

# Study on the Urban Conservation by the Sectors of Houses and Villas in the City of Paris and its Suburban Area

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## Abstract

The Sectors of Houses and Villas (HV sector) in the City of Paris and Montrouge, the suburban city of Paris, are determined by the Local Plan of Urbanism (PLU) based on the SRU Law of 2000 to maintain a favourable residential environment. The purpose of this study was to provide an overview of the HV sector and examine its effectiveness. In comparison with existing historic environment conservation schemes, in terms of conservation approach, the HV sector takes a sustainable approach to maintaining the form and layout of existing buildings through local provisions, such as maximum building area. In the case of the SL Sector, Villa Daviel in Paris, when development pressure increased in the 1990s in the block where the SL sector was located, building restriction zones and height restrictions were established in the block where residential areas were located, based on consensus with the inhabitants, to conserve the entire block. When the transition from POS to PLU was made, height restrictions were set with a view to sustainable form conservation, and easements were established.

## Keywords

Sectors of Houses and Villas, PLU, City of Paris, City of Montrouge

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## INTRODUCTION

France is a leading country in historical environmental conservation, with a long history and diverse development of conservation methods. According to Eguchi,<sup>1</sup> the main methods are the Historic Monument (MH) system under the Law of 31 December 1913, the Protection Sector (SS) district under the Law of 4 August 1962, and the Area of Valorisation of Architecture and Heritage (AVAP) system under the Law of 12 July 2010. One system that is currently attracting attention is the Sector of Houses and Villas (HV Sector). This system was established in statutory urban planning as the Local Plan of Urbanism (PLU) under the Law of 13 December 2000 (Law on Urban Solidarity and Renewal, SRU). The HV sector is a system that conserves a good living environment based on history. This sector exists under the name SL Sector (Sector of Houses and Villas) in the City of Paris<sup>2</sup> and Umv Sector in the City of Montrouge.<sup>3</sup> The effectiveness of the HV sector is highly regarded. For example, the Square of Docteur Blanche District, conserved by the SL Sector in the 16th arrondissement of the City of Paris, includes the La Roche-Jeanerret residence built by Le Corbusier in 1923–1925.<sup>4</sup> The house is designated as MH and was listed as a UNESCO World Heritage Site in 2016. The proposal document by Fondation Le Corbusier et al. for the World Heritage Listing also highly praises the surrounding residential environment, which is well conserved by the SL sector, thus: “Thus, the Square of Docteur Blanche, in which the constituent element of the property is located, is subject to special protection as a “sector of houses and villas”.

However, research on the HV sector has not advanced sufficiently. As for the SL sector in Paris, Eguchi<sup>5</sup> researched the Villa Daviel. In addition, the UL zone under the statutory urban planning Land Use Plan (POS) under the Law of 30 December 1967 (Land Orientation Law, LOF), the predecessor of the PLU, is being considered by the Parisian Urbanism Workshop (APUR).<sup>6</sup> Regarding PLU, Gaudron discusses the PLU and environmental assessment, while Hocreitere et al. discuss the specific uses of the PLU and Kumazawa discusses consensus-making with inhabitants' associations in Montreuil. However, no study has focused on the HV sector or examined the full scope of the HV sector and the effectiveness of its institutions.<sup>7</sup>

Therefore, the purpose of this study is to provide an overview of the HV sector and examine its effectiveness.

## 1. MATERIALS & METHODS

This study focuses on the SL sector in the City of Paris and the Umv sector in the City of Montrouge as the HV sector. As a case study, I will also focus on a typical SL sector, the Villa Daviel, in the 13th Arrondissement of Paris. Villa Daviel is a typical example of the HV sector and was designated as a UL zone in the POS after it was built in 1912. The zone was then taken over by the SL sector in the PLU, and today it remains one of the best conserved low-rise residential areas in Paris. The Villa Daviel case study should provide insight into the typical process and effectiveness regarding the HV sector.

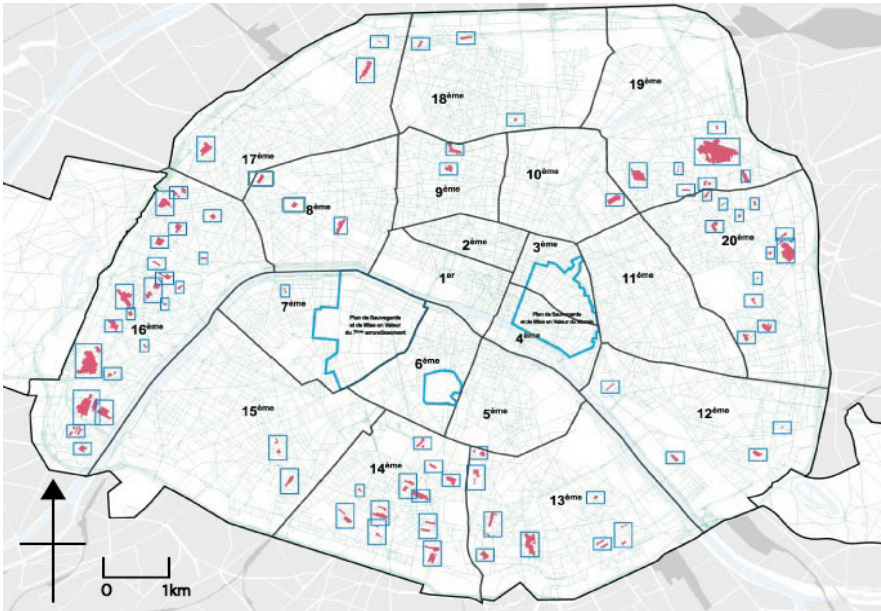


Fig. 1. Distribution map of SL Sectors in the City of Paris, modified by author. SL Sectors exist outside the centre of Paris, from the 7th to 12th Arrondissements.

