



### DÉPARTEMENT DES HAUTS-DE-SEINE

#### COMMUNE DE SCEAUX

PLAN LOCAL D'URBANISME

PLAN DES SERVITUDES D'UTILITÉ PUBLIQUE (monuments historiques, sites et ZPPAUP)

Échelle : 1/5000

juillet 2014

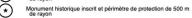
DRIEA IF/UTEA 92/SPAD/PUP

#### LÉGENDE

-Servitudes relatives à la conservation du patrimoine culturel :



Monument historique classé et périmètre de protection de 500 m de rayon





Périmètre de protection de monument historique modifié

Zone de Protection du Patrimoine Architectural, Urbain et Paysager

- 1 secteur centre ancien
   1 secteur centre ancien
   2 secteur pavillonnaire homogène
   3 secteur lotissement du parc de Sceaux
   4 secteur résidence des Bas-Coudrais
   5 allée d'honneur

- 6 grands lycées



## LARGER CONTEXT City Goals

- Complete restoration of the building respecting the Château's history
- Multi-use space, multiple activities & events open to the public Sceaux
- Includes a café & space for students
- Restoration of landscape & inclusion of city garden
- Preservation of two historic Cedar trees at edge of back garden
- Rehabilitated as a public space for residents central to life at the core of the city
- Part of the city's larger plan to rehabilitate & grow the centre-ville for tourism & residents



### Qualities<sup>1</sup>

### CHALLENGES

- Large Multi-story historical
   Chateau in the heart of Sceaux
- High level of passersby
- Of historical importance to the history of the city
- Overall Castle Condition is good
- Within the Patrimoine radius & close to the Domaine de Sceaux

- Renovations & re-adaptation of space required
- Surrounding landscape requires updating to valorize the Château
- At the edge of a busy intersection
- Distinguishing the Chateau from comparable historical buildings in the area (Domaine de Sceaux)





NICOLAS-EUSTACHE MUIRON (Mayor of Sceaux from 1816 - 1820)

Son dies in battle in 1796, saves life of Napoleon Bonaparte

1822 - 1842

PAVEL TCHITCHAGOV

(Russian Admiral after which the 'Chateau de L'Amiral' is named)

Leader in Russian army, Napoleon Bonaparte breaks through the Russian defenses

Owner Later half of 19th Century

> Owner 1920s

Adolphe Bertron

(Begins selling off parcels of land for the city Hôtel de Ville & Gendarmerie)

SOCIÉTÉ CIVILE IMMOBILIÈRE (Sells off the remaining parcels of land to the city)

### L'histoire du château

Owner 1924 - 2005 SOCIÉTÉ D'ÉCLAIRAGE - BECOMES EDF IN 1945 (National Electric Company)

Owner 2005 - 2016

CONSEIL GÉNÉRAL DES HAUTS-DE-SEINE (General council for the département)

Owner 2017 -

Ville de Sceaux



KEY MODERN PLAYERS



JONATHAN MYARA
Project Architect at Atelier MAD



### Mairie de Sceaux

- Obtains all the licenses & approvals needed from the Department, The DRAC regional overseer & Architecte des Bâtiments de France
- Leads construction projects



BENOÎT LÉOTHAUD Architecte des Bâtiments de France



### Interviewee: Ana-Cristina Nitescu

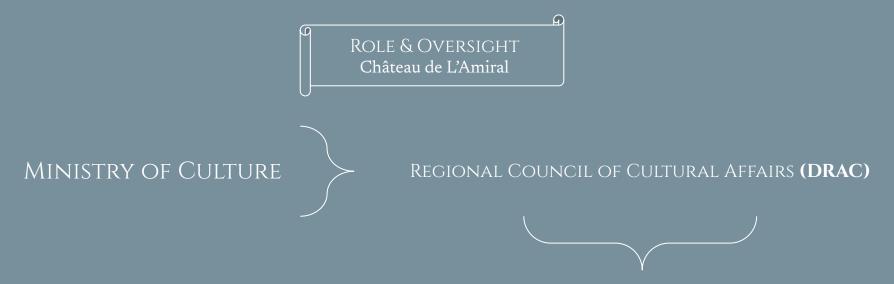
Joint Chief of Service / Architecte des Bâtiments de France

Southern portion of the Departement des Hauts- de- Seine

### Departmental Information:

- Smallest department in France after Paris
- x 2 Surface area of Paris
- 2nd largest population density in France after Paris
- 45% is Green spaces or forest cover
   (Meudon forest, the Parc de Sceaux & The Domaine de Saint Cloud)





