

**Press release**

**Delivery of the Grand Canal project at Clamart (92) continues apace.**

**A new district, part city, part nature, at the gates of Paris  
an ambitious urban redevelopment project**



**From an industrial wasteland to the creation of a mixed living space,  
Grand Canal has revitalised the entrance to the town of Clamart**

Grand Canal was born out of the desire of Jean-Didier Berger, the Mayor of Clamart, to regenerate an ailing business area, a 5.3-hectare former industrial wasteland to the south of the city.

This new neighbourhood enjoys a strategic location at the crossroads between Vélizy-Villacoublay, Meudon and Plessis-Robinson, close to major roads and a number of employment areas, and is on tram line 6.

Designed as part of a public-private co-production between Eiffage Aménagement and the Town of Clamart, Grand Canal is both a living and a meeting space, a combination of social and urban diversity.

This vast regeneration project has been designed for the well-being and tranquillity of its users, with numerous green spaces and a canal crossing the entire district.

## **Grand Canal planning & key figures**

### Phase 1:

- A total floor area of 90,000 m<sup>2</sup>
- 1,150 homeownership units, 25% of which for social housing
- 1 student accommodation complex with 131 rooms
- 1 senior citizens residence complex with 91 units
- 1 school complex for 17 classes
- 1 hotel with 91 guest rooms
- 4,500 m<sup>2</sup> of shops acquired by the Town
- 22,000 m<sup>2</sup> of public spaces
- 1 biomass heating network
- 1 district concierge service

Phase 2 future extension: 300 homeownership units, around 1,650 m<sup>2</sup> of offices, 1 sports complex of 1,650 m<sup>2</sup>, 1,000 m<sup>2</sup> of shops and 3,000 m<sup>2</sup> of public spaces

4 property projects have already been delivered. The next ones will be in 2021 and then in 2023.

## **Key stages of the project**

- Launch of development works: October 2017
- Launch of promotion works: November 2017
- Implementation of environmental compensation measures: November 2017
- Start of construction of the 1st lot: November/December 2017
- Delivery of the first housing units and public spaces: Spring 2020
- Opening of the district concierge service: June 2020
- Demolition of the Pentagon Tower: August 2020
- Delivery of the school complex: September 2020
- Commissioning of the biomass boiler: February 2021
- Commissioning of the pond: Summer 2021
- Phase 2 from 2021 to 2025: construction of public spaces and property projects with mixed functions (housing, shops, offices, sports complex).

The key players in this development are Eiffage Aménagement, the Town of Clamart, ARCAS (urban planning and architectural agency), Land'Act (landscaper), OTCI (roadway engineering office), Eiffage Immobilier, COFFIM, Emerige, Européquiment, CEPROM, BNP Immobilier (property developers), CDC Habitat, Immobilière 3F, IN'LI and JLB invest (investors).

This vast project has mobilised all the expertise of the Eiffage group, with the involvement of Eiffage Immobilier, Eiffage Construction, Eiffage Démolition, Eiffage Route, Eiffage Énergie Systèmes and Eiffage Concessions.

## **A district full of innovations, which fulfils the highest environmental ambitions**

Grand Canal is firmly committed to respecting the environment, with a sustainable development model that ensures the preservation of ecosystems and respect for biodiversity.

The district houses a biomass boiler which is 60% powered by local renewable energies and meets the whole district's heating and domestic hot water needs. This urban heating network was installed by Eiffage Énergie Systèmes in cooperation with the start-up Agronergy. Ultimately, the canal and the ornamental pond will enable the recovery, storage and regulation of rainwater in public spaces.

An initiative to reuse 18,000 m<sup>3</sup> of land implemented with the LaVallée site (another development carried out by Eiffage Aménagement in Châtenay-Malabry) made it possible to save the equivalent of 875 truckloads and therefore significantly reduce the inconvenience for local residents as well as greenhouse gas emissions.

The district's environmental innovations are demonstrated by its HEQ and E+C- energy efficiency labels.

## **A wide range of innovative services, Designed for user comfort**

A concierge service opened in summer 2020 to promote cohesive communities and to facilitate everyday life for the residents. It offers a number of individual services (dry cleaning, mobile phone repair, receipt of parcels, etc.) but also events and solidarity actions to encourage social bonding.

The inhabitants of the district can also benefit from the Eiffage Atelier, located at the entrance to the district, which provides free support with the procedures involved in moving in: DIY advice, loan of tools, a furniture recycling service, etc.

As from 2023, Grand Canal will also host nine T2 furnished ultra-compact and modular one-bedroom apartments, which can be adapted to the various uses of their occupants. Called Origami, this concept was designed by the staff members of Eiffage Immobilier and Eiffage Construction as part of the internal "Immo Inno" innovation competition.

Grand Canal will also be connected through SmartHab digital home automation technology, the Energy Saver energy consumption optimisation tool and the virtual housing tour developed by Eiffage Immobilier, set up in 2019.



### **About Eiffage Aménagement**

Eiffage Aménagement, a subsidiary of Eiffage Construction, is responsible for complex urban development projects carried out by the Eiffage Group throughout France, from design to completion. Drawing on nearly 40 years of experience, the company brings together urban players and supports local authorities both in the restructuring of town centres and in the creation of new neighbourhoods. It works in collaboration with urban planners, architects, landscape architects as well as French and foreign project owners and investors to ensure the successful completion of its development projects.

[www.eiffage-amenagement.fr](http://www.eiffage-amenagement.fr)

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