

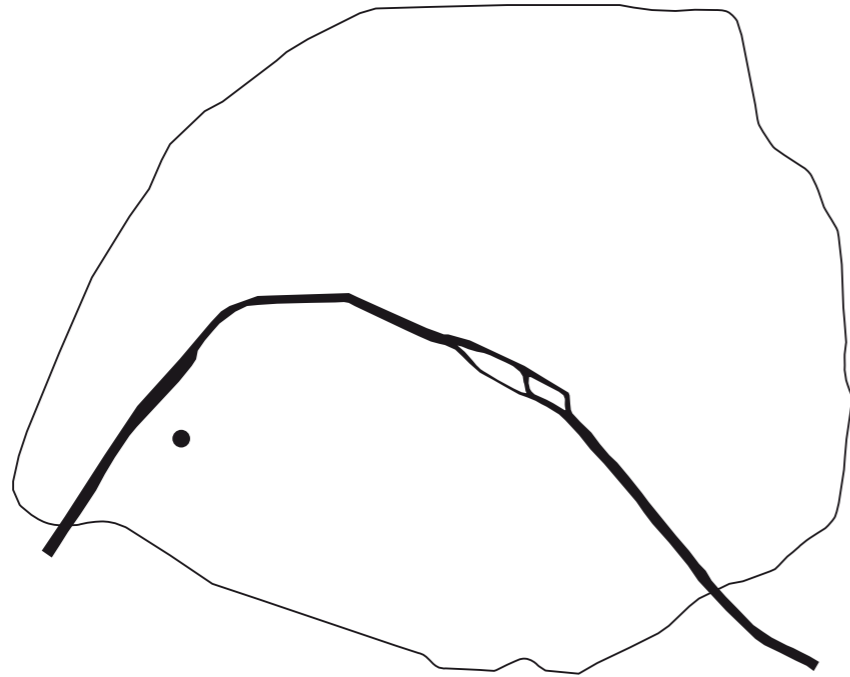
Press kit

Rue de Lourmel Paris, 15^e

(2015)



TVK



54 social housing units, 25 housing units shelter, 101 rooms retirement home with day centre, creche for SemPariSeine

The project is located in the heart of Paris's 15th arrondissement, on the corner of rue Lourmel and rue de l'Église. The plot, formerly the property of France Télécom, was previously occupied by a disused factory.

The project is composed of three buildings, each comprising two distinct programmes, with a total surface area of almost 11,000m².

- 30 social housing units and a large commercial unit,
- a shelter and 24 social housing units,
- a retirement home with day centre and crèche.

In these three edifices, the project explores the question of the picturesque, but not the usual, superficial picturesqueness mimicking the complexity of contemporary cities using formal artifices and façade styles.

Instead, the project explores the capacity of strong typological variations to create the genuine complexity necessary on such a transformation scale. The project therefore involved a detailed examination of the intrinsic typological elements of each edifice, stemming both from their different programme combinations and each construction's distinct situation.

As a result, the three edifices construct a picturesque system interacting powerfully with the extremely heterogeneous architecture of this part of Paris's 15th arrondissement.

DESIGN TEAM

TVK

project manager: Pierre Alain Trévelo and Antoine Viger-Kohler

with Alette Chauchat, Victor Francisco, Felix Tönnis, and Marta Blazquez, Léonard Cattoni, Vincent Hertenberger, Hee-Won Jung, Rozenn Lagrée

Berim

construction consultants

LASA

acoustic consultants

Franck Boutté Consultants

HEQ consultants

BASE

landscape architects

ARC

EHPAD facade consultants

Prévention consultant

technical direction assistance HEQ corner

Impact

technical direction assistance HEQ heart

CONTRACTORS

Lainé Delau

project manager - corner + heart

Cegelec

heart

CLIENT

SemPariSeine

OWNER

Paris Habitat

PHOTOGRAPHS

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TO GET HD IMAGES

presse@tvk.fr

TVK

TVK is a Paris-based architecture and urban planning practice in 2003 by Pierre Alain Trévelo and Antoine Viger-Kohler. Its multidisciplinary 35-person international team works on public and private projects ranging in scale from the object to the city. TVK has achieved international recognition for its novel and decompartmentalised approach to projects responding to extremely complex realities, notably with the Palmarès des Jeunes Urbanistes in 2005 and the Nouveaux Albums des Jeunes Architectes in 2006.

