5,000 located in Antony to create a new social housing owner, Haute Bièvre Habitat (HBH) housing¹. The reason for grouping the social housing of the two municipalities is to reach the size required by law, with the intention of avoiding small social landlords. In practice, the two municipalities act autonomously in relation to decisions on social housing in each of their territories. See Annex C for the ownership structure description.

A key point is that the City Councils of Antony and the Châtenay-Malabry agreed to support their reciprocal proposals for the modification/development of their respective stocks before the general assembly which represents all shareholders. The Board has a very peculiar distribution of vote rights that does not correspond to the real share ownership. The reason is probably within the complex territorial French administration but not clear to ElBi's and EN's consultants. so that once the Board adopts any action, the general assembly would not modify it.

Socio-economic characteristics of the Butte Rouge's population

The INSEE ² compares information about the population of the La Butte-Rouge with information about the population of the municipality as a whole. The population of La Butte Rouge is younger and poorer compared with the one of Châtenay-Malabry and the whole of the Department. The rate of unemployment is higher and there are more single-parent families, an indicator of higher vulnerability.

Other indicators show the prevalence of immigrant families and the lower proportion of those with higher education.

School dropouts are 22% against 11.3% of the whole municipality. However, the results of the satisfaction survey³ carried out in May and June 2016 show that 80% of the population of La Butte Rouge consider the quality of life to be good or very good. Other subjective indicators on transport, services, and maintenance, confirm the good opinion of the resident population. Another objective indicator is the crime rate which is lower in Châtenay-Malabry than in the Department or the region. On the other hand, 78% think that the quartier's reputation is not so good. (More information in Annex D).

¹ In fact, the territorial organisation has generated a more decentralised management of the social housing, though it pretended to avoid the small social landlords.

² INSEE- Institut national de la statistique et des études économiques

³ INIT: Institut d'études spécialiste et de l'Expérience Client, specialist in satisfaction surveys and created in 1995 (<https://www.init-marketing.fr/qui-sommes-nous>)

3. Context and history

The Garden City idea was promoted in France by la Muse ⁴sociale, a private foundation of reformers interested in the notion of a social economy. The French Garden City is different in some respects from the original ideas which Ebenezer Howard set out in his book 'Garden Cities of Tomorrow'. Unlike the UK model the garden cities around Paris were seen as areas entirely of social housing and are generally residential quarters with community facilities but with employment taking place outside the garden city. In their planning they are close to the British concept of buildings set within a landscape framework.

La cite Jardin de la Butte Rouge was first conceived in a study of 1922 which was not immediately followed up, but which was reactivated in 1928 by the Office Public Habitations Bon Marché de la Seine and the project to construct a Garden City at Chatenay-Malabry was launched in 1931.

The design concept for la Butte Rouge was strongly rooted in the existing landscape. The site chosen was the steeply sloping northeast corner of the forêt domaniale de Verrieres, a royal hunting forest from 1682, now managed by the Office National des Forêts. The plan, when seen as a two-dimensional map, shows the strong influence of the English garden cities but the way in which that plan is adapted to the sloping site, the way in which the ancient trees of the forest are incorporated into the layout of the buildings, and the use of the valley of a former stream as the unifying feature, together with carefully considered axial views, gives the whole development a very particular 3-dimensional character.

La Butte Rouge also broke from the English tradition and that of earlier French garden cities. Rather than cottages in individual gardens with pitched roofs and external walls of brick or stone the buildings at la Butte Rouge are flat roofed, mainly apartments in blocks three or four storeys high and with rendered facades. Buildings from later phases make greater use of pilotis to allow views of the landscape not only around the buildings but beneath them. Details such as balustrades, lift enclosures, seats at the entrance to apartment blocks and seating areas overlooking public open spaces, lead to a feeling of an artistic whole. A design which develops from a wide landscape and carefully considered landscape framework down to the careful consideration of the details of concrete finishes. An overall vision which creates a delightful place to live for those on low and modest incomes.

4. Current situation

The Butte Rouge physical situation

The physical condition of La Butte Rouge has significantly worsened due to lack of maintenance. Given that some buildings are over 80 years old, they require upgrading to comply with current standards in terms of insulation, energy efficiency, facilities, and accessibility.

