

LAN

Press Release /
December 2014



30 housing units Paris

Technical information:

PROGRAM: 4 housing buildings
CLIENT: Paris Habitat - OPH
LOCATION: Paris, Fréquel / Fontarabie Sector,
Paris, 20th arrondissement
COST: €5M excl. VAT
SITE AREA: 2450 m²
COMPETITION: 2006
COMPLETION: 2014
TEAM: LAN Architecture (lead architect), LGX
Ingénierie (all-trades engineers), Franck Boutté
Agence (HEQ consultant)

As the last stage of the development of the mixed development zone of the la Réunion neighborhood, this project seeks to reconstruct the older urban fabric through small interventions within an overall framework of sustainable development.

Bordered by rue des Orteaux, rue de Fontarabie, and the Passage Fréquel, the Fréquel-Fontarabie block is the last stage of the development of the mixed development zone of the la Réunion neighborhood. This effort has sought to reduce the visible level of inhabitability, build new housing, value existing resources, and design nearby public facilities in an effort to create quality public spaces. The project to build thirty housing units has pursued a dual goal: to reconstruct the older urban fabric through small interventions within an overall framework of sustainable development.

Located at the edge of the former village of Charonne, the Fréquel-Fontarabie block is a palimpsest that reveals an older layout of small, rather elongated parcels. There are also traces of a “Faubourg” type of architecture, characterized by low-slung buildings consisting of urban houses situated at the edge of their parcels, with an interweaving of alleys, courtyards, and pedestrian walkways. At the corner of rue de Fontarabie and the Passage Fréquel, one can see the vestiges of this small-scale, private allotment of land. Today the neighborhood also includes vast housing complexes that sit on much larger parcels.



The Social Housing Units Paris received second prize in the 2009 SAIE Awards

The project to build thirty housing units is separated into four lots across the block. It aims to reconstruct the urban fabric by drawing inspiration from the old structure and type of building.

Although the four lots of the project belong to the same program (public housing with community activities or a child services center on the ground floor), their role in the urban development of the area differs according to their location: while lot 6A, which leans against a five-story existing wall, and lot 6B demarcate the edge of rue de Fontarabie and close off the small square, lot 6C echoes the existing constructions in its scale and balance between fullness and empty space. Particular attention was paid to the shared spaces, which include the hallways, courtyards, and stairwells, especially to their size, lighting, and materials, all in order to transform them into places of life, in the manner of the Faubourg style of architecture that characterizes the eastern parts of Paris. Thus, lot 6B has a stairwell that is naturally lit by a large picture window, which in turn renders the stairwell visible from the street. Lot 6C is made up of two small volumes of two to three housing units each that surround a partially shared, partially private courtyard. A picture window at the end of the alley allows one's eye to jump to the central garden area. Lot 3, at the end of the parcel located at 35b rue des Orteaux, is split into two equal volumes separated by private garden areas.

The stairwells and the galleries are on the outside, which provide the residents with a view that sweeps across the entire block in all its density. All of the lots sit around the garden. The buildings are three to four stories tall, but lot 6A has five. The two upper levels are set back to render it harmonious with the adjacent building and help minimize the overly monumental character of the whole block. The very favorable, overall orientation of the façades creates a large opening into the small square and the garden reserved to pedestrians.

The architectural style put a premium on sobriety: the facing of the façades is a thermal cement double wall that has been tinted black for lots 6 A-B-C, and for lot 3, a siding in larch. Folding steel shutters along the south and west-facing façades of lots 6 A-B-C allow one to either filter the natural light, or to create more privacy. The wooden window frames (sills, jambs, and arches) soften the black, rather closed façades that look out onto rue Fontarabie. The building's morphology and materiality distinguish the character of each individual building.