Arrondissement	7	8	9	10	12	13	14	15	16	17	18	19	20
Number of Sectors	1	3	3	1	4	18	21	6	40	3	3	8	18

Table 1. Number of Sectors in the City of Paris.

The research methodology will be to identify the rules and origins of the HV sector in the cities of Paris and Montrouge through administrative documents and compare them with existing historical environmental conservation systems to determine the importance and characteristics of the HV sector system. I then identify how the HV sector works effectively in the Villa Daviel area of the City of Paris, the case study area. Specifically, administrative documents were used to identify the historical evolution of the regulations related to the Villa Daviel area and examine their effectiveness.

## 2.OUTLINE OF THE HV SECTORS

### 2.1. OVERVIEW AND ORIGINS OF THE SL SECTORS IN THE CITY OF PARIS

According to the City of Paris,<sup>8</sup> there are currently 129 SL sectors in Paris (Figure 1). The arrondissement with the most sectors is the 16th Arrondissement, which has 40 sectors (Table 1).

The SL sectors are included in the UG zone (General Urban Zone) category in the PLU of Paris, according to the City of Paris.<sup>9</sup> The UG zone covers most of Paris and is defined by a master plan, the Planning and Sustainable Development (PADD) plan. Further, in the UG zone there exist ‘implemented measures aimed at ensuring the diversity of urban functions, developing the social mix of housing, and preserving urban forms and the heritage of Parisian history while allowing contemporary architectural expression’.

The SL sectors are ‘sectors of old housing estates, hamlets, villas, or houses whose urban forms are protected from their homogeneity and specificity in the Parisian landscape for their homogeneity and their singularity in the landscape of the constituted Parisian fabrics’. The SL Sectors are ‘primarily for residential use’ and their development is ‘generally framed by specific written rules (notably prohibited destinations in article UG.1) and by localized prescriptions based on articles L.151-19 and L.151-23, paragraph of the Urbanism Code (mainly Maximum Building Areas and Free Spaces to be Greened)’(Table 2).<sup>10, 11</sup> As for regulations in the SL sectors, Article UG.1.2 states that ‘Buildings intended for industry, crafts, warehouses, and offices are prohibited’. As a special provision for individual sectors, Article UG.9.2 stipulates that in the SL. 16-31 Villa de Montmorency in the 16th Arrondissement, ‘On any plot of land with a surface area of more than 300 m<sup>2</sup>, the building footprint may not exceed 1/3 of this area’, and in the SL.17-04 Villa des Ternes in the 17th Arrondissement, ‘On any plot of land, the surface area of buildings may not exceed 30% of the surface area not covered by prescriptions for Open spaces to be greened (E.L.V.) or Spaces to be freed (E.A.L.)’. ‘Notably prohibited destinations in article UG.1’ means, according to Article UG.1.1, mainly ‘Buildings and installations, as well as miscellaneous works of any kind’. ‘The graphic prescriptions’ applicable to the sectors are listed in ‘the atlas of detailed plans’. In the PLU of 2011, the sectors are described as ‘not subject to the C.O.S. (Floor area ratio) or density destination rules’; however, this wording has now been removed.

The UL Zone, the predecessor of the SL Sector, was described thus: ‘this zone includes more than a few hamlets, villas, and housing estates whose integrity and character must be preserved’. In this zone, ‘the buildings are, in principle, reserved for the bourgeoisie, except for special provisions’, and ‘the quality of materials and the architectural design of buildings or mansions should confirm and enhance this residential character’ .

Article	Title	Contents
UG.1.2	Special provisions applicable in certain sectors : - Sectors of Houses and Villas (S.L.)	Buildings intended for industry, crafts, warehouses and offices are prohibited
UG.9.2	Special provisions applicable in certain sectors : Sector of Houses and villas SL. 16-31 (Villa de Montmorency) :	On any plot of land with a surface area of more than 300 m <sup>2</sup> , the building footprint may not exceed 1/3 of this area.
	Sector of Houses and villas SL.17-04 (Villa des Ternes) :	On any plot of land, the surface area of buildings may not exceed 30% of the surface area not covered by prescriptions for Open spaces to be greened (E.L.V.) or Spaces to be freed (E.A.L.).

**Table 1.** Distribution map of SL Sectors in the City of Paris, modified by author. SL Sectors exist outside the centre of Paris, from the 7th to 12th Arrondissements.

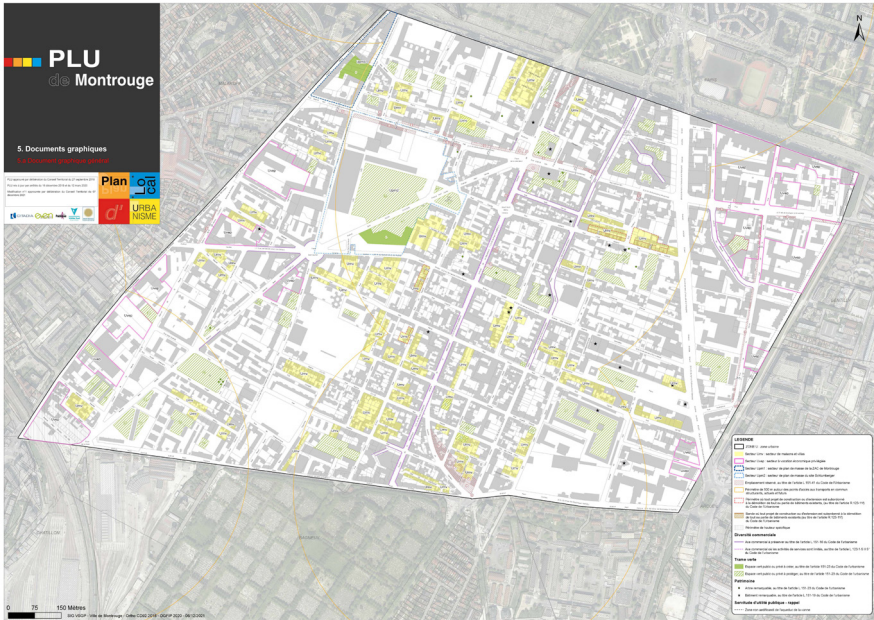


Fig. 2. Articles concerning SL Sectors in the City of Paris.