⁴ The **Musée social** was a private French institution founded in 1894. In the early twentieth century it became an important center of research into topics such as city planning, social housing and labor organization. For many years it played an important role in influencing government policy.

The main renovation was undertaken in the 90s. It involved the installation of bathrooms in all flats, external insulation, upgrading of electrical systems and double-glazed windows. This insulation blocked the original ventilation system generating condensation problems and lack of ventilation. The owners have not taken any measures to solve these problems.



A superficial overview of the site shows that some buildings are not well maintained. The handrails of the balconies are rather rusty and the backyards disorganised and badly kept. These backyards, garages and parking areas are hardly used. It can also be noted that some defects in the buildings such as columns losing superficial areas of concrete exposing steel reinforcements displaying a serious and dangerous lack of maintenance. See the second photo to the right.

The municipality argues that the buildings present problems of excess humidity, poor ventilation, lack of thermal and acoustic insulation as well as accessibility problems. The Council also maintains that the current standards regarding parking space are not complied, and the average size of the flats and the distribution of rooms do not conform with modern needs. In fact, it is claimed that the flats are too small and that the access to the bathroom through the kitchen cannot be acceptable in today's houses design.

The associations that support the preservation of the La Butte Rouge⁵ maintain there are no statistics about the number of unhealthy flats. On the contrary, the energy audit carried out in 2015 which analysed 12 buildings, built in 1935 and upgraded in 1985, determined that the flats should be classified D for energy consumption and E for gas emissions, not as low as the F or G⁶ classification. On the other hand, it is argued that the design of the flats can be easily accommodated to modern requirements, and the fact that the size of families is reducing does not support the idea of constructing larger flats.

In addition, the air roof thermography shows that the level of heat losses in La Butte Rouge corresponds to losses of other buildings in Châtenay-Malabry (see Annex E).

Some inhabitants mentioned that vacated flats were not re-occupied, and some buildings were nearly empty, increasing the speed of deterioration. Others informed that the maintenance was slow and

⁵ The nominators for the 7ME are Association Châtenay Patrimoine Environment and Sauvons la Butte Rouge

⁶ According to the National Observatory of Energy Renovation, a building is considered very energy-intensive or "thermal sieve" when its energy performance diagnosis (DPE) is at F or G

in many cases the tenants had to carry out small repairs themselves due to the lack of reaction by the managers.

It was observed there are delays in waste collection and the commercial area with retail shops is nearly empty. The managers discourage the establishment of new businesses, with the consequent deterioration of these commercial spaces and their surroundings. Among other services, a health centre was closed, obliging the population to go to other health centres outside the area. In summary, some residents recognised that the quality of life has been worsening in the last few years, especially since the publication of the municipality's project to renovate the garden city.

However, even with the inconveniences described above, the overall opinion is that the garden city is a pleasant place to live. There are some differences between the upper and lower areas, the lower being the older ones and the worst preserved, where the municipality is planning to start demolition works. A more detailed study of the current state of the buildings would show the possibility of keeping the site as it is, preserving its heritage, architectural, natural, and social values.