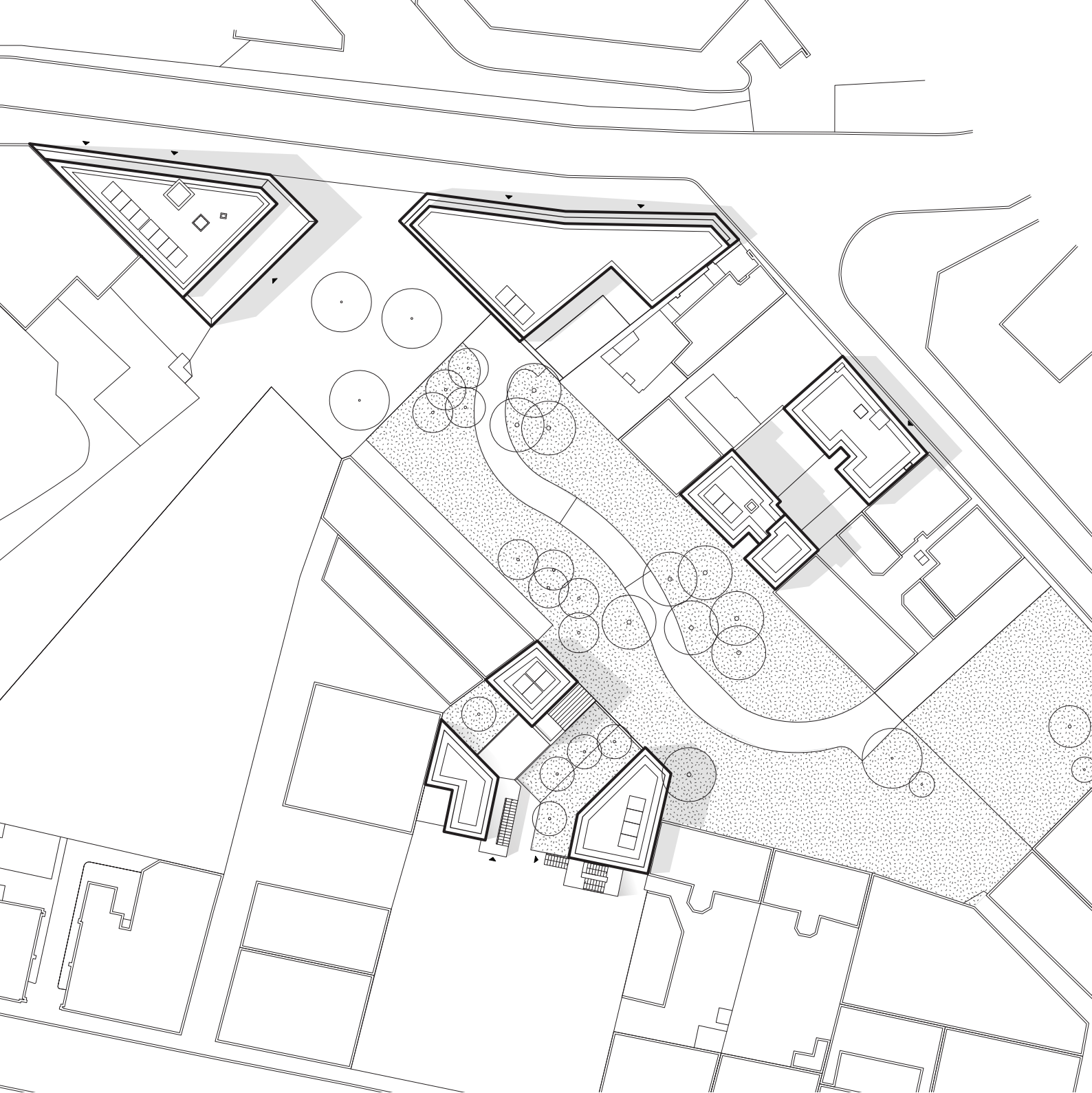
The design of the façades limits energy loss. The northern façades, pierced by small openings that illuminate the bedrooms, are rather closed, while the south-facing façades look mostly out onto the garden and thereby provide an almost panoptic view. Balconies extend the apartments' living rooms. Metal shutters allow for the filtering

of natural light. Solar panels on the roof provide energy to the building. The four lots are certified according to French sustainable construction standards (BBC 2005, option Effinergie et Cerqual H&E, Profil A).

