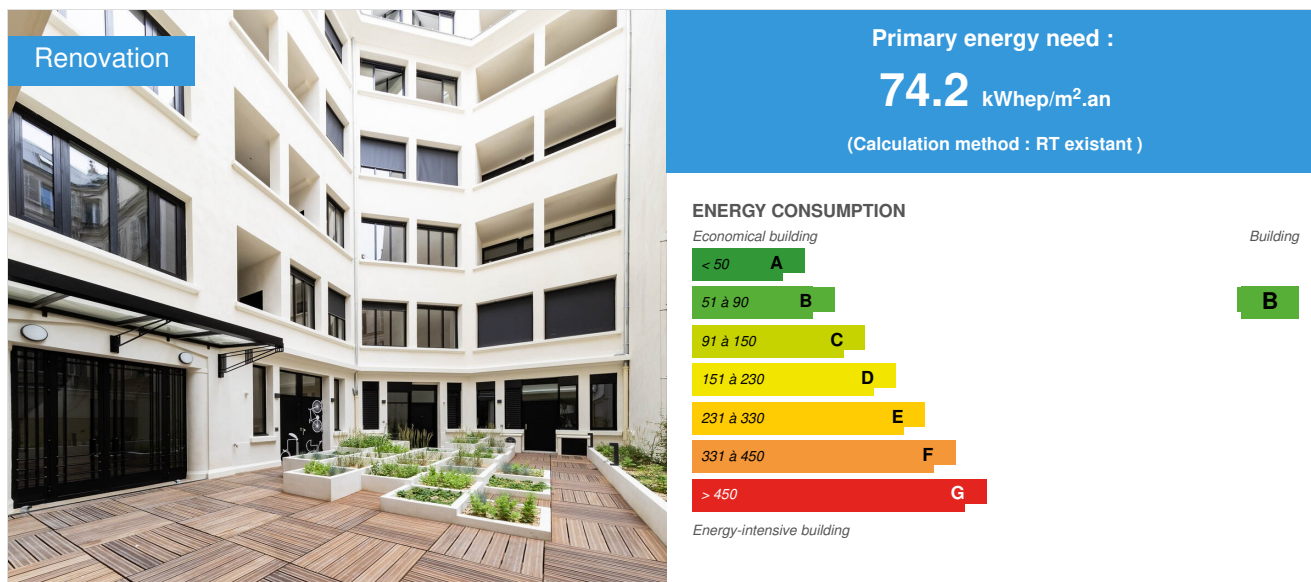


# Monceau: transformation of a school into social housing and shops

by SANDRA CHARPENTIER / 2021-05-27 00:00:00 / France / 9587 / FR



**Building Type** : School, college, university  
**Construction Year** : 1929  
**Delivery year** : 2020  
**Address 1 - street** : 12 rue de Monceau 75008 PARIS, France  
**Climate zone** : [CsC] Interior Mediterranean - Mild & dry summer.

**Net Floor Area** : 1 712 m²  
**Construction/refurbishment cost** : 7 894 983 €  
**Cost/m²** : 4611.56 €/m²

**Certifications :**



**Proposed by :**



## General information

The operation involves the transformation of a school into 24 social housing units and a business.

- > Usable area of housing: 1,544.87 m²
- > 1 activity room of 95.12 m² + 72.52 m² reserve in the basement

ELOGIE-SIEMP is committed to obtaining the "NF HABITAT HQE" higher level certification, 8 stars. This work is carried out by EBPS:

- Creation of 24 housing units and a business, restructuring of traffic
- Reflection on reuse (existing radiators and ironwork)
- Enhancement of existing heritage elements

- Creation of a rain garden
- Common vegetable garden and convivial terrace on the roof terrace / Green roof terrace

**The market was allotted in 4 lots, EBPS obtained 3 and NSA 1:**

Lot 1: Cleaning - Demolitions - Asbestos removal and lead removal in buildings / EBPS

Lot 2: Clos et le Couvert and interior work / EBPS

Lot 3: elevator / NSA

Lot 4: VRD and outdoor spaces / EBPS

## Sustainable development approach of the project owner

It is important to stress that the implementation of a project which has sustainable development as its basic principle is based above all on a sensitive listening to the different points of view, the renunciation of ready-made solutions, time for reflection and reflection. Consequent arbitration, a particularly dynamic project management and a commitment of all in an eco-responsible vision of design, construction and development.

The sustainable development approach therefore supposes:

- that the various partners and users of the project (inhabitants, managers, users, residents, etc.) be involved from the start of this dynamic in order to build a "life project" or "use" from a "diagnosis shared";
- that the client creates a real dynamic of the project around shared objectives and that the various actors have the capacity to synthesize the contributions of the various expertises and regularly update their skills;
- a systemic approach to the project, and therefore the multidisciplinary and ability to listen to the various actors in the operation (in particular project owners, programmers and project managers).

