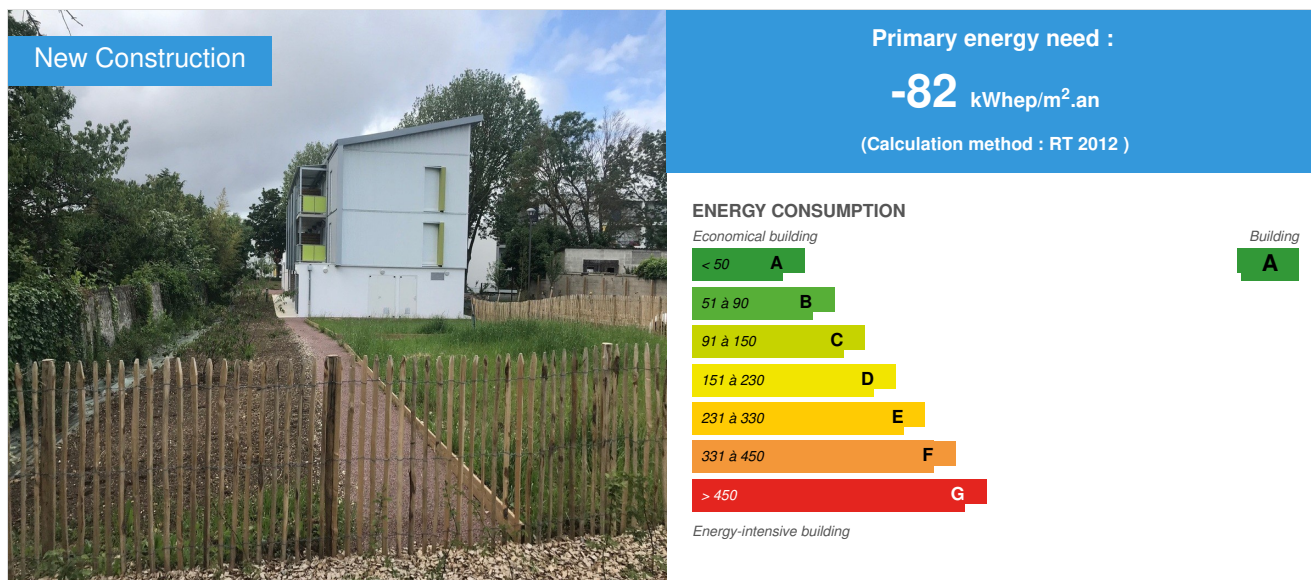


## Maison du partage (House of sharing)

by [floran castets](#) / 2021-03-25 15:33:36 / France / 4555 / FR



**Building Type** : Collective housing > 50m  
**Construction Year** : 2018  
**Delivery year** : 2020  
**Address 1 - street** : 52 Avenue Louis BOUCHET 17200 ROYAN, France  
**Climate zone** : [Cfc] Marine Cool Winter & summer- Mild with no dry season.

**Net Floor Area** : 1 362 m<sup>2</sup>  
**Construction/refurbishment cost** : 1 804 000 €  
**Number of Dwelling** : 27 Dwelling  
**Cost/m<sup>2</sup>** : 1324.52 €/m<sup>2</sup>

### General information

The Federation of Public Utility *Habitat et Humanisme* (habitat and humanism) has been working for 25 years in favor of housing and integration of people in difficulty. Aware of the increasing precariousness of retired people, the difficulties of juniors to leave their parental home to become independent, the particularly heavy isolation of single-parent households (mainly single mothers with young children), HABITAT ET HUMANISME has developed, for a few years, intergenerational residences to welcome these people in a situation of isolation, sometimes heavy and destructuring, by providing them with a new living space that favors the rebuilding of a meaningful social link and that is close to the family structure.

A place that is open to the city, combining residential and transitional housing with services and activities.

Our intergenerational projects are based on a deep conviction : in order to move towards more solidarity, more citizenship, there is today a strong obligation to think differently about "living together".

The programming we propose is based on a humanist vision, at the heart of a collective dynamic associating :

- People of modest means with a mix of ages
  - o Non-dependent seniors (at entry) in a situation of isolation and/or with low resources
  - o Young people (students, apprentices, working people, unemployed);
  - o Single-parent families with 1 or 2 children (primarily under 3 years old).

Housing that is open to the neighborhood and the city  
o Individual housing to respect the need for privacy, shared spaces

o and, as much as possible, spaces open to the city.

Housing at social or very social rents adapted to ageing or disability, to stabilize or to rebound.

Services and adapted support

o Shared service spaces will be offered,

o Support for the organization of the collective and the participation of the inhabitants will be offered by a team of volunteers, supported, if possible, by salaried work.

An enabling environment :

o Inter-associative and inter-institutional links will be created to anticipate departures,

o Meeting places will be open to all residents

o An integration restaurant open to the neighborhood with the involvement of the residents

An innovative project

o A dynamic of participation of all the inhabitants will be initiated,

o On more specific problems (and in particular the arrival of dependency for the elderly), a mutualization of means will be tested to follow the evolution of the people and to allow them to remain in their housing,

o The initiation of young people to cohabitation with the elderly and single parenthood,

o The creation of links for sharing experiences and awakening solidarity,

o The accompaniment towards autonomy and the exit towards a perennial housing for the juniors and the single-parent families,

o Solidarity savings, corporate sponsorship and citizen participation will be mobilized in the setting up and life of the project.

## Sustainable development approach of the project owner

The search for environmental, user-friendly, architectural quality at controlled cost has been the DNA of EDEN PROMOTION since its creation (we notably delivered the operation of the TOUR CARREE (square-shape tower), awarded in 2020).

