



A bright yellow book cover with a white vertical line down the center. The title 'SOCIAL HOUSING' is written in large, bold, white, sans-serif capital letters, split by the vertical line. Surrounding the title are several black geometric icons: a right-angle corner, a trapezoid, a triangle, and a square with a diagonal line. At the bottom left, there is a black rectangular box containing the text 'RIBA # Publishing'. At the bottom right, the subtitle 'DEFINITIONS & DESIGN EXEMPLARS' and the authors' names 'Paul Karakusevic' and 'Abigail Batchelor' are printed in white.

SOCIAL HOUSING

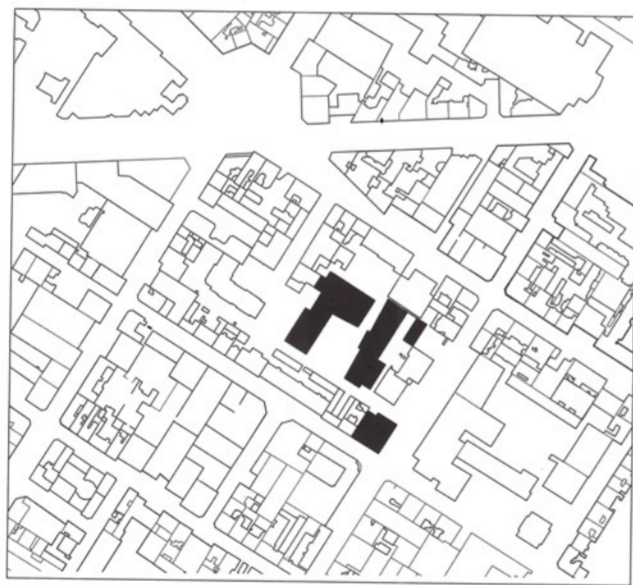
DEFINITIONS
&
DESIGN
EXEMPLARS

Paul Karakusevic
Abigail Batchelor

RIBA # Publishing

4.3 Lourmel mixed-use housing, France Trévelo & Viger-Kohler Architectes Urbanistes (TVK)

Country	France
Location	15TH ARR, Paris
Client	SemPariSeine
Cost	€24m
Funding	Public
Units	54 social housing, 25 housing shelter
Scale	4-9 storeys
Mixed uses	101-room retirement home, a day centre, a crèche
Tenures	100% social housing
Key dates	Competition winner 2009, completed 2015
Procurement	Public competition for architects, construction management process during construction phases