LAN (Local Architecture Network) was founded by Benoit Jallon and Umberto Napolitano in 2002 with the intent of exploring architecture as the intersection of several disciplines. This approach has today become a working method, and it has allowed the firm to explore new territories and to develop a vision that encompasses social, urban planning, functional, and formal issues. The firm's projects consider this universe of possibilities at all different scales and contexts, and they have been recognized on multiple occasions in France and across the world, be they sophisticated architectural objects such as the EDF National Archives or experimental housing developments (Paris, Bègles, Beirut), commercial buildings (the Euravenir Tower in Lille), cultural projects (the Théâtre du Maillon and most recently the Grand Palais) or urban planning projects (the Brossette neighborhood in Île de Nantes and the Neue Hamburger Terrassen housing development). In 2004, the firm was included in *Nouveaux Albums de la Jeune Architecture* (New Editions of Young Architecture, or NAJA), an award bestowed by the French Ministry of

Culture and Communication. In 2009, LAN was honored at the International Architecture Awards (Chicago Athenaeum), the *Archi-Bau Awards*, and it won the Special Prize at the 12th International Triennial of Architecture in Sofia. In 2010, the firm received prizes at the AR Mipim Future Projects and Europe 40 Under 40 Awards. In 2011, the firms received the Best Sustainable Development prize at the LEAF Awards, a prize at the SAIE Selection Awards, and the AMO Prize from the Fondation d'Entreprise Excellence SMA. LAN was nominated for the Prix de l'Équerre d'Argent in 2011. In 2012 the firm brought home the Silver Medal from the Fassa Bortolo International Prize for Sustainable Architecture. In 2013, it received the BIGMAT 13 France National Prize. In 2014, the Euravenir Tower received the Prix SMABTP-Pyramides d'argent prize and was nominated for the Prix de l'Équerre d'Argent and the European Union Prize for Contemporary Architecture – Mies van der Rohe Award 2015. EDF Archives Centre was nominated for the Philippe Rotthier European Prize for Architecture, 79 Collective Housing Units Bègles were awarded second

prize for residential concept category for the Rethinking the Future Awards, and the Neue Hamburger Terrassen received the International Architecture Awards (Chicago Athenaeum) and the Carl-Friedrich Fischer Preis 2014 – *Humanes wohnen*. LAN is an active participant in international architectural debate. The firm is strongly committed to the dissemination and interrogation of the values underlying contemporary architecture, whether in an academic setting (TU Graz and Università degli Studi Roma Tre in 2011, the Berlage Institute and the Welsh School of Architecture in 2012, Università di Ferrara in 2013, the Bergen Architecture School in 2014, among others), or at major institutions and cultural events worldwide (MoMA in New York, MAXXI in Rome, Garage in Moscow, Archifest in Singapore, the National Congress of Architects in Panama, and the Venice Biennale, to name a few). In 2013, the Spanish publisher Actar gave LAN carte blanche to publish a book, which appeared in 2014. Called *TRACES*, the book interlaces reflections on the nature of cities with discussions of the various issues that characterize the firm's projects.



The recomposition of the parcels

The parcelling of this area appears in the block as a palimpsest. At the corner of rue de Fontarabie and the Passage Fréquel, one can see the vestiges of this small-scale, private allotment of land. Today the neighborhood also includes vast housing complexes that sit on much larger parcels.



General elevation of the block



Differentiated urban roles

Although the four lots of the project belong to the same program (public housing with place of business or a child services center on the ground floor), their role in the urban development of the area differs considerably; in fact, their size was “made to measure” in relation to the adjacent buildings and their position within the block.

While lots 6A and 6B maintain the continuity of construction along the rue de Fontarabie, “pinching” the empty space to form a threshold between the street and the small square, lot 6C echoes the Faubourg-style of architecture. Lot 3 is situated at the back of the parcel at the edge of the park.