## 2.2. OVERVIEW AND ORIGINS OF THE UMV SECTORS IN THE CITY OF MONTROUGE

According to the city of Montrouge,<sup>12</sup> the Umv sectors (houses and villas) are included in the U Zone (Urban Zone) category in Montrouge, with 73 sectors (Figure 2). The Umv sectors are defined as ‘sectors of houses and villas for which the morphological characteristics should be reinforced’ and, as stated in the PADD, ‘This responds to the general objective of preserving the diversity of urban forms, legible at all scales and characteristic of Montrouge’s identity’ (Table 3).<sup>13, 14</sup> The U zone covers the entire city and includes four sectors: the Umv sector, as well as the Uvep (Privileged Economic Vocation) sector, the Upm1 (Plan of Mass -ZAC of Porte de Montrouge) sector, and the Upm2 (Plan of Mass—Schlumberger Site) sector. The Umv sector occupies an area of 14.2 ha, approximately 6.9 percent of the U zone.

Zone and Sector	Area
U Zone	206.6ha
Umv Sector	14.2ha
Uvep Sector	16.5ha
Upm1 Sector	2.2ha
Upm2 Sector	11.1ha

Table 3. Table of Area of Zone and Sectors in the City of Montrouge.

Article	Title	Contents
U1.3	Prohibited Occupations and Land Uses in the Umv Sector only	a) In addition to the provisions of article U1.1, constructions (except annexes, outdoor swimming pools, terraces and garages) for purposes other than housing are prohibited. b) In addition to the provisions of article U1.1, outside the constructible thickness, constructions other than those authorised in article U2.3 are prohibited.
U2.3	Occupations and Land Uses Subject to Special Conditions, in the Umv Sector only	In addition to the provisions of article U2.1, the provisions of article U2.2 d) apply to the Umv sector.
U6.1.2	In the Umv Sector only (siting of buildings in relation to public rights of way and public or private roads)	In addition to the provisions of article U6.1.1, in the case of demolition of existing constructions, the new constructions may keep the layout of the demolished constructions.
U7.1.3	Special Provisions: Authorised Setbacks (siting of buildings in relation to separating boundaries)	b) In the Umv sector, frontage setbacks are allowed. In this case, the setback shall be : - minimum 3 m in case of facades or parts of facades without openings, - minimum 6 m in case of facades or parts of facades with opening(s).
U9.1.2	In the Umv Sector only (Footprint)	a) The footprint of the constructions shall not exceed 100m <sup>2</sup> . Open air swimming pools, annexes and terraces with a height lower than 20cm are not taken into account in this calculation of the footprint. b) The extension built beyond the demolition strip, in the perimeters mentioned in article U2.5, may exceed the maximum footprint of constructions defined in article U9.1.2 a), and this in the conditions of surface established by article U2.5.
U10.1.2	In the Umv Sector only (Height)	a) In addition to the provisions of article U10.1.1 a) and in replacement of article U10.1.1 b): the maximum height of constructions shall be equal to 11m at the ridge in case of sloping roof and 10m at the acroterion in case of flat roof. b) The elevation built beyond the demolition strip, in the perimeters mentioned in article U2.5, may exceed the maximum height of the constructions defined in article U10.1.2a) within the limit of one level, in addition to the provisions of article U10.1.1 a) and in replacement of article U10.1.1 b), and under the conditions of surface established by article U2.5.
U12.1.3	Methods of Application of Parking Standards in the Umv Sector only	In replacement of the provisions of article U12.1.2, the parking areas shall be primarily made underground on all or part of the lot, or failing that, on the ground floor in the volume of the construction. However, surface parking is authorized, within the limit of one parking space.
U12.5	Parking Standards for Bicycles, in the Umv Sector only	In addition to the provisions of article U12.3, the space intended for bicycle parking shall be easily accessible and may be covered or built in the open air.
U13.2	Open Spaces	b) In the Umv sector, 100% of the surface of the plots and parts of plots free of construction shall be treated as open-air green space, excluding from the calculation the open-air swimming pools, their technical premises, the terraces associated with the dwelling, the annexes and the parking space authorised in the open air in article U12.1.3.

Table 4. Table of Articles concerning Umv Sectors in the City of Montrouge.

Regarding the regulatory provisions in the Umv sectors, Article U1.3 regulates land use and prohibits buildings ‘for purposes other than housing’ (Table 4). This is ‘to mark the residential specificity’. Article U6.1.2 also states that, ‘in the case of demolition of existing buildings, new buildings may retain the layout of the demolished buildings’. This is intended ‘to conserve the harmony of urban forms in these predominantly individual housing areas’, ‘which will allow the preservation of well-constituted private spaces’. In addition, according to Article U7.1.3, frontage setbacks are permitted, and according to Article U9.1.2, the building area should not exceed 100 m<sup>2</sup>. In addition, in accordance with Article U10.1.2, ‘the maximum height of the construction is equal to 11m at the ridge in the case of a pitched roof and 10m at the acroterion in the case of a flat roof’. This ‘correspond[s] to the typology of the existing buildings within these sectors, i.e. one- or two-storey houses with possibly attic space’. In addition, Article U12.1.3 provides that ‘parking areas should preferably be built underground on all or part of the plot, or failing that, on the ground floor within the building’s volume’.

