Until early 2014 this building dating from the early 1980s was home to the Conservatoire of the 13th arrondissement – the Conservatoire Maurice Ravel. It is ideally located close to the Place d’Italie and next to the Boulevard Vincent Auriol, one of the main thoroughfares in the 13th arrondissement with exceptional public transport services.

The building offers rare and interesting volumes that allow for great innovation in terms of usage, compatible with the reception of neighbourhood associations.

**Expected program**: no specific expectations, but must include spaces and services dedicated to local associations

**Owner**: Ville de Paris

**Land register references**: AY 1

**Plot Area**: 540 m² (ref: DPA or 562 m² ref: inventory)

**Surface area of building**: 1,230m² (net floor area)
Existing buildings
The building was constructed in 1980 at the corner of the Rue Albert Bayet and the Boulevard Vincent Auriol, at the foot of the tower blocks on the Boulevard Vincent Auriol and close to the Place d’Italie. It consists of a ground floor and first floor and occupies almost the full plot. The façades are of architectural concrete with glass and brick filling. The main façade on the Rue Albert Bayet is set back 2.5 metres from the street alignment and the enclosed area at the foot of the façade provides natural lighting for a dance studio in the basement.
Access is by the Rue Albert Bayet via a sloped concrete walkway. A main foyer provides access to the first floor via a non-enclosed angled staircase with a 1.20m wide passageway. A side stairway with a passage width of 1.80m serves the basement where the amphitheatre is located. The basement consists of two distinct floor areas with a difference in level of 1.16m, linked by steps (auditorium and dance studio).
A part of the building set against the main building at the corner of the boulevard caters for vertical traffic only. It serves all levels and consists of a lift and a 1.30m wide emergency stairs. In terms of Fire Safety, the building is classified as a public access building.

Current uses
Beginning in September 2014 and for a period of 2 years (provisionally, until September 2016), the building will house the Daviel activity centre. The property is assigned to the Directorate for Youth and Sports. The building will be completely vacated in September 2016. Suitable premises and services need to be developed in the building for the benefit of local associations.

Urban context
Close to the Place d’Italie, next to the Boulevard Vincent Auriol and Rue Albert Bayet, this building dating from the early 1980s is part of the extensive «Italie 13» urban operation conducted in the 1970s with the construction of some thirty tower blocks in the sector between the Butte-aux-Cailles and the Rue Nationale and the Boulevard Vincent Auriol and the Porte d’Italie. It is on the border of the 13th arrondissement’s Asian quarter.
At the end of the 1980s a real estate complex crowned with a multicoloured campanile was constructed around the Place d’Italie by architect Kenzo Tange, originally containing the Grand Ecran Italie (closed in 2006) cinema complex at the front of the Italie 2 shopping mall.
The building is an old culture facility of the Ville de Paris and forms part of a mixed urban fabric consisting of offices, housing and retail outlets stretching along the Boulevard Vincent Auriol and the Avenue de Choisy. It is surrounded by relatively tall buildings (about fifteen floors high) that are typical of 1970s renovation work.

Regulatory provisions
Applicable local urban development plan
- General Urban Zone
- Height ceiling: 37 metres
- Sector promoting a residential/work mix.
- Listed Paris site.
- Zone promoting the use of vegetal elements.
- Old quarry zone (limestone)