TVK now has a very broad portfolio of work and tends towards an open, collective approach, particularly in complex architectural achievements such as the redevelopment of Place de la République in Paris, Olympe de Gouges “zero energy” school complex in Arcueil, urban studies improving integration, such as the urban insertion study for the Periphérique, the Garonne Eiffel urban project in Bordeaux or the scientific council of Atelier International du Grand Paris (Greater Paris).

www.tvk.fr

SEMPARISEINE

Client

SemPariSeine operates in three core businesses: developing, building and managing structures. The discipline, expertise and team spirit shown by SemPariSeine are reflective of its commitment to keeping to the highest standards in its every undertaking, with an ear constantly open to the local authorities, residents and partners.

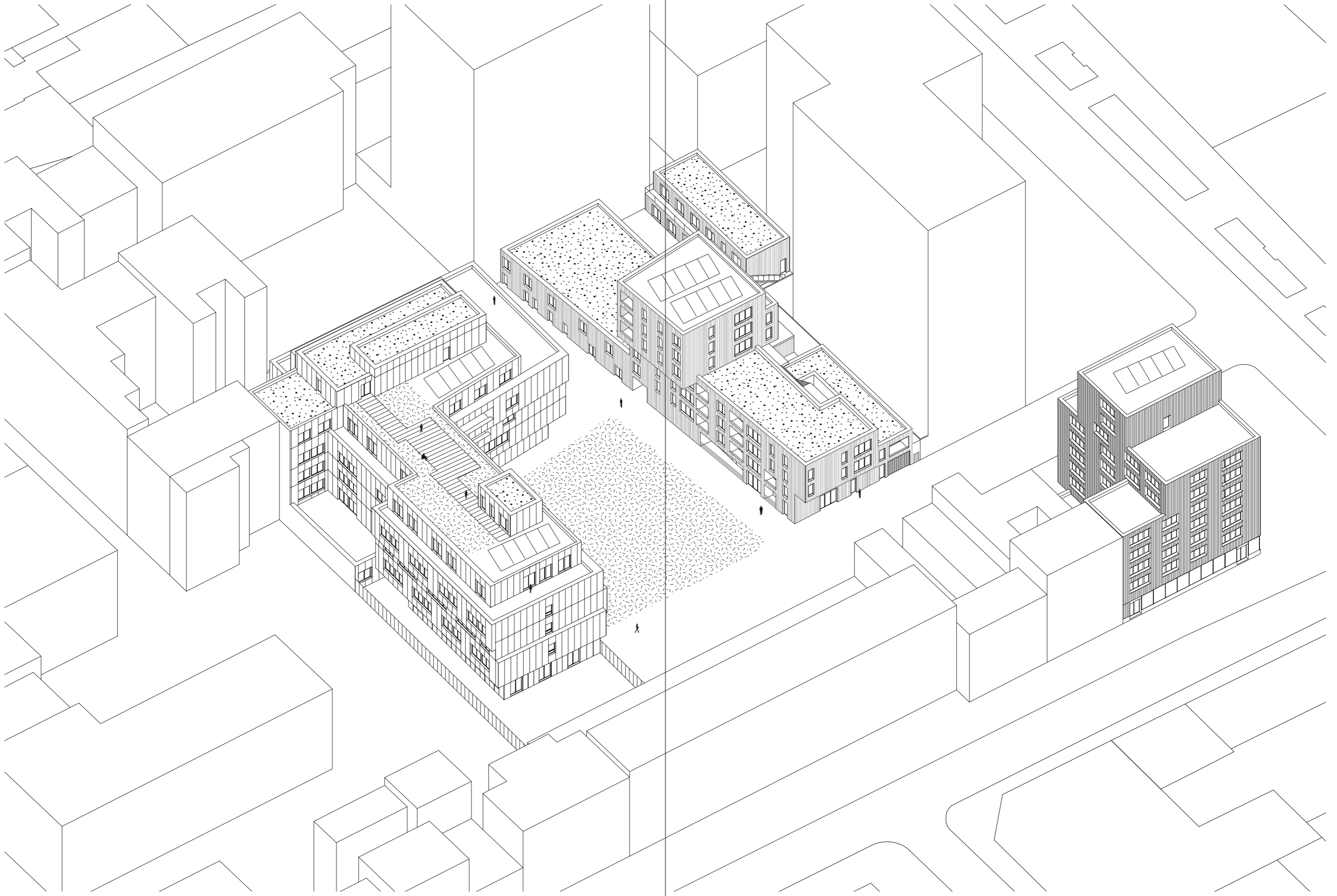
In order to effectively take up the challenges of sustainable development, SemPariSeine takes special care, in all of its projects, to develop and implement tools and imperatives that will guarantee environmental quality. SemPariSeine is signatory to the City of Paris’ Charter on the commitments made by the City’s public-private partnerships to foster sustainable development.