U12.5 provides that bicycle parking spaces should ‘be easily accessible and may be covered or in the open air’. For open space, Article U13.2 requires that ‘100% of the surface area of plots and parts of plots free of construction will be treated as open green space’ except for outdoor swimming pools, etc.

Study on the Urban Conservation by the Sectors of Houses and Villas in the City of Paris and its Suburban Area

Scheme	MH	SS	AVAP	HV Sector
The First Law	Law of 30 March 1887	Law of August 4, 1962	Law of January 7, 1983	Law of December 30, 1967 (LOF)
Predecessor Scheme	MH by the Law of December 31, 1913		ZPPAU, ZPPAUP	ULSector(Paris), UEa and b Sector(Montrouge) onPOS
Current Legal System and Framework	Heritage Code of February 20, 2004	SPR by Heritage Code of February 20, 2004(Law of LCAP)		SL Sector in UG Zone(Paris) and Umv Sector in U Zone (Montrouge) on PLU by Urbanism Code (Law of December 13, 2000 (SRU))
Object	Buildings whose conservation is of public interest from the point of view of history or art are classified as historic monuments in whole or in part by the administrative authority (Article L.621-1) Buildings or parts of public or private buildings which, without justifying an immediate request for classification as historic monuments, are of sufficient historical or artistic interest to make their preservation desirable, may, at any time, be registered, by decision of the administrative authority, as historic monuments (Article L.621-25) Buildings or groups of buildings which form a coherent whole with a historic monument or which are likely to contribute to its conservation or enhancement are protected as part of the surrounding area. The protection under the title of the approaches applies to any building, built or not built, located in a perimeter delimited by the administrative authority under the conditions fixed in article L. 621-31.(Article L.621-30)	Towns, villages or districts whose conservation, restoration, rehabilitation or enhancement is of public interest from a historical, architectural, archaeological, artistic or landscape point of view are classified as remarkable heritage sites. Rural areas and landscapes which form a coherent whole with these towns, villages or districts or which are likely to contribute to their conservation or enhancement may be classified under the same heading. (Article L631-1)		Sectors of old housing estates, hamlets, villas or houses whose urban forms are protected for their homogeneity and their singularity in the landscape of the constituted Parisian fabrics (Paris) Sectors of houses and villas for which the morphological characteristics should be reinforced(Montrouge)
Designator	The building belonging to any person other than those listed in Articles L. 621-4 and L. 621-5 is classified as a historic monument by decision of the administrative authority, after the opinion of the National Commission for Heritage and Architecture, if the owner consents (Article L.621-6) Buildings or parts of public or private buildings which, without justifying a request for immediate classification as historic monuments, are of sufficient historical or artistic interest to make their preservation desirable may, at any time, be registered, by decision of the administrative authority, as historic monuments (Article L.621-25). The delimited perimeter of the surroundings provided for in the first paragraph of it of Article L. 621-30 is created by decision of the administrative authority, on the proposal of the Architect of Buildings of France or of the competent authority in matters of the local town planning plan, of the document in lieu thereof or of the communal map, after a public enquiry, consultation of the owner or the state assignee of the historic monument and, where applicable, of the municipality(ies) concerned. (Article L.621-31)	Remarkable heritage sites are classified by decision of the Minister of Culture, after an opinion from the National Commission for Heritage and Architecture and a public enquiry conducted by the administrative authority, on the basis of a proposal or after the agreement of the competent authority in terms of the local town planning plan, the document in place of the local town planning plan or the communal map and, where applicable, consultation of the commune or communes concerned. (Article L631-2)	City	
Administrator	Administrative authority	ABF		City
Conservation Methods	A building classified as a historic monument may not be destroyed or moved, even in part, nor may it be the subject of any restoration, repair or modification work, without the authorisation of the administrative authority. (Article L.621-9) Work likely to modify the external aspect of a building, built or not built, protected under the title of the approaches are subjected to a preliminary authorization (Article L.621-32).	PSMV (Plan of Safeguard and Enhancement) is created under the control of the national government (Regional Cultural Office - DRAC) or PVAP (Plan for the Promotion of Architecture and Heritage) is created under the authority of the local authorities for the SPR. A local commission is established for the preparation process and also for the implementation. Any modification in the SPR must be authorised in advance by the ABF.		Parmi de construire issued by the City Generally framed by specific written rules (notably prohibited destinations in article UG.1) and by localized prescriptions based on article L.151-19 and L.151-23 paragraph of the Urbanism Code (mainly Maximum Building Areas and Free Spaces to be Greened)(Paris) Constructions (except annexes, outdoor swimming pools, terraces and garages) with destination other than housing are prohibited (U1.3) In case of demolitions of existing constructions, new constructions may keep the layout of demolished constructions.(U6.1.2) The recesses of facade are authorized.(U.7.1.3) The footprint of constructions shall not exceed 100m2.(U9.1.2)(Montrouge)

Table 5. Comparison of Historic Environment Conservation Schemes.(Corresponding parts are highlighted.)

The predecessors of the Umv sectors were the UEa and UEb sectors in the POS, which corresponded to suburban sectors. When taking over from the POS, two were deleted and ‘about fifteen have been added or enlarged’. Zoning also considers the configuration of the land, the type of buildings, and the potential for densification around public transport projects’. The Umv sector was named ‘Sectors of Houses and Villas’ in the PLU approved in 2007.