Axonometry of the four blocks



Lot 6B - elevation facing the garden

A customized intervention

To keep the ensemble from being too solemn, the upper portion is slightly set back, providing terraces to the residents and ensuring formal continuity with the nearby buildings.

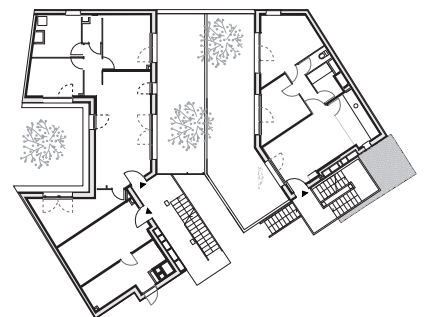


Lots 6B and 6C - elevations facing the garden



Courtyards, passageways, and alleys

Particular attention was paid to the shared spaces, which include the hallways, courtyards, and stairwells, especially to their size, lighting, and materials, all in order to transform them into places of life, in the manner of the Faubourg style of architecture that characterizes the eastern parts of Paris.



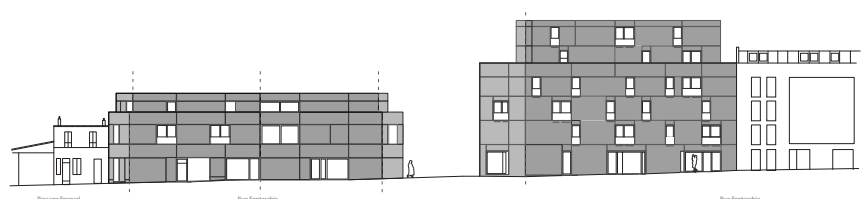
Lot 3 - Plan of the ground floor level



Lot 6A - elevation facing the garden

Sustainability

The design of the façades limits energy loss. The northern façades, pierced by small openings that illuminate the bedrooms, are rather closed, while the south-facing façades look mostly out onto the garden and thereby provide an almost panoptic view. Balconies extend the apartments' living rooms. Metal shutters allow the natural light to be filtered.



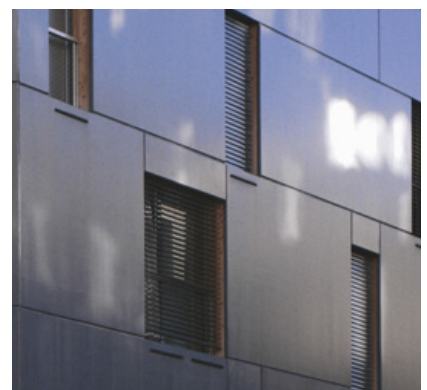
Lots 6A and 6B - elevations facing the rue de Fontarabie



Lot 3 - Elevation facing the garden

Materials

The facing of the façades is a thermal cement double wall that has been tinted black for lots 6 A-B-C, and for lot 3, a siding in larch. Folding steel shutters along the south and west-facing façades of lots 6 A-B-C allow one to either filter the natural light, or to create more privacy. The wooden window frames (sills, jambs, and arches) soften the black, rather closed façades that look out onto rue Fontarabie.