SemPariSeine also sees respect for citizens as a top priority and makes individuals its central concern. Understanding the opportunities for job creation inherent in new construction projects, the Company has set out on a process to bring the business community and employment facilitators closer together.

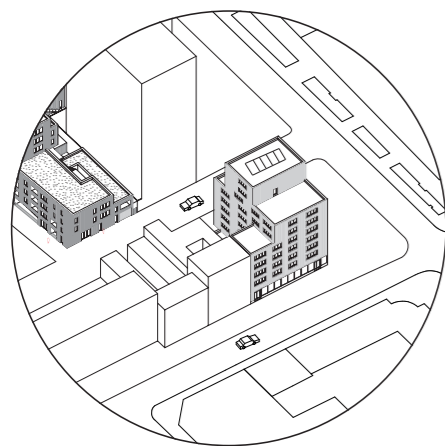
It is currently developing projects in Beaujon (Paris 8th Arrondissement), Boucicaut (15th Arrt), Lourmel-Église (15th Arrt), Olympiades (13th Arrt), Vénétie (13th Arrt), and is in charge of the renewal development project on the central Paris site Les Halles (1st Arrt). SemPariSeine operates across the Paris greater metropolitan area, conducting such high-profile projects as the Porte de Gentilly ZAC (coordinated development zone), south of the capital.

www.sempariseine.fr





The corner: 30 social housing units and commercial space



PROGRAMME
30 social housing units
and commercial space

CONTEXT
Rue de Lourmel,
Paris 15th, France

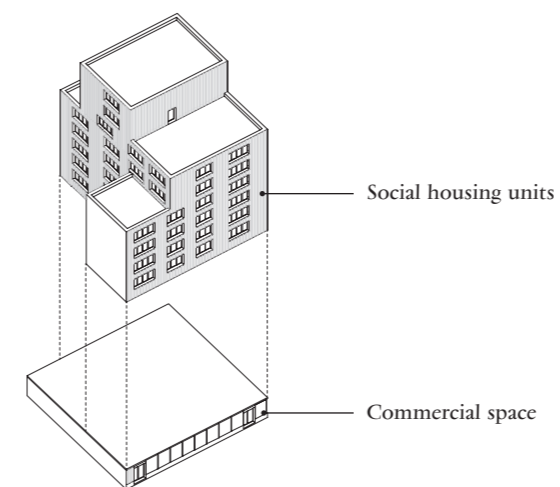
AREA
2,520 m²

BUDGET
4.75 M€ ex. VAT

MISSION
Overall project management

The compact, sculpted volumes of the corner building are visible from its four sides and announce the two other buildings within the block. It comprises 30 social apartments and a shop. Although different and more urban in appearance, it is in the same spirit as the buildings in the centre of the block. The treatment of the upper levels gives the eight-storey construction its very specific silhouette. The entrance hall, in the passageway leading to the middle of the block, is sheltered by the cantilever overhang, which accentuates the construction's urban dimension

To give the building compactness, densify the plot and highlight its position on the street, the exterior spaces were replaced by a communal roof terrace accessible to all residents. The housing units have very large plate glass windows creating a privileged relationship with the exterior and optimum sunshine, reminiscent of traditional Parisian workshop buildings. The self-supporting profiled glass envelope gives its monochrome facades unity and luminosity.





30 SOCIAL HOUSING UNITS

The compact, sculpted volumes of the corner building are visible from its four sides and announce the two other buildings within the block. It comprises 30 social apartments and a shop. Although different and more urban in appearance, it is in the same spirit as the buildings in the centre of the block.