### 3. COMPARISON WITH EXISTING HISTORIC ENVIRONMENT CONSERVATION SYSTEMS

Compared to existing historic environment conservation systems, MH targets buildings and their surroundings (Table 5)<sup>15</sup>. That is, the classification is for ‘Buildings whose preservation

is of public interest from the point of view of history or art' and the registration is for 'Buildings or parts of public or private buildings which, without justifying an immediate request for classification as historic monuments, are of sufficient historical or artistic interest to make their preservation desirable', and 'Buildings or groups of buildings which form a coherent whole with a historic monument or which are likely to contribute to its conservation or enhancement are protected as part of the surrounding area', that is, 'Towns, villages or districts whose conservation, restoration, rehabilitation or enhancement is of public interest from a historical, architectural, archaeological, artistic or landscape point of view' and 'Rural areas and landscapes which form a coherent whole with these towns, villages or districts or which are likely to contribute to their conservation or enhancement'. SS and AVAP are integrated into the SPR (Remarkable Heritage Site) by the Law of 7 July 2016 (Law on the Freedom of Creation, Architecture and Heritage, LCAP), which covers towns, villages, districts, rural areas, and landscapes. The HV sectors, on the other hand, target houses and villas,<sup>16, 17</sup> and are 'Sectors of old housing estates, hamlets, villas, or houses whose urban forms are protected for their homogeneity and their singularity in the landscape of the constituted Parisian fabrics' in the City of Paris and are 'Sectors of houses and villas for which the morphological characteristics should be reinforced' in the City of Montrouge.

As for the designator for MH, the administrative authority is responsible for the classification and registration of buildings and surroundings, while the Minister of Culture is responsible for SPR, and the HV sector is classified by the city. As for the administrator, MH is managed by the administrative authority, SPR is managed by the Architect of Buildings of France (ABF), and the HV sector is managed by the city.



Fig. 3. Near Villa Daviel No. 8



Regarding preservation methods, MH states that ‘A building classified as a historic monument may not be destroyed or moved, even in part, nor may it be the subject of any restoration, repair, or modification work, without the authorisation of the administrative authority’.<sup>18</sup> For the SPR, ‘PSMV (Plan of Protection and Enhancement) or PVAP (Plan for the Promotion of Architecture and Heritage) is created’<sup>19</sup> and ‘Any work carried out on buildings or non-buildings in the SPR must be authorised in advance by the ABF’. Meanwhile, for the HV sectors, the City of Paris has ‘localised prescriptions (mainly maximum building areas and free spaces to be greened)’. In the City of Montrouge, the regulations state that ‘Constructions with destination other than housing are prohibited’, ‘In case of demolitions of existing constructions, new constructions may keep the layout of demolished constructions’, ‘The recesses of facade are authorized’, and ‘The footprint of constructions shall not exceed 100m<sup>2</sup>.’

## 4. CASE STUDY: VILLA DAVIEL IN PARIS

### 4.1. OVERVIEW AND HISTORY OF VILLA DAVIEL

Villa Daviel (Figure 3) is a neighbourhood composed of houses with gardens located in the Butte-aux-Cailles district of the 13th Arrondissement in the south of Paris, which has ‘a picturesque streetscape unmatched in Paris, formed by low-rise buildings and plantings’.<sup>20</sup> This area is designated as the SL sector in the Paris PLU under the 2000 SRU Law (Figure 4) and has a green, low-rise residential landscape.

Villa Daviel is a cul-de-sac street that was opened in 1912. The street is 113 m long and 6 m wide.<sup>21</sup> The road is lined with houses separated by a shared wall and can be identified with house numbers up to 30. Each house has a small or rear garden.

Villa Daviel was called ‘a small cottage’ at the time of its construction in 1912–1913.<sup>22</sup> Referring to the specifications by architect Tavernier at the time for No. 8, a typical one, the use of clay-limestone bricks and decoration is specified for the two-storey façade, including a half basement.

### 4.2. FROM THE CONSTRUCTION OF VILLA DAVIEL TO THE MODIFICATION OF THE POS

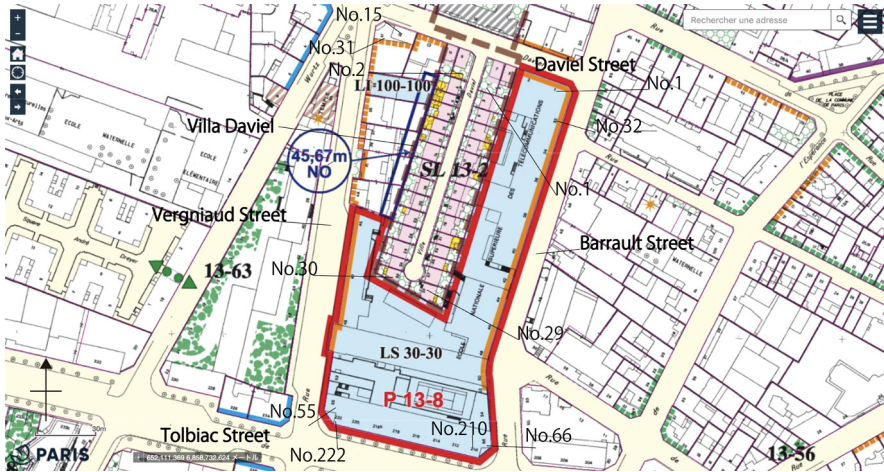
After the construction of the Villa Daviel in 1912, the city of Paris established a general statutory urban planning POS in 1977 to conserve the specificity of the Butte-aux-Cailles District (Table 6). Subsequently, the 1989 revision divided the district into the UL, UCc, and UM zones.<sup>23</sup> The UCc sector has a height limit of 18 m with ‘land use coefficients that determine low densities’ for the core of the district, and ‘The regulation of the UCc sector is specific to “la Butte-aux-Cailles” and aims to preserve its character’. The UL zone corresponded to la villa Daviel and la cité du Moulin-Vert. The area around Villa Daviel is designated as a UM zone ‘which covers most of the outlying districts of Paris’, with a relatively high density of housing, shops, and activities prioritised as ‘relativement importantes’. Thus, for example, Nos. 31–43, Vergniaud Street, ‘which would most

often deserve to be attached to the UCc sector according to their village characteristics', was noted. Therefore, 'the UM zone does not guarantee the evolution of the urban fabric in accordance with the specific morphological characteristics of the Butte-aux-Cailles.'