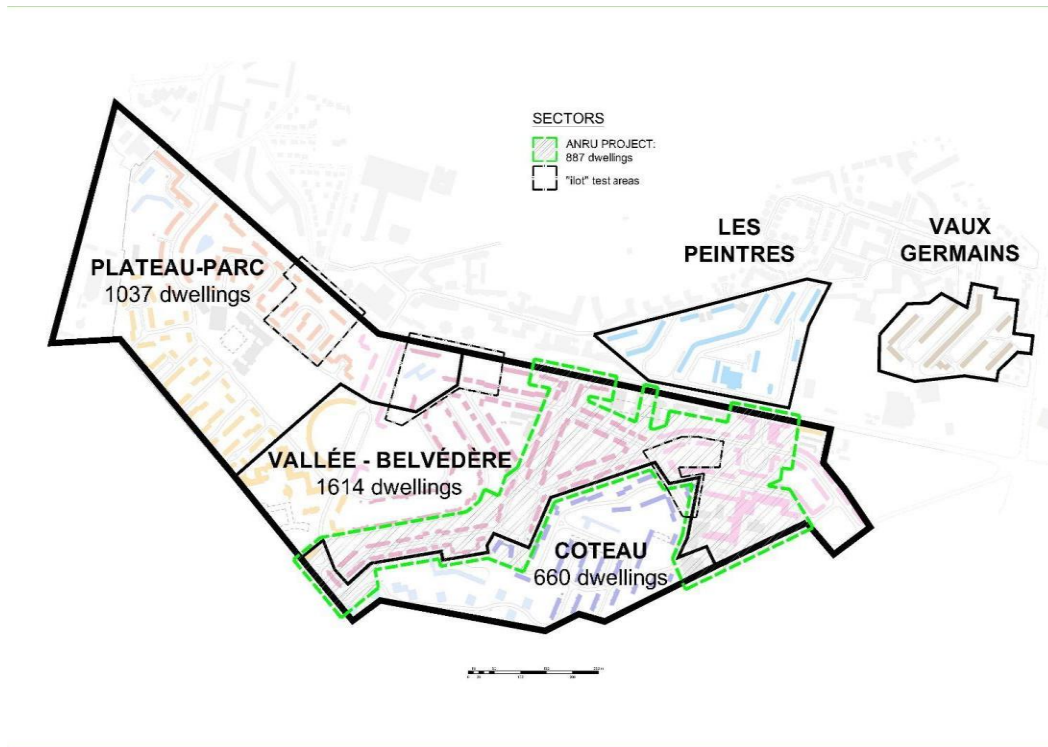
The Butte Rouge legal situation

The associations trying to protect the garden city demanded and obtained the classification of the site as a Site Patrimonial Remarquable (SPR- Outstanding heritage site). This classification protects the site but not the buildings and landscape that are part of it. Given that this classification is insufficient, several entities have requested that La Butte Rouge should be classified as a Monument Historique. The Ministry of Culture is the competent authority to make this classification.

Currently, there are three cases in the Administrative Court claiming that the procedure to approve the municipal project has failed to follow the legal procedure to approve the renovation of the Butte Rouge. See Annex F for more information.

5. Description of the municipal project

In this section we describe and attempt to evaluate the municipal project. There is not really an option to leave things as they are, given the deterioration of the site and of some of the buildings, especially those in the lower part of the city. It would be desirable to develop and evaluate proposals for keeping the existing configuration of the Garden City and compare these with those of the municipal project.



The Municipal project is composed of two parts: the ANRU section (National Agency for Urban Renovation) and the rest of the Garden City, which makes up the greater part. The ANRU section covers part of the “Vallée-Belvédère” area shown on the map above and is the area with most social difficulties due to different rules of housing allocation. It includes the oldest phases of construction of the Butte Rouge between 1931-1935. ANRU will finance part of the project in this section and will impose constraints requiring the replacement of the social housing that would be demolished. However, according to the municipality, the social housing to be demolished would not need to be rebuilt as existing social housing elsewhere in the city can be used.

The project will increase the number of units in the Garden City to 4,300 of which:

- 40% will be social housing: 1,720
- 20% can be classified as affordable housing: 960
- 40% will be sold in the free market

The design of the other phases, outside the ANRU development in green in the above map, is not described in the project. However, there will be about 1,500 fewer flats for social housing and the new ones will be larger and in consequence more expensive to rent. It is not clear what will happen to the vulnerable population currently living in the Garden City.

By law municipalities are obliged to keep a minimum of 25% of housing stock for social housing. Châtenay-Malabry currently has 40% of social housing due to the existence of La Butte Rouge. Therefore, the City Council can legally reduce the number of social housing units even though there is an endemic deficit of social housing in the Ile de France region.

Maps of the ANRU project and the level of protection are shown in Annex G

6. Implementation

The timescale for implementation of the municipal project is seven years. As mentioned before, planning of the ANRU section is well defined, but there is no clear proposal for the renovation of the remaining areas which depend on private developers. More information about the time scale is shown in Annex I.

There is not enough information to evaluate the impact of a more conservative renovation. Such a renovation would probably take much longer to implement to minimise inconvenience to the resident population.

7. Environmental and social impacts

Environmental aspects

The exceptional quality of the landscaping in the Garden City is widely recognised. Of the 65 ha of the “urban complex”, 40 ha are dedicated to gardens which include an ingeniously devised hill and several remarkable trees. All green areas of the Garden City are accessible to the public except the family allotments (around one hundred) and private gardens belonging to the fifty detached houses within the city.