## Architectural description

Built over 6 floors in 1900, **12 rue de Monceau** is a building located in the Faubourg du Roule district which retains its old charm with a touch of modernization.

## Photo credit

ALWAYS

## Stakeholders

### Contractor

Name : ELOGIE SIEMP

Contact : 01 40 47 55 55

[www.elogie-siemp.paris](http://www.elogie-siemp.paris)

### Construction Manager

Name : ebps

Contact : 01 41 79 18 84

[www.ebps.fr](http://www.ebps.fr)

### Stakeholders

Function : Designer

Virtuel Architecture

01 41 83 36 36

<http://www.virtuel.fr/>  
design

Function : Certification company

NF habitat HQE , BBC Rénovation, Plan climat de Paris

01 41 83 36 36

certification: Cerqual NF habitat HQE excellent profile, effinergie renovation label, City of Paris climate plan

Function : Thermal consultancy agency

## Contracting method

General Contractor

## Type of market

Realization

## Energy

### Energy consumption

Primary energy need : 74,20 kWh<sub>ep</sub>/m<sup>2</sup>.an

Primary energy need for standard building : 174,00 kWh<sub>ep</sub>/m<sup>2</sup>.an

Calculation method : RT existant

Initial consumption : 159,00 kWh<sub>ep</sub>/m<sup>2</sup>.an

### Real final energy consumption

Final Energy : 99,00 kWh<sub>ef</sub>/m<sup>2</sup>.an

Real final energy consumption/m<sup>2</sup> : 72,00 kWh<sub>ef</sub>/m<sup>2</sup>.an

Real final energy consumption/functional unit : 72,00 kWh<sub>ef</sub>/m<sup>2</sup>.an

Year of the real energy consumption : 2 019

### Envelope performance

Envelope U-Value : 0,69 W.m<sup>-2</sup>.K<sup>-1</sup>

Building Compactness Coefficient : 0,70

Indicator : EN 13829 - q50 » (en m<sup>3</sup>/h.m<sup>3</sup>)

Air Tightness Value : 1,70

## Renewables & systems

### Systems

Heating system :

- Gas boiler

Hot water system :

- Gas boiler
- Other hot water system

Cooling system :

- Others
- No cooling system

Ventilation system :

- Humidity sensitive Air Handling Unit (Hygro B

Renewable systems :

- Other, specify

There are two QARNOT digital boilers installed for preheating the domestic hot water return.

## Environment

## Urban environment

The operation is located at 12 rue de Monceau in the 8th arrondissement of Paris. The building, built in 1929 by the architect J. HIRSCH, is located near the Champs Elysées, the Arc de Triomphe and the Parc Monceau. Former primary school, the building was vacated in 2017, to make room for 24 social housing units and 1 local activity.

The rue de Monceau is lined with many luxurious mansions, mostly built under the Second Empire.

The district is served by line 2 to *Villiers, Monceau and Courcelles stations* as well as by RATP bus lines 30.84.

## Products

### Product

Digital boilers

QARNOT

<https://qarnot.com>

**Product category :** HVAC, électricité / heating, hot water

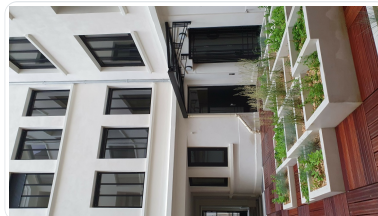
The installation of two QB • 1 digital boilers is a solution that contributes to the energy transition of buildings, by making it possible to heat domestic hot water (DHW) in homes using computers.



Rain garden on the ground floor

**Product category :** Outdoor facilities / Rain water management

An ecological solution making it possible to recover rainwater. A water collection and storage system for reuse and / or retention.



Shared roof garden



Reuse of old school components

Reuse of existing materials.



## Costs

### Construction and exploitation costs

**Total cost of the building :** 7 894 983 €

**Subsidies :** 3 431 316 €

## Reuse : same function or different function

Batches concerned by reuse :

- Locksmithing-Metalwork
- Floorings

## Contest

### Reasons for participating in the competition(s)

Ce projet permet la création de 24 logements et d'un commerce, la restructuration des circulations ainsi que la réflexion sur le réemploi (radiateurs et ferronneries existantes). Egalement, il permet en valeur des éléments patrimoniaux existants ainsi que la création d'un jardin de pluie, d'un potager commun et une terrasse de convivialité en toiture terrasse / Toiture terrasse végétalisée.

Il répond totalement aux critères de bas carbone qu'impose la loi afin d'aller vers une amélioration des performances énergétiques.