Therefore, on 26 April 1990 the Paris City Council approved the targets of the district's POS modifications and set up the study area.<sup>24</sup> With regard to the UL zone of Villa Daviel, it was noted that 'the perimeters are well adapted to the protection of the villas in the area. The extension of this zone to the houses located on the upper part of No. 22 Barrault Street, which was considered at one time, did not appear to be realistic because of the superimposition of this complex on a commercial garage of several levels'. With regard to the UM zone, it was noted that 'the plots of land at Nos. 31-43 Vergniaud street which is subject to an alignment and for which it is proposed, in addition, taking into account the characteristics of the building, to introduce a limitation of the vertical height of the facades to 12 m (instead of 18 m currently)'. Subsequently, from 23 September to 26 October 1991 a public questionnaire was conducted by the city of Paris on the POS modifications in the Butte-aux-Cailles District.<sup>25</sup>

An opinion was submitted on 22 October 1991 by the inhabitants' association 'Association for the Preservation and Enhancement of the Villa Daviel and its Surroundings' in response to this public questionnaire,<sup>26</sup> urging that it '1) include the entire Daviel block, bounded by Daviel, Vergniaud, Tolbiac, and Barrault Streets, in the study area', and requesting '2) to include the whole of this plot in the UCc sector, the Daviel villa remaining in the UL zone'.<sup>27</sup>

In a subsequent letter from the Paris City Planning Department to the Assistant Director of the Mayor's Office on 2 March 1992, the following proposal was also presented: 'However, in order to avoid the construction of excessively high buildings, which would be authorised by the width of Vergniaud Street, the modification of the POS currently underway has provided for an orange net to limit the vertical height of the buildings to 12 metres on these plots of land, so as not to create a recessed effect on the Villa Daviel, which is currently not very pronounced due to the steep slope of Daviel Street...to respond to the concern of the inhabitants of the Villa Daviel to protect the character of the place, I intend to introduce, on the occasion of the revision of the POS of Paris, the creation of a non aedificandi margin on the properties bordering the Villa Daviel and the inclusion in the UL zone of the Villa Daviel of plots Nos. 5 and 11 Daviel Street, built with low-rise houses'. In response to the opinion of the inhabitants' association, the Commission's Executive Officer in charge of the Public Questionnaire stated on 26 November 1991 that 'Given the very different configuration of the parcels making up the Daviel block and, moreover, the very large parcel occupied by the National Superior School of Telecommunications, which does not have the characteristics of the Butte aux Cailles District, the classification of this block in the UCc sector seems difficult to accept'. In response to this opinion, the City of Paris Urban Development Department responded to the Mayor's Office, 'we propose to study a more localised modification of the POS, consisting in imposing a non aedificandi margin on the properties bordering the Villa Daviel, which would ensure a less brutal confrontation with the surrounding urban fabric'.



**Legend of the detailed plan of the PLU** PLU approuvé les 4, 5 et 6 juillet 2016

Voir pages suivantes les légendes des Plans de Mise en Valeur du Marais et du 7<sup>ème</sup> arrondissement

**I. Zoning**

	General urban zone		Natural and forest zone
	Large urban service zone		Land of limited size and capacity
	Green urban zone		Land belonging to the sector for the protection of crafts and industry

**II. Location of planned equipment and facilities**  
The zoning of the land subject to reserved sites is shown on the zoning plan A

	Reserved site for public equipment, public works or installations of general interest (see list in the regulations, Volume 2)	(L.151-41 1 <sup>er</sup> et 2 <sup>e</sup> )
	Reserved site for public green space for the benefit of the City of Paris (see list in the regulations, Volume 2)	(L.151-41 3 <sup>e</sup> )
	Perimeter for the location of equipment, works, public green spaces or installations of general interest to be carried out (see list in the regulations, Volume 2)	(L.151-41 1)
	Perimeter to be the subject of a comprehensive development project (See list in the regulations, Volume 2)	(L.151-41 5 <sup>e</sup> )
	Time-sharing transit platform for goods and waste and waste transported or evacuated by water	

Location reserved for the creation of housing, social rental housing within the meaning of Article L.302-5 of the Construction and Housing Code, or intermediate rental housing within the meaning of Article L.302-10 of the Construction and Housing Code (L.151-41 4<sup>e</sup>)

	Obligation to provide x% of the floor area for housing and to allocate y% of the floor area to social housing, under the conditions set out in article UO.2.2.4 § 2	
	Obligation to create x % of the floor area for housing and to allocate to intermediate housing y % of the floor area, under the conditions stated in article UO.2.2.3 § 2	
	Obligation to provide social housing x m <sup>2</sup> of floor area, under the conditions stated in article UO.2.2.3 § 2	
	Obligation to create intermediate housing x m <sup>2</sup> of floor area, under the conditions set out in article UO.2.2.4 § 2	

**III. Design and treatment of roads and spaces reserved for traffic**

	Public or private road (zone UG)		Track axis (zone N)
	Pedestrian development		Reserved site for road widening or creation of a communal public road
	Alignment easement (public utility easement)		Right of way for low constructions on the edge of a road with the possible mention "R+1" if a floor is authorised.
	Road to be maintained, created or modified with possible indication of width		Pedestrian link to be maintained, created or modified
	Pedestrian link to be maintained, created or modified		Pedestrian passage way under porch to be maintained