**Enforces** & **applies** the laws & reglementations outlined by the Ministry of Culture within the domains of:

- Cultural & Built Heritage
- Artistic Creation
- Cultural Industry

**Evaluates** all interventions & adaptations within jurisdiction of the Ministry of Culture



### **OVERSIGHT INCLUDES:**

Antony, Bagneux, Bourg la Reine, Châtenay-Malabry, Chatillon, Clamart, Fontenay-aux-Roses, Malakoff, Montrouge, Le Plessis-Robinson, Sceaux, Vanves, Conservatrice de la cité de la Céramique de Sèvres

### ROLE

- Sceaux & The Château de L'Amiral falls under her jurisdiction
- Works with the *Architecte des Bâtiments de France* to ensure future building plans respect the cultural & built heritage
- Approves & ensures all licensing on behalf of the DRAC/Ministry of Culture for the monuments that fall under her jurisdiction



## How do you determine whether a building should be under your protection/supervision once deemed eligible?

- Easements are determined by the state & public interest, heritage easements are the most common. The state defines a perimeter of public utility or buildings at risk
- When the city shows interest, the owner can only sell to the city
- If building is at risk, mayor can serve a formal notice on a property owner & inform them that they have an obligation to make the building safe
- If no work is done, the town hall can replace the owner to do the work & ask the owner for compensation

# Regarding the Château de L'amiral in Sceaux, do you participate in determining the use of the space in its future capacity?

- Ana-Christina receives all project requests on historic buildings in her jurisdiction
- The project must be adapted to the building itself; it must not be degraded or derelict. Must participate in the surrounding context (the heritage site)
- When work does not comply, The mayor has the power to stop construction & the mayor can impose fines.

# INTERVIEW Key Responses

What are your first steps once a building under your purview is purchased by the State? What must you determine first?

- Local Urban Plan: rules governing what you are allowed to build and what you are not allowed to build (a city document only)
- Parameters of the easement regulations, co-created by the city and the state
- There may be contradictions, but these are the most stringent rules that apply
- To extend, the heritage protection zone document can stipulate rules that the urban planning contract does not require

How does the restoration of the Chateau de L'amiral fit into the larger conservation projects of other eligible buildings in Sceaux?

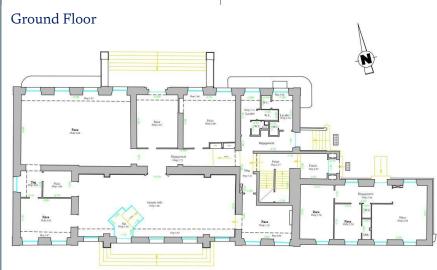
- Sceaux: a large heritage site, but they want to expand
- The city proposing a new the perimeter, it must be approved by the Architect des Bâtiments de France

\*Floor plans are prior to January 1, 2024

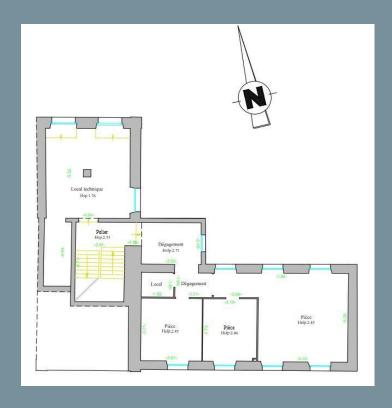
> BUILDING FLOOR PLANS Château de L'Amiral