4.3.0 Location plan, scale 1:5000

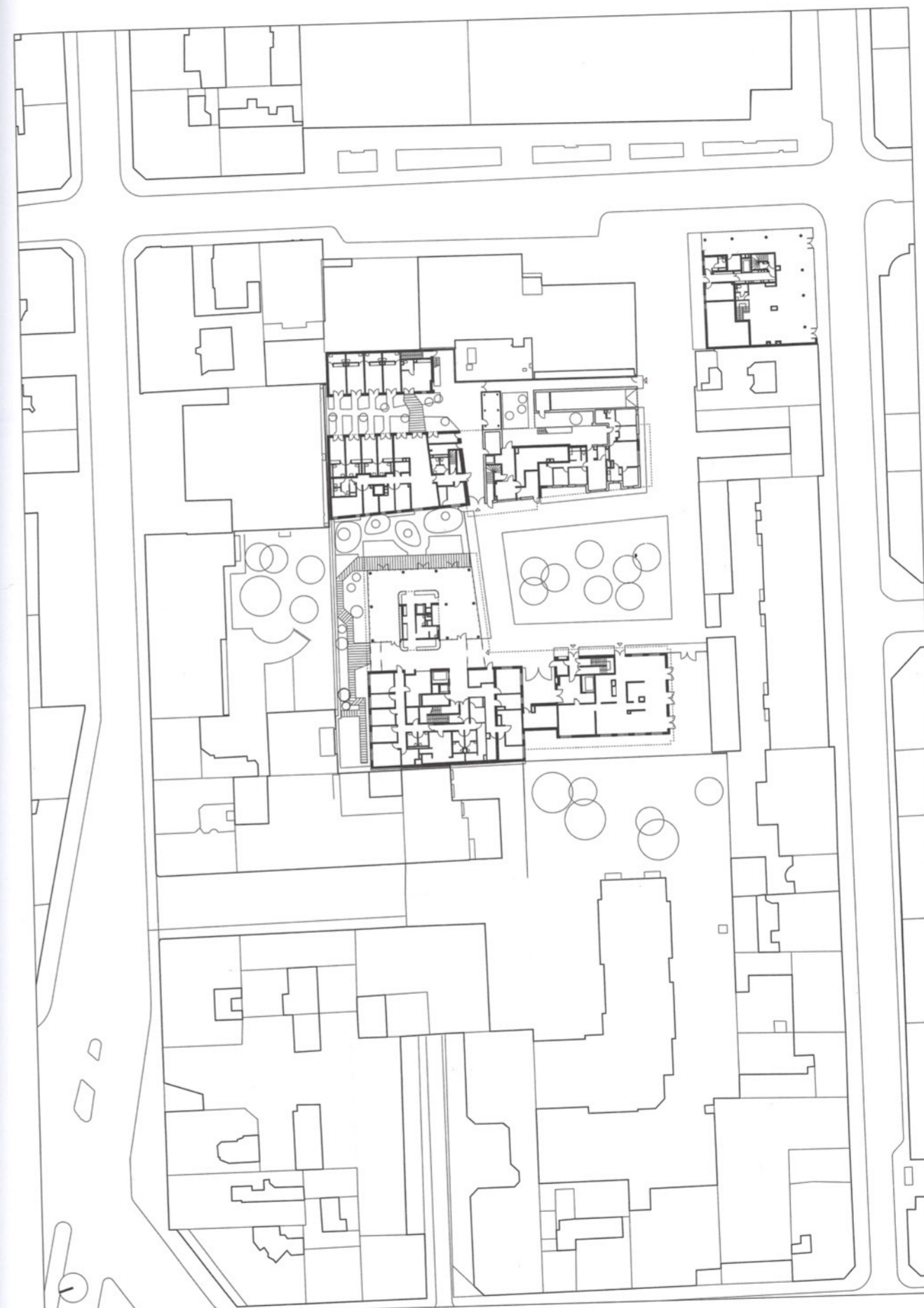
The project is located in the heart of Paris's 15th arrondissement, near to the banks of the river Seine. The site formerly belonged to France Télécom and was previously occupied by a disused factory. The large-scale urban blocks comprise large-scale modernist apartment buildings that dominate, giving the district its urban identity, but interspersed within the blocks are pockets of greenery that include tree-covered courtyards, small inner gardens and large planted terraces.

The project is an example of an ambitious mixing of uses that are accommodated in an ensemble of three buildings, each of which brings together two distinct programmes. There are 30 social-housing units and a large commercial unit in the first building, a women's shelter and 24 social-housing units in the second, and a retirement home with a day centre and a crèche in the third. In composing these three buildings, the designers were interested in exploring the typological variations between uses and the ways in which they could be interwoven on a complex site. The final arrangement was developed through a thorough understanding of the requirement of each programme, its needs and their suitability for different sites within the block.