**IV. Layout and height of buildings**  
Gabarits-enveloppes :

Vertical height indicated by colour:

- H = 5 m :	Pink
- H = 7 m :	Kaki
- H = 10 m :	Green
- H = 12 m :	Orange
- H = 15 m :	Violet
- H = 18 m :	Blue
- H = 20 m :	Black
- H = 23 m :	Gray
- H = 25 m :	Blue marine
-	Brown

Crowning indicated by the type of line :

- In accordance with the provisions of Articles UG 10.2.1 or UG2U 10.2.1 :	Continu
- Horizontal :	Pontillé
- P = 1/3, h = 2 m :	Hachures
- P = 1/2, h = 3 m :	Tirés court
- P = 1/1, h = 4.5 m :	Tirés long
- P = 2/1, h = 4.5 m :	Tirés mixte

Examples: height 18 m, crowning P = 1/1, h = 4.5 m  
 height 10 m, crowning P = 1/3, h = 2 m

Implantation : Implantation without imposed setback

Height :

	Maximum height of buildings in relation to the leveling surface of the block
	Maximum height of buildings in relation to the Orthonomic Level

**V. Protection of urban form and architectural heritage**

	Existing volume to be conserved
	Maximum building area possibly stated in height and footprint
	Protected building, or parcel with one or more protected buildings (See list in the regulations, Volume 2)
	Specific protected element (see list in the regulations, volume 2)

**For your information:**  
Plot with an element protected as a historical monument:  
 \* - by an order of classification as a historic monument  
 \* - by a decree of registration as a historical monument

In the sectors delimited by a purple line (see list in the regulations, Volume 2), a reduction to a scale of 1:2,000 of the graphic documents of the Protection and Enhancement Plans is shown for information purposes and has no regulatory character. The Safeguarding and Enhancement Plans can be consulted at the Prefecture of Paris.

**VI. Protection and greening of open spaces**

	Protected green space (EVP)		Protected open space (POS)
	Classified wooded area (EBC)		Open space to be revegetated (OSP)
			Open space to be released (OSP)

**VII. Sectors subject to special provisions**  
(See list of sectors in the Regulation, Volume 2)

**VIII. For information** Plot marked for its heritage, cultural or landscape interest

Fig. 4. Villa Daviel in the SL Sector in the PLU

Event	Period	Subject	Matter
From the Construction of the POS in relation to the City of Paris	1832	City of Paris, Paris Urban Development Department, Paris City Council and APUR	Construction of Villa Daviel
Revision of the POS in relation to the City of Paris	1837	Installation of the POS in the Belle-sau-Collins district by the City of Paris	Installation of the POS in the Belle-sau-Collins district by the City of Paris
Revision of the POS in relation to the City of Paris	24 Aug. - 12 Sept 1883	Construction permit for renovation of roof at Villa Daviel	Construction permit for renovation of roof at Villa Daviel
Revision of the POS in relation to the City of Paris	25 November 1900	Paris for the acquisition of the roof of No. 30 Daviel Street	Application for construction permit by architect Victor Gaudin
Revision of the POS in relation to the City of Paris	12 December 1889 - 12 February 1900	APUR's evaluation of the POS by the City of Paris	APUR's evaluation of the POS
Revision of the POS in relation to the City of Paris	26 April 1900	APUR's evaluation of the POS in the Belle-sau-Collins district	APUR's evaluation of the POS in the Belle-sau-Collins district
Revision of the POS in relation to the City of Paris	23 September - 26 October 1901	Paris City Council approves targets for POS modifications in the Belle-sau-Collins district	Paris City Council approves targets for POS modifications in the Belle-sau-Collins district and establishes study areas
Revision of the POS in relation to the City of Paris	22 October 1901	Public Questionnaire in the Belle-sau-Collins district	Public Questionnaire by the City of Paris on POS modifications in the Belle-sau-Collins district
Revision of the POS in relation to the City of Paris	28 November 1901	Submission of written comments on POS revisions in relation to Villa Daviel	Submission of written comments on POS revisions in relation to Villa Daviel by the inhabitants' association
Revision of the POS in relation to the City of Paris	28 November 1901	Opinion of the Commission's Executive Officer regarding the opinions of the inhabitants' association	Opinion of the Commission's Executive Officer regarding the opinions of the inhabitants' association
Revision of the POS in relation to the City of Paris	29 Jan. - 2 Mar 1902	Letter from Alain Gaillet, Resident Urban Planner, to Jacques Toubon, Director of the 13th Amendment, Paris, Richard Huin, Technical Manager, Office of the Mayor and Anne Caille, Assistant Director, following the Association's petition	Coordination between the City of Paris Urban Development Department, City Council and the Office of the Mayor of Paris on POS amendments in relation to Villa Daviel
Revision of the POS in relation to the City of Paris	16 June 1902	Letter from Anne Caille, Assistant Director, Urban Development Department	Letter from Councilor Gislele Mousu to the Mayor of Paris following a petition by the inhabitants Association
Revision of the POS in relation to the City of Paris	7 September 1902	Response from the Director of the 13th Amendment, Paris, Urban Development Department regarding POS revisions in relation to Villa Daviel	Response from the Director of the 13th Amendment, Paris, Urban Development Department of the City of Paris regarding POS amendments in relation to Villa Daviel
Revision of the POS in relation to the City of Paris	15 September - 17 October and 19 November - 10 December 1902	Public questionnaire by the City of Paris on POS amendments in relation to Villa Daviel	Public Questionnaire in September by the City of Paris Urban Development Department on POS amendments in relation to Villa Daviel
Revision of the POS in relation to the City of Paris	18 Jan. - 25 May 1903	Opinion by J. Toubon, 13th Amendment Director regarding POS revisions in the vicinity of Villa Daviel - Paris, Urban Development Department and the Director of Finance and Economy and the Deputy Director of Finance	Response from the Director of the 13th Amendment, Paris, Urban Development Department of the City of Paris regarding POS amendments in relation to Villa Daviel
Revision of the POS in relation to the City of Paris	17-20 September 1903	Reports, discussions and decisions at Paris City Council meetings on POS systems in relation to Villa Daviel	Reports, discussions and decisions at Paris City Council meetings on POS revisions in relation to Villa Daviel
Revision of the POS in relation to the City of Paris	13 December 2000	Enforcement of the SRU Law	Enforcement of the SRU Law
Revision of the POS in relation to the City of Paris	20 May - 23 July 2005	Public Questionnaire of 13th Amendment on the transition from the POS to the PLU	Public Questionnaire of 13th Amendment on the transition from the POS to the PLU
Revision of the POS in relation to the City of Paris	10 Aug 2005	Association's opinion letter to the Chairperson of the Public Questionnaire Committee	Association's opinion letter to the Chairperson of the Public Questionnaire Committee
Revision of the POS in relation to the City of Paris	25 Nov 2005	Analysis of Paris Urban Planning Department's comments on the Public Questionnaire	Analysis of the Paris Urban Planning Department's comments on the Public Questionnaire
Revision of the POS in relation to the City of Paris	12-13 June 2006	Approval of PLU in the 13th amendment by the Paris City Council	Approval of PLU in the 13th amendment by the Paris City Council