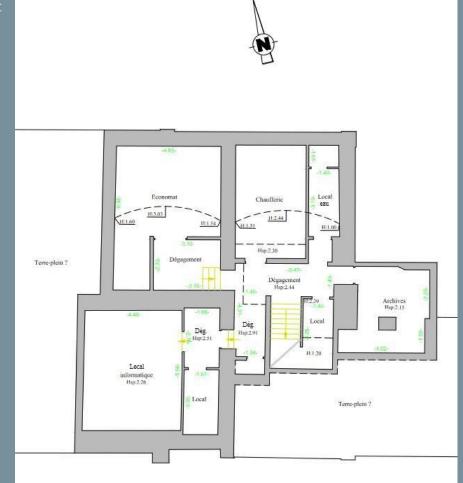


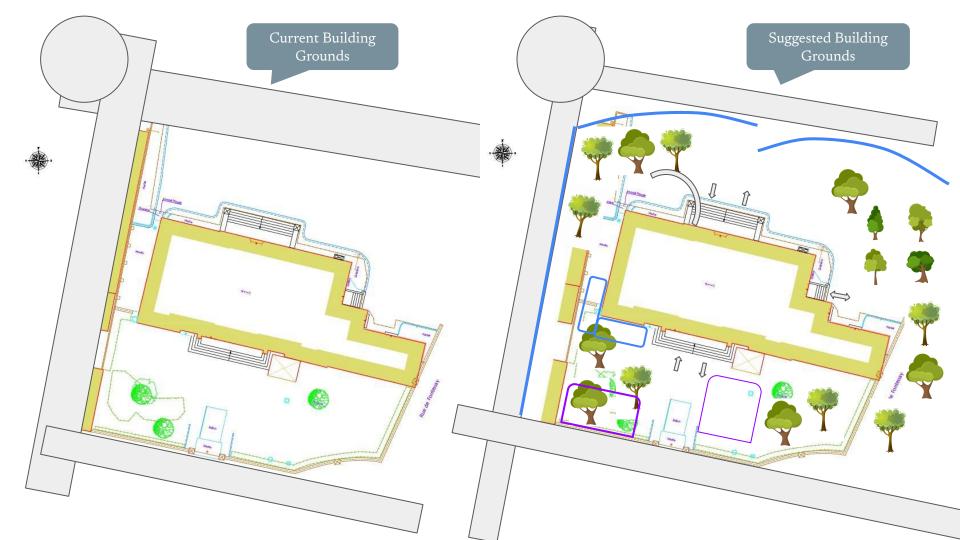














### Grounds

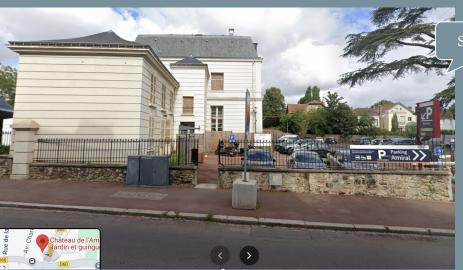
### Landscape Restoration

### INITIATIVES:

- Removal of back parking lot, back garden
- Restoration of frontal gardens, tree coverage
- Extension of sidewalk onto current street,
   Addition of glass entrance wall on front and sides



Musée du Quai Branly, Paris



Side view



## Ground Floor: La Grande Salle & Petit Salon 1700s *Orangerie*





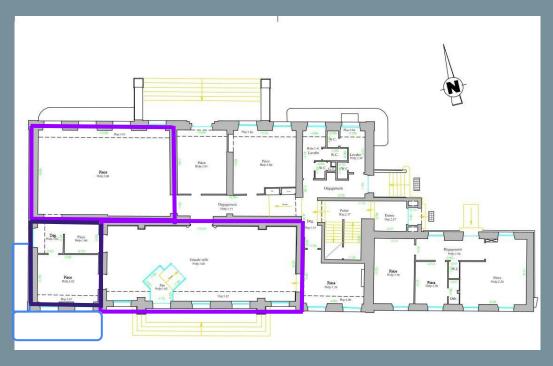


### Initiatives:

- Restoration of windows & open french doors to courtyard
- Partial glass roof over "La Grande Salle", southern exposure
- Native Floral & Fauna, year round trees
- Modulable Event Space
- Addition of verrerie outside petit salon



# GROUND FLOOR: LA GRANDE SALLE & PETIT SALON 1700s Orangerie





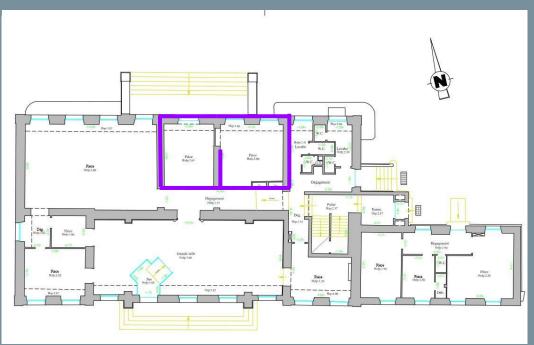
Orangerie, Château de Colbert, Parc de Sceaux



Interior Orangerie, Ashby Castle Northamptonshire, England



### GROUND FLOOR: ENTRANCE & CAFÉ







### INITIATIVES:

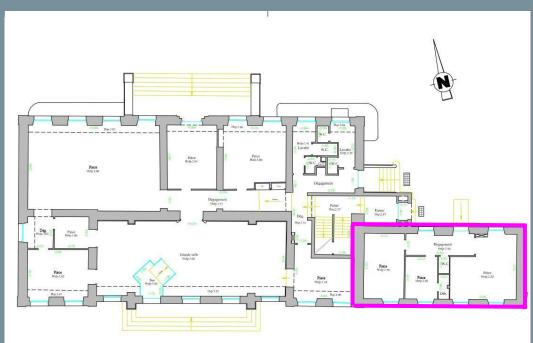
- Restoration of windows to access frontal gardens
- Front Desk off of Grand Entrance staircase
- Opening between two rooms for movement between entrance and café





## Ground Floor: Bibliotheque & Archives

### INITIATIVES:



- Multi-room library with separate entrance
- Mezzanine access to
  Archives (transferred
  from basement to
  ground floor)
- Intimate seating & study spots







Château de Groussay (1815)

Château de La Motte Husson (1868)

### Sources

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