Over time there has been a clear deterioration of the green areas and the proposals by the municipality appear to endanger the numerous trees. The conclusion of the expert analysis is that:

- The maintenance of the parks and green space has not taken into account preservation requirements of the heritage landscape.
- The landscape and environment characteristics are of extraordinary value and worth preserving.
- The current configuration of La Butte Rouge completely aligns with the demands of climate change.
- The demolition and reconstruction of new buildings is contrary to new principles of the Circular Economy.
- The municipality’s proposals would lead to the privatisation of existing public space.
- The municipality’s proposal involves the probable loss and felling of significant trees.
- The municipality’s proposal involves the construction of underground parking spaces, greatly reducing the permeable land area and leading to the further loss of trees.

Social impacts

La Butte Rouge Garden City is an outstanding representation of the Modern Movement. This movement sought the regeneration of society through architecture, and for this it engaged in programmes of broad social content, especially in working-class neighbourhoods. With this largely progressive ideology, modern architects also contributed to the improvement of the physical and hygienic conditions of both the buildings themselves and of urban complexes.

La Butte Rouge has been more or less well maintained until the 1990s. The former social contract was irretrievably broken in the financial crisis of 2008, social inequality also grew exponentially with the pandemic.

The main impacts of implementing the municipal project are summarised as:

- A decrease in the number of social housing units.
- An increase in rents due to the larger unit sizes.
- The privatisation of green areas.
- The displacement of some existing inhabitants of the Garden City leading to increased journey times to work and the uprooting of a vulnerable population.

The European Social charter, to which the EU is attached, highlights the right to decent housing and decent living conditions. Significantly increased journey times to work do not comply with the charter. It is also important that those currently living in La Butte Rouge are adequately consulted in a decision which would affect them, something that has not taken place.

Information on the environmental, landscape and social values are shown in Annex H.

8. Investment costs

Work costs are extremely difficult to estimate due to the complexity of the situation and the multiple layers of the project (urbanistic, social, environmental...). Moreover, the documentation received is not clear or easy to compare with other proposals.

However, despite these difficulties and to simplify, La Butte Rouge Garden City has two types of costs to be considered:

- A- Direct costs: the material cost of the actual works to be implemented. This can easily be quantified in financial terms and compared with other proposals. These costs can be subdivided as follows:
 - A1- New building costs. The price for new construction can be easily obtained from different sources.
 - A2- Restoration costs. Here the estimation is extremely complicated and will depend on the level of restoration, not only in terms of quality but also quantity.
- B- Indirect costs: which must include, at least, displacement of people, disturbance in the area and environmental costs. These are difficult to estimate in economic terms but unavoidable.

However, they could be controlled with precise planning and strategies. This should be clearly programmed and anticipated on any intervention plan.

As a conclusion, costs will depend on the level of intervention and on investment returns:

- If the final proposal is just a restoration, as proposed by the applicant, costs will be significantly lower, and will depend, as indicated, on the level of restoration.
- If the municipality's full project is carried out, costs will be higher, but this project has already obtained grants (at least the ANRU's section, where the financing will come from the ANRU national program) and there will be investment returns generated by the partial privatisation of the property.

However, the key point is to undertake an external assessment of the actual condition (structure, insulations, equipment...) and specific needs of the dwellings and the whole La Butte Rouge complex. This will enable an understanding of the urgency of any intervention to be carried out to keep, at least, minimum standards for the housing units, an assessment of the real architectural value, the programming of any intervention and a more accurate estimate of costs.

See Annex I for details.

9. Operation and maintenance

Failure to invest adequately in repairs and maintenance will lead overtime to an erosion of the value of this publicly funded asset, which will necessitate greater expenditure in the longer term on refurbishment projects.

The owner of the La Butte Rouge claims that it invests EUR 4 m annually for maintenance. This indicates an inherited value of EUR 400 m if maintenance represents 1% of the capital value. This should cover emergency, urgent, and routine repairs as well as general maintenance but does not include the adaptation of the units to new construction codes, including, accessibility, energy efficiency, electricity updates and other upgrades.

However, La Butte Rouge has not had any major renovations since the 90s. That renovation caused some of today's deficiencies and the owner has left some flats and shops empty contributing to the degradation of the area.