Prismatic building

In compliance with the City of Paris' Climate Plan and the client's surface area requirement, the project decided to give each housing unit large windows compensating for the absence of exterior space. These windows open entirely on to a living room or on to a living room and one or two bedrooms depending on the apartment typology. These large windows give residents a privileged relationship with the exterior.

Each housing unit is bathed in light yet can be shielded from the sun by exterior blinds – a system made possible by the building's compactness. The spirit of the project is reminiscent of traditional Parisian workshop buildings opening on to the city outside.

Programme allocation

Most of the building's almost square base is taken up by shop space on the ground floor (with a stockroom in the basement). The entrance hall to the apartments, sheltered by the cantilever overhang, is in Allee Marie Skobtsov leading to the middle of the block.

The overhang amplifies the urban dimension. The 30 apartments on 8 floors are set around a central circulation reduced to the maximum.

From level 1 to 4, the central core serves corner apartments, most of which are dual aspect. The simple organisation of their plans stems from the building's morphology: halls giving on to corner bedrooms and living rooms. The open kitchens can be partitioned off and complement and increase the volume of the living room. All the apartments have a cellar in the basement.

Communal terrace

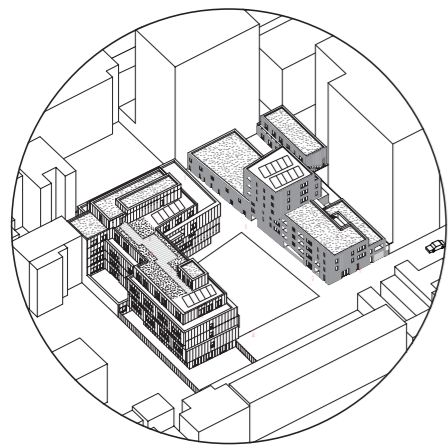
The building's compactness, its position on the street and the commercial space on the ground floor deprive it of a communal courtyard. Yet residents can share an exterior space accessible to all on the 7th floor.

Glass

In compliance with the City of Paris' Climate plan, the building is insulated on the outside (15 cm). For the cladding, we chose Profil-ith, a profiled glass material, for its durability, transparency effects and because it is recyclable and easily cleaned.



The Heart: Social housing, shelter, retirement home with day centre, crèche



PROGRAMME
24 social housing units, 25 housing units shelter, 101-room retirement home with daycentre, crèche.

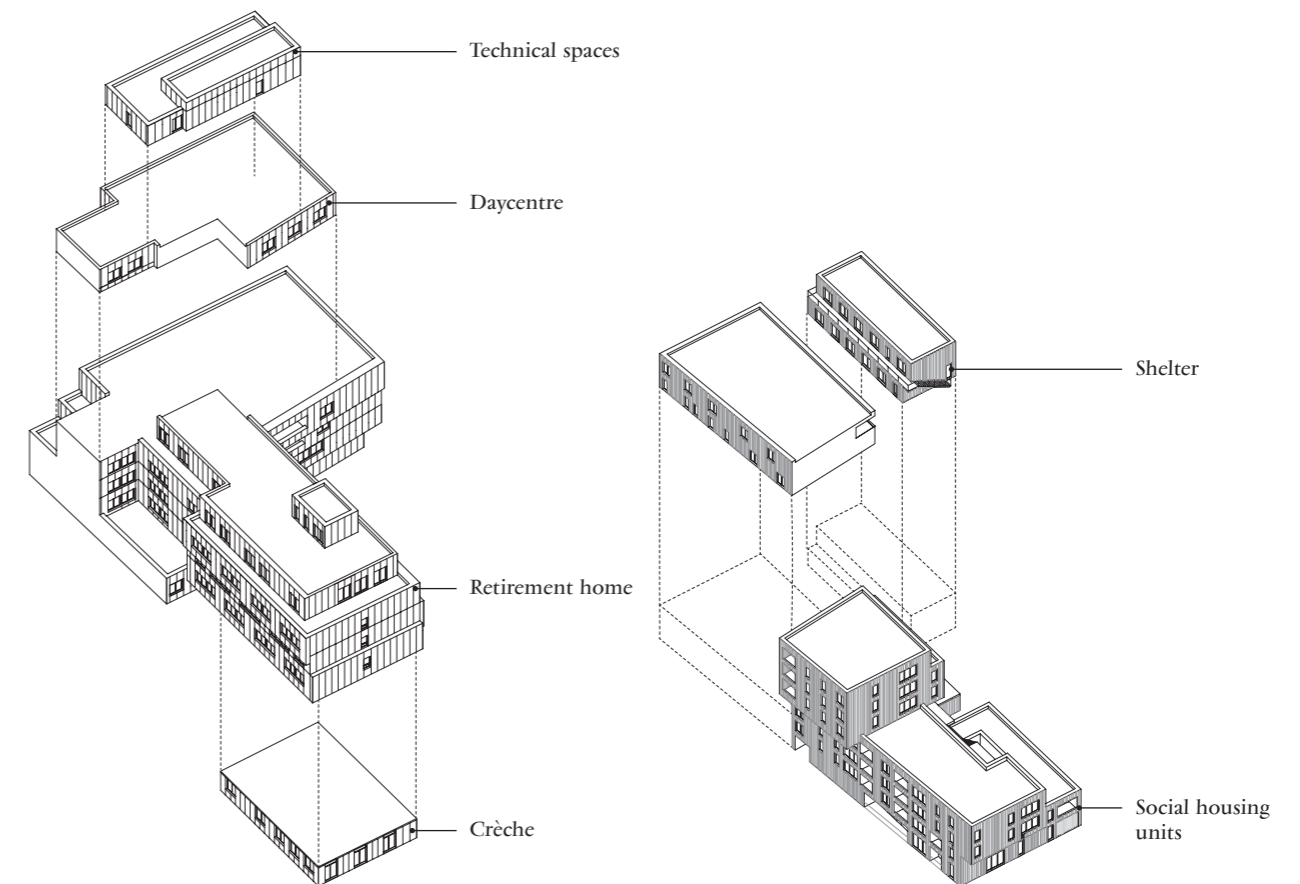
CONTEXT
Rue de Lourmel, Paris 15th, France