EDEN PROMOTION is resolutely committed to a process of quantifying, reducing and compensating for all of the GHG emissions caused by our activity and our projects.

To achieve this, we have, among other things, relied on PROMOTELEC to certify the life cycle analysis of the most ambitious projects, to build skills in order to generalize this approach to the majority of our programs.

The MAISON DU PARTAGE, a program of 27 new collective housing units (R + 2), is part of our pilot operations with a certified E3C2 objective. This is the first program on which we are using so many bio-based materials.

## Architectural description

See details below

## If you had to do it again?

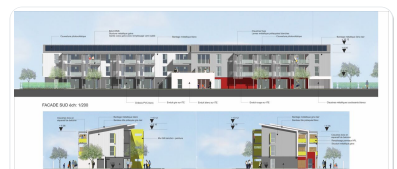
With a little more money, the moldings, the balconies and the facades could have been made of wood. Today, an equivalent program would be carried out within the framework of the BDNA approach, in particular to communicate on the technico-economic feasibility of a collective new housing building E3C2.

## See more details about this project

<https://www.construction21.org/france/articles/h/green-solutions-maison-du-partage-une-residence-intergenerationnelle-engagee-contre-le-gaspillage-energetique.html>

## Photo credit

EDEN PROMOTION



## Stakeholders

## Contractor

Name : EDEN PROMOTION

Contact : Louis BOUSQUET

<http://www.eden-promotion.fr/>

## Construction Manager

Name : GRAVIERE & FOULON

Contact : Philippe SEGUIN

<http://graviere-foulon-architecture.com/>

## Stakeholders

Function : Designer

SYBOIS

Nicolas VAAST

<https://www.sybois.com/>

Prefabrication of frame and timber frame walls

## Contracting method

Separate batches

## Type of market

Global performance contract

## Energy

### Energy consumption

Primary energy need : -82,00 kWh<sub>ep</sub>/m<sup>2</sup>.an

Primary energy need for standard building : 67,00 kWh<sub>ep</sub>/m<sup>2</sup>.an

Calculation method : RT 2012

CEEB : 0.0001

Breakdown for energy consumption : In kWh<sub>EP</sub> / (m<sup>2</sup>.year) - Heating = 20.1; ECS = 26.8; Ecl = 3.9; Aux = 3.6PV = 137.1

### Real final energy consumption

Final Energy : -11,00 kWh<sub>ef</sub>/m<sup>2</sup>.an

### Envelope performance

Envelope U-Value : 0,46 W.m<sup>-2</sup>.K<sup>-1</sup>

Building Compactness Coefficient : 0,68

Indicator : I4

Air Tightness Value : 0,31

Users' control system opinion :

REX in progress

### More information

Consumption monitoring with LEGRAND ECOCOMPTEUR wired to the common box. Consumption monitoring planned for 2 years / device being received.

## Renewables & systems

### Systems

Heating system :

- Electric heater

Hot water system :

- Other hot water system

Cooling system :

- No cooling system

#### Ventilation system :

- Humidity sensitive Air Handling Unit (Hygro B

#### Renewable systems :

- Solar photovoltaic

## Environment

### Urban environment

Land plot area : 2 980,00 m<sup>2</sup>

Built-up area : 496,00 %

Green space : 1 412,00

Public transport, shops, activities and services nearby.

## Products

### Product

SYBOIS

SYBOIS

<https://www.sybois.com/actualites/sybois-eco-construction-et-materiaux-bio-sources/>

Product category : Structural work / Structure - Masonry - Facade

Prefabricated wooden facade with bio-based insulation and integration of joinery

[Très satisfait de la prestation et des couts. Une expérience amenée a être renouvelle](#)



## Costs

### Construction and exploitation costs

Subsidies : 92 000 €

## Health and comfort

### Water management

Consumption of harvested rainwater : 91,00 m<sup>3</sup>

Reduction of water needs (hydro-saving devices, landscaping with low water needs).

Rainwater recovery and storage (20m<sup>3</sup>)

EP use for watering green spaces and double water network supplying WC and ML.

### Indoor Air quality

TIPEE mission / recommendation dedicated to improving indoor air quality and control measure at reception in 3 model homes.

Analysis of the data from the measurement campaign confirms the sanitary quality of the program and confirms its reproducibility.

### Comfort

Health & comfort :

Programmatic choice to have 100% North / South oriented through-housing with adequate solar protection.

### GHG emissions

GHG in use : 160,00 KgCO<sub>2</sub>/m<sup>2</sup>/an

Methodology used :

Ice data excluding GHG benefits (-74 partially linked to PV)

GHG before use : 787,00 KgCO<sub>2</sub>/m<sup>2</sup>

Building lifetime : 50,00 année(s)

, ie xx in use years : 4.92

GHG Cradle to Grave : 990,00 KgCO<sub>2</sub>/m<sup>2</sup>

E + C- standard / E3C2 certified project by PROMOTELEC

## Contest

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

L'opération LA MAISON DU PARTAGE est exploitée par Habitat & Humanisme. Son attribution a EDEN PROMOTION, sur concours, résulte d'une offre nettement plus ambitieuse sur le plan environnemental que les exigences programmatiques.

Les points forts de ce projets sont :

- Label E3 C2 BEPOS EFFINERGIE 2017 / PROMOTELEC
- Murs manteaux ossature bois avec isolation ouate de cellulose et fibre de bois (Financement d'une fiche FDES pour le compte de l'industriel SYBOIS / préfabrication ossature bois)
- Récupération des eaux pluviales (20m3) pour l'arrosage des espaces verts (dont jardins partagés) et alimentation des WC des 27 logements
- Démarche qualité et contrôle de la Qualité de L'air Intérieur en collaboration avec la plateforme TIPEE
- BIM + planning 4D