10. Economic and Financial aspects

Information provided has not described the economic and financial aspects of either the municipal project or proposals for keeping La Butte Rouge as it is. For a project of this size which would create a significant change in the city, and which would involve a deep impact on the population, a cost benefit analysis should be mandatory to ensure that decision making is based on objective arguments that internalise social costs and benefits.

Focusing on financial aspects, that is, tangible cash flows, we can identify a list of costs of benefits. Who will finance it depends on whether the public administration takes them or leaves the affected families to assume them.:

Costs

- Total public capital investment for the renovation of the La Butte Rouge.
- Acquisition or capital investment to provide shelter to the families expelled from La Butte Rouge.
- Expenditure to move families from their flats.
- Operating costs to maintain the buildings and the landscape.

Revenues

- Revenues from the selling of land for private sector development.
- Rents.

It is likely that the municipality would get a positive rate of return from its investment due to the privatisation of public land. This is not so clear if the public administration must provide shelter for the families outside La Butte Rouge or if the affected families have to assume all these costs.

Focusing on economic aspects, these should not only include the cash flow generated by the real estate operation but on the whole social costs and benefits incurred. There are clearly more costs and benefits that can be identified for consideration in a complete cost and benefit analysis.

Social costs and benefits

Some costs and benefits can be monetised, among them, are the following:

- Travel costs increase and moving costs for the displaced people.
- Land rents for the private promoters.
- Material waste from the demolition of the buildings and the need for putting inert materials in a landfill.

Others are difficult though not impossible to monetise such:

- The loss of public space due to the densification, privatisation of backyards and closing of residential areas.
- The potential increase of the heat island effect due to the loss of green areas and the disappearance of permeable surfaces.
- The loss of trees for the construction of underground parking space, some of which could be remarkable.

Finally, there are other values which it does not seem possible to monetise such as:

- Uprooting of families that have lived for years at La Butte Rouge.
- The loss of the historical and heritage values.
- The loss of an outstanding architectural and landscape asset.

11. Funding possibilities

The municipal project is currently going to be financed by ANRU, the sale of land to the private sector, other subsidies, and loans. The municipal project only mentions the ARNU investment and does provide details on the capital expected from the sale of land or does not mention the population's compensation for the loss of their living space and habitat.

An alternative conservative project would align much more with current EU environmental views. It preserves what is already there and keeps the green areas for public use. It could be financed by EU Next Generation Funds if the public administration developed a project that maintained environmental and cultural values, promoted the circular economy and green values, considered social inclusion, and promoted a just transition to a carbon neutral economy.

12. Conclusions and recommendations.

The EN and EIBI's experts have prepared this report using information provided by those associations seeking the conservation of La Butte Rouge, making several visits to the site with architects, landscapers, and other experts and holding interviews and meetings with the municipal opposition and tenants' association. It was not possible to meet with the municipal leaders, technical staff, or anybody from Châtenay-Malabry's town hall, because the mayor declined to receive the expert team. Therefore, the experts were unable to explore the thinking underpinning the approach taken by the municipality.

Following an email received on February 22nd, 2023 mentioning the evacuation of 800 apartments, the Europa Nostra network intervened and communicated with the French government requesting support for the community and the preservation of the site (See Annex 1).

Even though there are the above-mentioned drawbacks, the report has reached the following conclusions:

- La Butte Rouge is a remarkable example of Modern Architecture and landscape design that represents the idea of society taking care of the most vulnerable by providing a "good" environment. It provided a housing solution for vulnerable people.
- From an architectural point of view:
 - Buildings are remarkable, with a special sensitivity to details, inside and outside. Organisation and articulation of buildings create valuable examples of Modern Architecture from the beginning of the 20th century.
 - From the urban viewpoint, although there are different phases of construction, the whole site functions in an homogenic way, where the various parts and the whole complement each other. Axes, views, perspectives, elements, and details constitute a genuine experience.
 - From an environmental and landscaping perspective there is a high level of integration between the natural and man-made elements of the Garden City with vegetation playing an important role.
- La Butte Rouge was implemented over 30 years and, originally, included a social mix of different socio-economic classes, as is shown by the names of its different areas, such as the "cite des aviateurs", where technical people from the aircraft industry lived.
- It included all services required by the resident population. Many of which are currently being closed.
- La Butte Rouge has not been properly maintained for the last 30 years. This stimulates the move of people to better appointed flats outside the quarter. The current managers are leaving the vacated flats empty.
- The municipal project would reduce the number of social housing units in an area with an acute deficit.
- The affected population was not consulted, and the petitions of the pro conservation association and the tenants' associations have not been taken into account.
- There is no proper cost-benefit analysis comparing the municipal project against a more conservative one.
- There is great antagonism between the associations for conservation and the City Council and there does not seem to be an immediate solution to this. On one hand, the associations want to preserve the Garden City and protect the resident population, and on the other the City