AREA
8,252 m²

BUDGET
19.4 M€ ex. VAT

MISSION
Overall project management

Located in the heart of a vast block adjoining the Front de Seine quarter, the project comprises several programmes. The overall implantation concept is the idea of a constructed landscape. The project is composed of two buildings whose strong, coupled presences complement and balance each other. The west building, containing the retirement home, the day centre and the crèche, is a horizontal superimposition of luminous enamelled glass bands. The materiality of the east building is important because it provides light and reflections for its residents and users. The east building, containing the housing units and the shelter, is a more slender, sculptural volume clad in wood.





Urban situation

The urban planning project consisted in bringing together users and residents of very different ages and lifestyles in one place, around a central, public square (not designed by TVK). The urban situation is very specific: the middle of a vast city block combining calm, vegetation and also a landscape and changing skyline of diverse architecture and distant views. The block and the district have two principal features. On the one hand, its density is interspersed with pockets of greenery, including tree-covered courtyards, small inner gardens and large planted terraces. On the other hand, most of the buildings have quite a strong presence, with several high or long buildings giving the district its identity, and buildings of more than 10 storeys directly overlooking the site.

The towers of the Front de Seine district also provide a distinctive backdrop.

Several programmes in two buildings

The horizontal, luminous west building houses the retirement home, the daycentre and the crèche. The matt, sculpted east building comprises 24 social housing units and the shelter. These two buildings' strong, singular and complementary architectures balance one another. They give the project a dual presence that helps vary ambiances and reflections.

SHELTER AND
24 HOUSING UNITS

Open & luminous

The building to the east of the central square comprises 24 social housing units and the 25-room shelter.

Unlike the west building, this building houses only adults and families, all of whom benefit from direct contact with a green space, facing either the central square, the garden between the building and the retirement home building, or their own inner gardens or terrace gardens. This building also opens generously on to the reflective surfaces of the retirement home, benefiting from the luminosity this creates.

A unitary volume

This building is a sculpted volume, composed in function of the surrounding buildings. Its strong, identifiable form has three unitary parts constructed around a 60 metre-long band running north-south. The base component, on the ground floor and 1st floor, occupies the entire length of this north-south band with two extensions to the east: one to the south containing the housing units, the other to the north housing the shelter. The second part (floors 2 and 3) is partially superimposed on the band below and has a cantilevered south end. The third, more cubic volume (floors 4 to 6) is set in the middle of the initial band and cantilevered towards the central square on the west side.