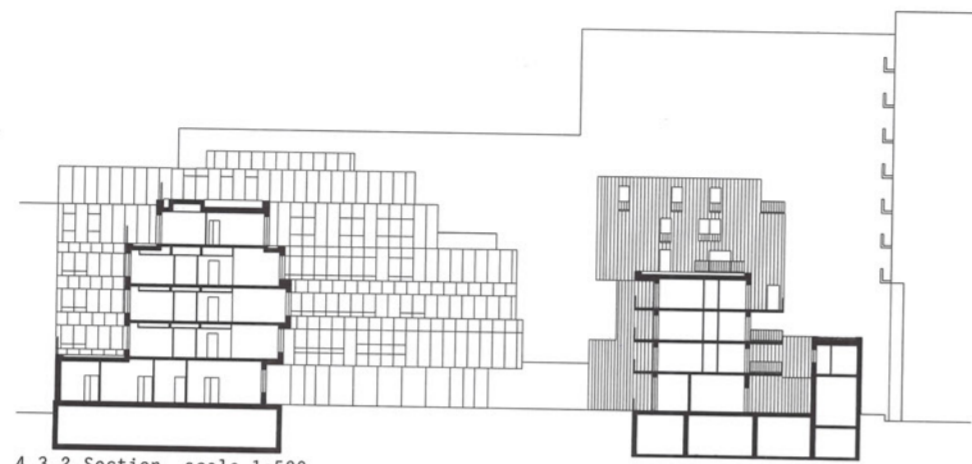
The compact, sculpted volumes of the corner building are visible from its four sides and act as a focal point that leads the visitor to the centre of the site. The building contains 30 social apartments and a shop at ground floor. The apartments are accommodated over the eight storeys above ground with a compact central core. The organisation of the plan exploits the corner site of the building, with halls leading to corner living rooms. The open kitchens are able to be separated by partitions, or to act as an extension of the volume of the living room.

A passageway acts as an entrance hall to the block and is sheltered by a cantilevered overhang from the building above. Due to the compact site and the requirement to achieve sufficient density, exterior spaces are placed at roof level in the form of a communal terrace that is accessible to all residents.

The women's shelter is housed in the north half on the ground and first floors, in two parallel buildings separated by a garden. This distinct and specialist use requires calm and protection, and is reached via a passageway that leads