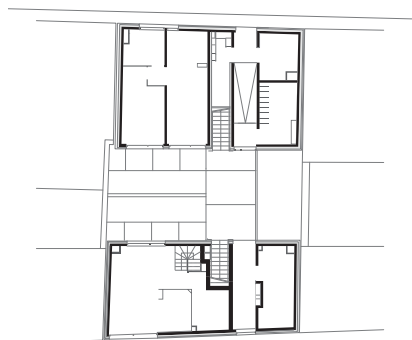


Lot 6A - Detail of the façade facing the street

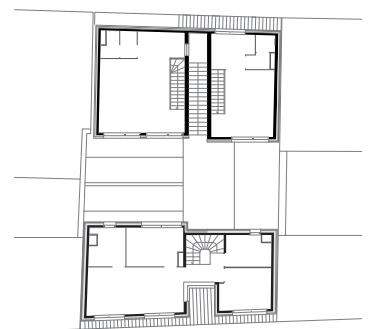


Apartments

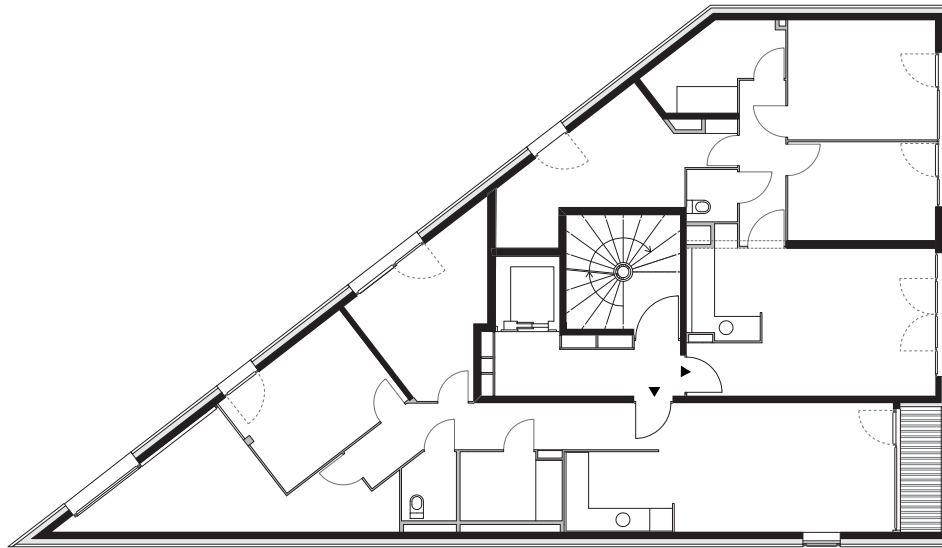
The orientation of the parcels is very favorable: the living rooms and other main spaces all look out onto the small square and garden situated in the middle of the block along the southern and eastern sides of the buildings.



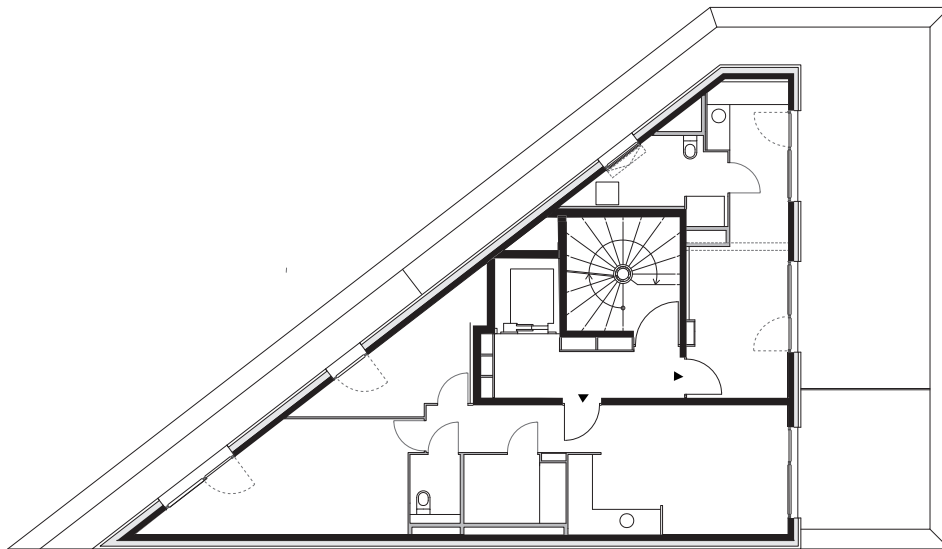
Lot 6C - plan of the ground floor level



Lot 6C - plan of level 2



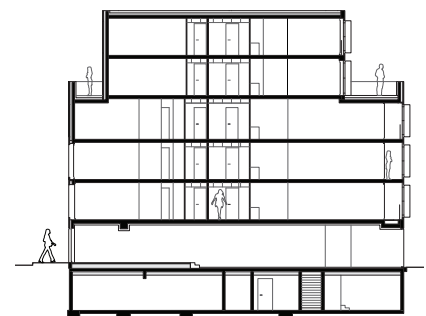
Lot 6A - plan of levels 1 and 3



Lot 6A - plan of levels 4 and 5

Apartments

The irregular shapes of the parcels were used to make the plan more dynamic. At the ground level, private courtyards or gardens about the housing. On the upper floors, long balconies or terraces extend the living rooms.