Wood

The building's compact, entirely wood-clad forms with 15-centimetre exterior insulation are designed for optimum passive energy efficiency. The wood cladding's warm, sensitive appearance and smooth texture give the building's volumes maximum expressiveness. The windows are also wood-framed and have exterior canvas blinds.

The shelter

The shelter is housed in the north half of the building, on the ground floor and first floor, in two parallel buildings separated by a garden.

This calm, protected entity is reached via a passageway leading from the north-east corner of the central square through to the inner garden.

The ground floor contains the reception spaces, communal rooms, offices and 9 living units. The living units are accessed on the ground floor via the garden, and on the 1st floor either by an interior circulation or an exterior passageway.

The social housing units

The apartments are grouped in the south part of the building. There are two vertical circulations: an interior circulation unit (staircase-lift) up to the 6th floor, and an exterior staircase with passageway leading to level 3. The access to the basement car park is separate.

Almost all the building's 24 apartments have an exterior space. Those with three rooms or more have loggias.

The ground-floor level includes the access ramp to the car park (for the entire complex), communal spaces and 2 apartments. The 1st, 2nd and 3rd-floor living units are organised around a central band with the wet rooms on either side, some opening onto the exterior passageway on the east side. Thus, most of the apartments have different-facing aspects. The apartments on floors 4 to 6 are

arranged around the central core.

Each floor is different due to the successive staggering on the east side.

RETIREMENT HOME, DAY CENTRE, CRECHE

Open & welcoming

The large building to the west of the central square caters for two age groups – old people and infants – and their specific needs.

Composed of staggered horizontal bands, it forms an angle that stabilises the central public square.

The crèche is an independent unit at the end of the ground floor. The rooms of the retirement home are on levels 1, 2 and 3. The offices, the day centre, communal spaces, apartments and infrastructures spaces are on the ground floor and levels 4 and 5.

Enamelled glass & aluminium

The building is designed for optimum passive energy efficiency. It is extremely compact, with a 20-centimetre exterior insulation envelope and triple-glazed openings. Entirely clad in enamelled glass, it benefits from the durability of this recyclable and easily maintained material, which also provides luminosity and reflected light for the many living units surrounding the building on all sides.

The exterior fittings, in aluminium, have similar reflective properties to the enamelled glass and have exterior projectable blinds.