4.3.1 Ground-floor plan, scale 1:1000



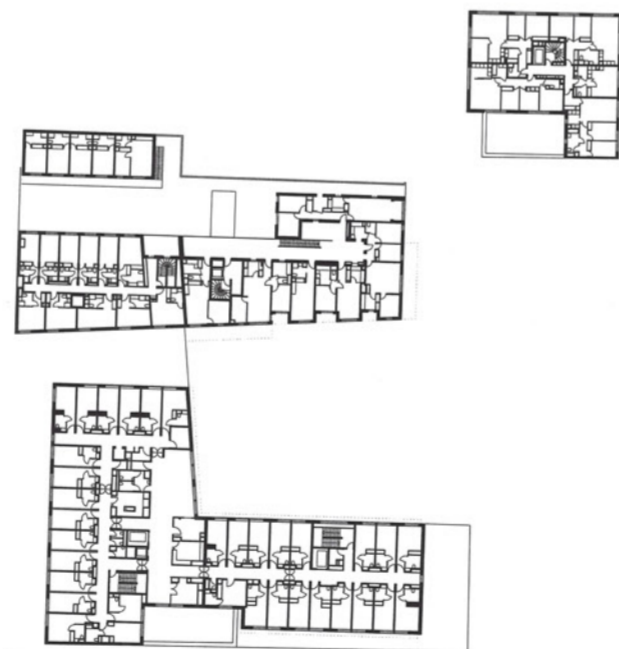
4.3.2 Section, scale 1:500



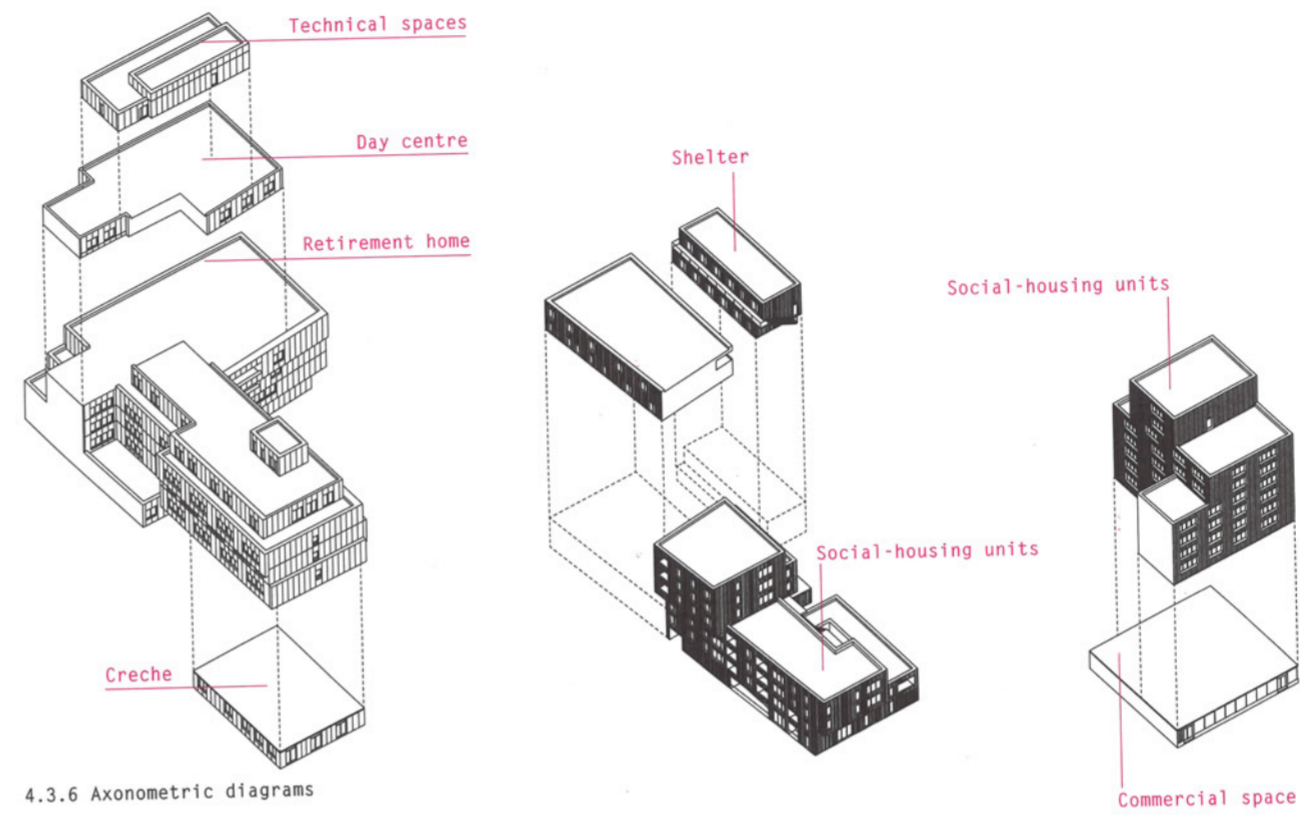
4.3.3 Street frontage with commercial space at ground



4.3.4 Women's shelter and social housing



4.3.5 Unit plan, scale 1:1000



4.3.6 Axonometric diagrams

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 nine living units. The living units are accessed on the ground floor via the garden, and on the first floor either by an interior circulation or an exterior passageway.

The social housing apartments are grouped in the south part of the building, accessed from two cores, an internal (with a staircase and a lift) that reaches the sixth floor, and an exterior staircase with passageway that leads to the third floor. Almost all the building's 24 apartments have an exterior space, and within those with three rooms or more, this is provided in the form of loggias. All units are provided with large, plate-glass windows that provide high levels of daylight and echo traditional Parisian workshop buildings. The ground-floor level includes the access ramp to the car park (for the entire complex), communal spaces and two apartments. The first-, second- and third-floor living units are organised around a central band with the wet rooms on either side. As a result, most of the apartments have more than one

aspect. The apartments on floors four to six are arranged around the central core; each floor being slightly different due to the successive staggering on the east elevation.

The large building to the west of the central square caters for two age groups – older people and children – and their specific needs. Composed of staggered horizontal bands, the façade is chamfered to address the central public square. The creche is an independent unit at the end of the ground floor. The rooms of the retirement home are on levels one, two, and three, with offices, the day centre, communal spaces on the ground floor and apartments on the top two levels.

Together, the three buildings successfully interweave a complex set of briefs to exploit a challenging site that includes both block edge and interior. The project is an example of how a nuanced approach to building arrangement – in the form of the ensemble – provides the opportunity to successfully vertically stack a wide variety of uses, without compromising the daylight and privacy of communal spaces.