Council wants to improve the quality of the flats and allow the privatisation of part of the Butte Rouge, reducing the proportion of social housing in the area.

- The declaration of La Butte Rouge as SPR (Outstanding heritage site) does not prevent the demolition of buildings and changes to the configuration of the quarter. It would be desirable to understand what sort of protection the SPR label offers.

Recommendations

- The carrying out of an independent analysis which includes the evaluation of the natural and the architectural heritage value of La Butte Rouge.
- In order that this full independent assessment can take place the site should be given full protection as a monument classé for a period of 1 year.
- Following the assessment of the significance of the site an independent assessment of the social, environmental and heritage impacts should be made of any proposals for change.
- Development of an alternative project that takes into consideration information from the previous analysis.
- Development of a cost-benefit analysis that evaluates all costs and benefits of alternative projects, including environmental and social aspects for the whole of society.
- Consideration of the opinion of La Butte Rouge's population by undertaking a full stakeholders' consultation and engagement.
- La Butte Rouge should be considered holistically as a multi-layered complex requiring a sustained, not spasmodic, intervention over time.
- From an architectural point of view, it is fundamental to renovate the original elements of the project at all levels (building, urban, garden, etc.) adapted, where necessary, to current needs in terms of comfort and efficiency.
- From a European policy perspective, La Butte Rouge is an excellent example of sustainable development and heritage impact in the context of the European Green Transformation. Therefore, the site should be incorporated into the "New European Bauhaus (NEB)" initiative established by the European Commission as part of the European Green Deal. The NEB's values and principles align perfectly with the site's mission, as it aims to bridge the gap between technology, art, green transformation, and societal problems. Moreover, the NEB offers [funding opportunities](#) that could be advantageous for La Butte Rouge.
- Additionally, from a European policy perspective, the La Butte Rouge community and the regional authorities could follow the guidance on sustainability and cultural heritage development of the "[European Cultural Heritage Green Paper](#)". The publication was produced by Europa Nostra in close cooperation with [ICOMOS](#) and the [Climate Heritage Network](#), with the input of other members of the [European Heritage Alliance](#); supported by the [European Investment Bank Institute](#) and the [Creative Europe](#) programme of the European Union.
- Summarizing: "...restore quality housing to the inhabitants, in base of the exceptional heritage value of the garden city, landscape, urban and architectural " (Étude du Patrimoine Bâti, Urbain et Paysager Cité-Jardin de La Butte-Rouge, Cité des Peintres et Quartier Vaux Germain à Châtenay-Malabry, [Bdap Architecture Et Patrimoine](#), 2015).

ANNEX 1

Letter exchange with the French Government

Madame Rima Abdul Malak,
Ministre de la Culture
Rue de Valois
75001 Paris

Paris, le 20 juin 2022

Madame la Ministre,

Madame Roselyne Bachelot, votre prédécesseur, a été saisie par différents réseaux associatifs du dossier de la cité-jardin de la Butte-Rouge à Châtenay-Malabry. Elle avait indiqué publiquement qu'il lui paraissait nécessaire de protéger cet ensemble par une mesure de classement en site patrimonial remarquable (SPR).

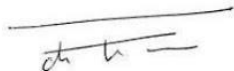
De nos analyses juridiques, il résulte que le classement en site patrimonial remarquable (SPR) ne protégerait pas suffisamment la cité-jardin. Les projets de la municipalité pour les immeubles qui la composent feraient courir à celle-ci des risques irrémédiables que le SPR n'interdirait pas.

Les deux signataires sont présidents d'associations représentées au Conseil d'Administration d'Europa Nostra, organisation européenne qui détermine chaque année un immeuble ou ensemble d'immeubles considérés en péril en Europe.