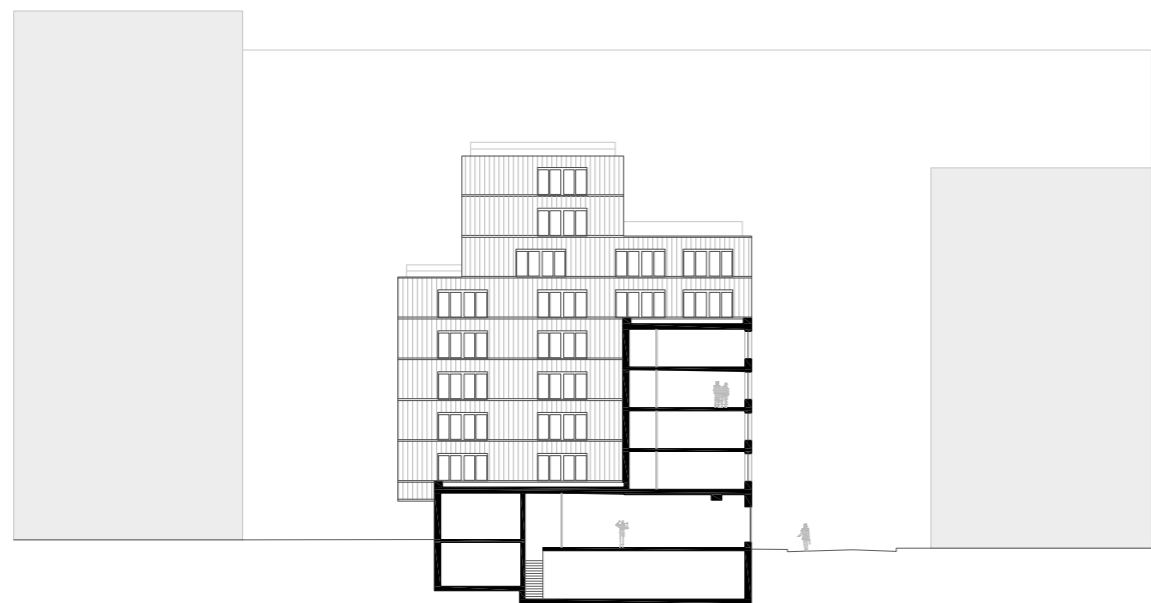
Ground floor plan



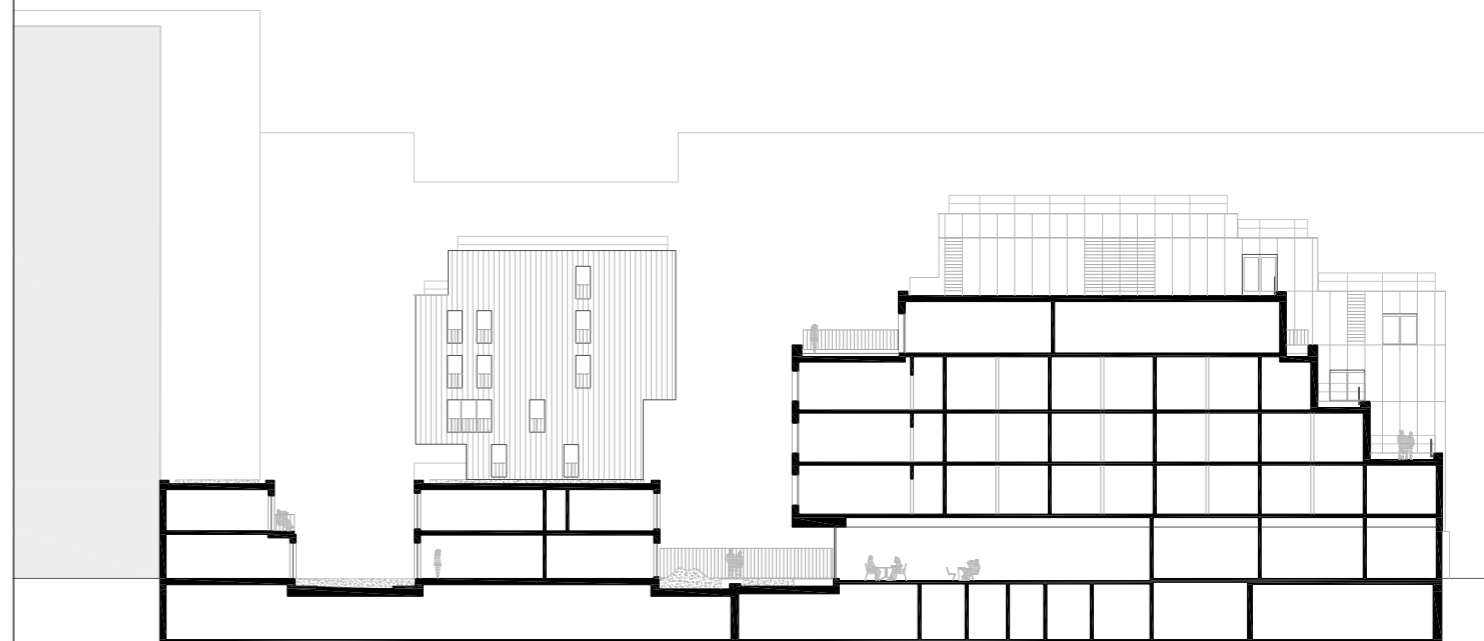
Typical floor plan



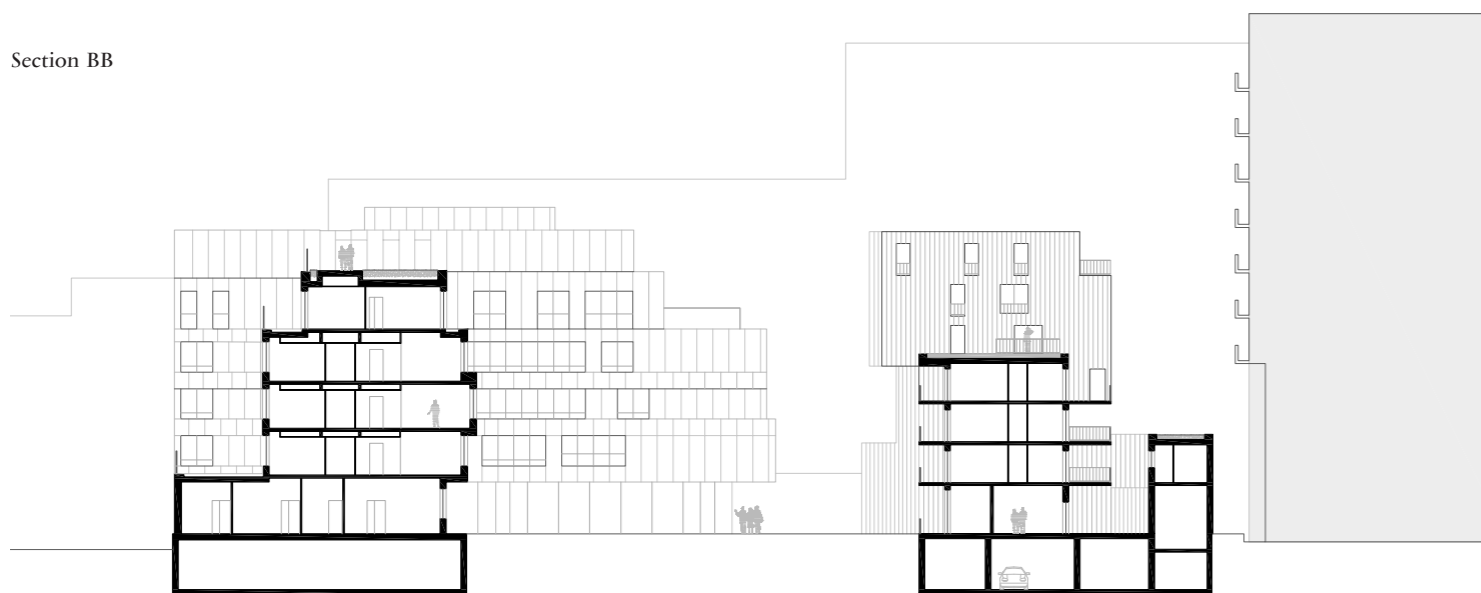