Lot 6A - cross section

Photos available upon request
in high resolution and for web

Contact

Anne Sophie Delaveau
asd@lan-paris.com



LAN_FRE_EXT_02



LAN_FRE_EXT_03



LAN_FRE_EXT_04



LAN_FRE_EXT_05



LAN_FRE_EXT_06



LAN_FRE_EXT_07



LAN_FRE_EXT_08



LAN_FRE_EXT_09



LAN_FRE_EXT_10



LAN_FRE_EXT_11



LAN_FRE_EXT_12



LAN_FRE_EXT_13



LAN_FRE_EXT_14



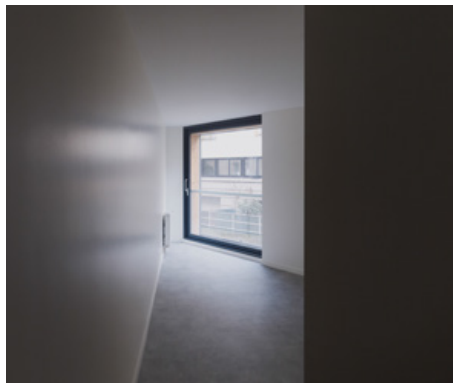
LAN_FRE_EXT_15



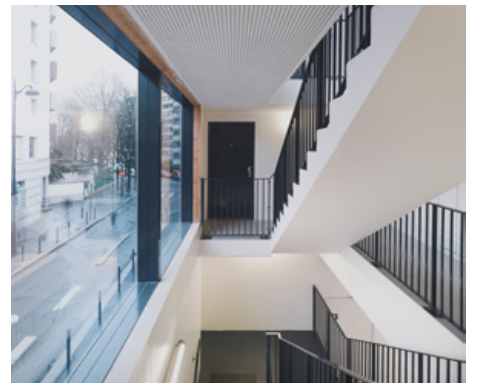
LAN_FRE_EXT_16



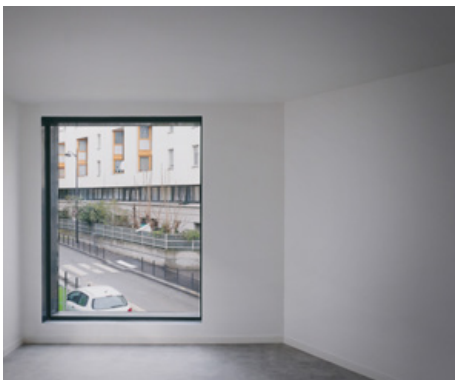
LAN_FRE_EXT_17



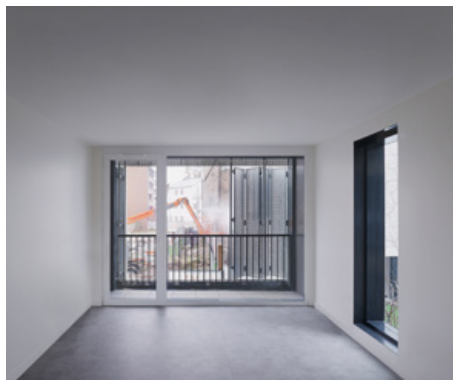
LAN_FRE_INT_01



LAN_FRE_INT_02



LAN_FRE_INT_03



LAN_FRE_INT_04



Photo shoot
by Julien Lanoo.

© Julien Lanoo, 2014
© LAN Architecture

LAN

25, rue d'Hauteville
F-75010 Paris
T. +33 1 43 70 83 32

asd@lan-paris.com
www.lan-paris.com