Table 6. Timeline from the Construction of Villa Daviel to the Installation of the PLU. (Corresponding parts are highlighted.)

Therefore, a second public questionnaire was to be conducted from 19 November to 19 December 1902 to amend the POS in relation to Villa Daviel and establish a non aedificandi zone at Nos. 3-13 Daviel Street, Nos. 33-49 Vergniaud Street, and Nos. 32-48 Barrault Street.<sup>28</sup> On 20 November a written opinion was submitted by the inhabitants' association, which was interpreted by APUR as a largely private opinion.<sup>29</sup> The inhabitants' association proposed: 'Extension of the UL zone to the plots located at the corner of Daviel street and Vergniaud street. Reduction to 12 m of the vertical height of the constructions at the level of No. 45-47-49 Verg-

niaud street. Widening of the new Non Aedificandi zone to 6 m instead of 5. Respect for the levelling of the land parcel, even in the case of reparcelling. A small park, open during school holidays, on part of the grounds of the National Superior School of Telecommunications.' On 20 September 1993 the Paris City Council approved an amendment to the POS (see Figure 5).<sup>30</sup> The revision was entitled 'the change of configuration of the UL zone entitled "villa Daviel" by extension on plots No.5 and 11, Daviel street; the creation of a non aedificandi zone, No.3, Daviel street, No.32 to 48, Barrault street, No.45 to 49, Verginaud street ; the creation of a non altius tollendi zone, No.13, Daviel street, No.33 to 43, Verginaud street; the inscription of an envelope gauge of vertical height 12.00 metres located at No.45 to 49, Verginaud street and No.32 to 50, Barrault street'. The opinion of the inhabitants' association was adopted in the proposal to reduce the height of the building at Nos. 45-49 Verginaud Street to 12m.

#### 4.3. TRANSITION FROM THE POS TO THE PLU

With the implementation of the SRU Law of 2000, POS was to be replaced by the PLU, and a Public Questionnaire of the 13th Arrondissement on the transition from the POS to the PLU was held from 30 May to 13 July 2005. With regard to Villa Daviel, on 10 July the inhabitants' association submitted an opinion letter to the Chairman of the Public Preliminary Investigation Committee, head of the 4th Arrondissement.<sup>31</sup> It proposed the following for Villa Daviel: 'We therefore request that the project be revised to take into account the state of the site and to avoid harming the harmony of the Villa as a whole, visible from the street, by retaining the following provisions:- limiting the height of the facades to 10 metres (and not 7 as planned), or, at the very least, maintaining the vertical heights of the existing facades.- limiting the roofs to H3 P1/2 (instead of H2 P1/3 as planned)' and for the surroundings of Villa Daviel 'the non aedificandi or non altius tollendi easement zones of 5 metres in width in the 1993 amended POS be reinstated in the draft PLU'.

In response to this proposal, the City of Paris Urban Planning Department and others stated that, with regard to the maximum height of the buildings, 'A green net (10.00m vertical) would encourage these houses to be raised by one square storey, which would lead to a break in the sewer line without ultimately guaranteeing the unity of this ensemble'<sup>32</sup> and that 'It is therefore appropriate to retain the 7m vertical in the adopted PLU to preserve the streetscape.' 'It would indeed be desirable to adapt the coping shown in the PLU decree to make it more in keeping with the volumetry of the existing roofs.' With regard to the request to maintain the non aedificandi and non altius tollendi easements listed in the POS/PLU, it is also noted that 'For legal reasons, these easements were not included in the revision of the PLU. The provisions of articles 7 and 11 of the PLU make it possible to oppose projects that would affect either the habitability of the existing constructions of the Villa, or that would not be in harmony with the built environment.'. As a result, the PLU and SL sectors were determined, as shown in Figure 4.



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## DISCLOSURE STATEMENT

No potential conflict of interest was reported by the author.

## NOTES ON CONTRIBUTOR(S)

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Fig. 3 Photo by the author, February 2020

Fig. 4 “Paris PLU” Plan Local d’Urbanisme, Mairie de Paris, referred April 11, 2022, <https://capgeo.sig.paris.fr/apps/parisplu/>. Modified by the author.

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