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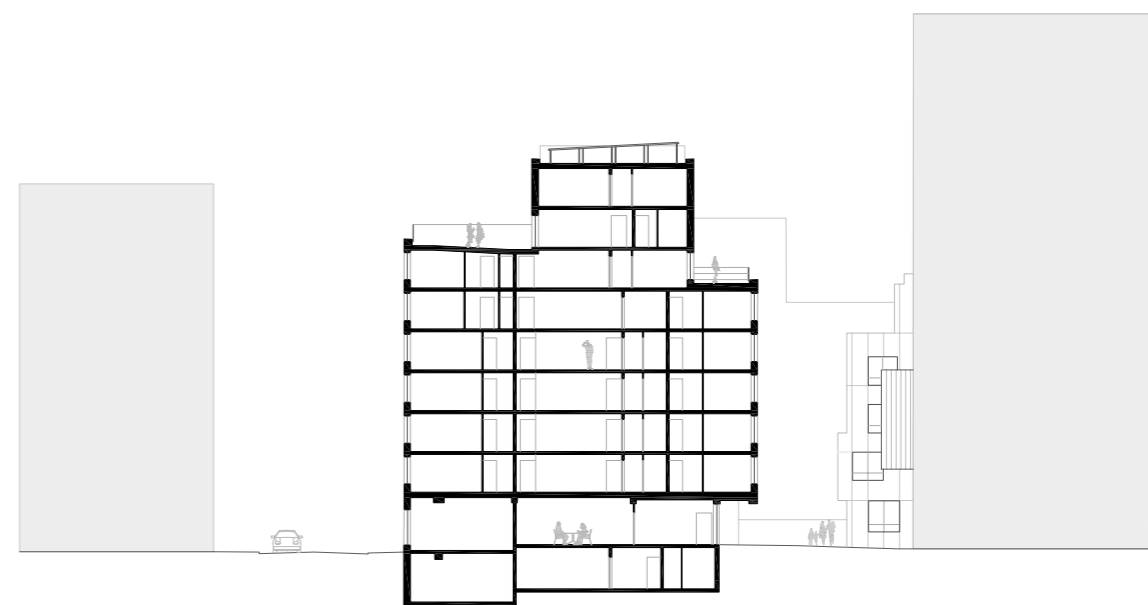
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