À notre demande, Europa Nostra a inscrit la cité-jardin de la Butte Rouge sur cette liste. Étant donné, d'une part, des informations qui nous ont été données sur les travaux préliminaires que la municipalité est en train d'effectuer et, d'autre part, le fait que la France ne saurait rester sans solution, ce qui nuirait gravement à sa réputation européenne, nous sollicitons expressément que vous fassiez usage des dispositions de l'article L.621-7 du Code du Patrimoine, qui vous permet de procéder sans l'accord du propriétaire à une instance de classement au titre des Monuments Historiques, une telle instance ayant tous les effets d'un classement (en particulier interdiction de démolir) pendant une durée de douze mois à défaut de respect de laquelle pourrait être retrouvé le cours d'une procédure de droit commun, le cas échéant.

Nous attirons votre attention sur le fait que les associations locales vous ont déjà demandé d'intervenir sans qu'il ait été donné de réponse.

Nous vous prions de croire, Madame la Ministre, à l'assurance de notre haute considération.



Alain de la Bretesche
Président de Patrimoine-Environnement



Philippe Toussaint
Président des Vieilles Maisons Françaises

La Ministre

Référence à rappeler :
P2/2022/A/19195/MAT

Paris, le **25 JAN. 2023**

Monsieur le Président,

Vous avez appelé mon attention sur la situation de la cité-jardin de la Butte-Rouge à Châtenay-Malabry, labellisée « Architecture contemporaine remarquable », et plus particulièrement sur les actions en cours pour assurer sa préservation.

J'ai pris connaissance de votre correspondance avec attention et vous en remercie. Je tiens tout d'abord à saluer votre démarche commune, qui constitue le témoignage d'un engagement pérenne au service de la conservation et de la mise en valeur du patrimoine, objectifs que je partage.

Afin de contribuer à la préservation de la cité-jardin, vous suggérez qu'une instance de classement au titre des monuments historiques soit prise, qui permettrait de placer cet ensemble sous le régime du classement pendant douze mois, laissant aux services de l'État le temps d'examiner l'opportunité d'une décision de protection définitive.

Cette mesure exceptionnelle ne constitue pas, à ce stade, l'option privilégiée dans la mesure où le conseil municipal de Châtenay-Malabry a fait le choix, le 25 mars 2021, d'élaborer un site patrimonial remarquable (SPR).

Or, le dispositif des SPR est un outil qui permet de concilier les politiques en matière de patrimoine et de transformation urbaine en croisant les exigences de préservation et d'évolution encadrée du tissu existant.

.../...

Monsieur Alain de LA BRETESCHE
Président de l'association Patrimoine-Environnement
6-8, Passage des Deux Sœurs
75009 PARIS

La proposition de périmètre de SPR validée par l'autorité compétente en matière de plan local d'urbanisme, l'établissement public territorial Vallée Sud-Grand Paris, devra faire l'objet, avant tout examen par la Commission nationale du patrimoine et de l'architecture (CNPA), d'échanges et d'une expertise des services patrimoniaux de la direction régionale des affaires culturelles (DRAC) d'Île-de-France et de l'Inspection des patrimoines, qui sont d'ores et déjà impliqués dans ce dossier.

La question du périmètre du SPR est ici, plus que jamais, cruciale, notamment au regard des études programmatiques en cours. Vous pouvez compter sur la vigilance des services de la DRAC d'Île-de-France et de la direction générale des patrimoines et de l'architecture pour que cette procédure aboutisse à une proposition pertinente au vu du contexte et des enjeux de ce site.

En tout état de cause, la CNPA sera amenée à rendre un avis sur le périmètre proposé pour le SPR et à émettre des orientations sur le plan de gestion à mettre en œuvre « permettant, sur tout ou partie du périmètre, la protection, la conservation et la mise en valeur effectives du patrimoine culturel » (article L631-3 du code du patrimoine). Elle pourra assortir son avis de recommandations et d'orientations.

Soyez assuré que je suivrai avec la plus grande attention les suites données à ce projet de SPR.

Je vous prie d'agréer, Monsieur le Président, mes salutations distinguées.

Bien à vous,



Rima ABDUL MALAK