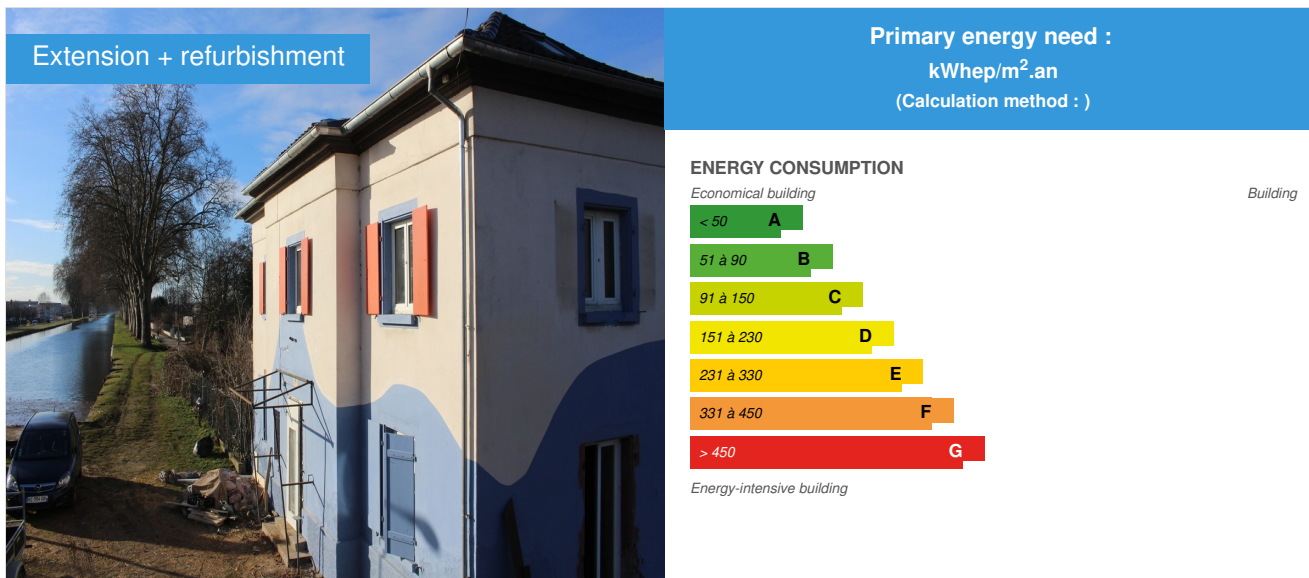


## Orée 85 associative building

by [Maxime Billmann](#) / 2022-05-19 00:00:00 / France / 1201 / FR



**Building Type** : Isolated or semi-detached house

**Construction Year** : 1870

**Delivery year** : 2022

**Address 1 - street** : 32 Impasse de l'Écluse 67200 STRASBOURG, France

**Climate zone** : [Cfb] Marine Mild Winter, warm summer, no dry season.

**Net Floor Area** : 84 m²

**Construction/refurbishment cost** : 110 000 €

**Cost/m²** : 1309.52 €/m²

### General information

L'Orée 85 is a place of life and experimentation dedicated to the **meeting between the public and to societal and environmental transitions**, through a sustainable restaurant-café-bar, an educational garden and a cultural program.

Winner of a call for occupation of the fluvial area launched by Voies Navigables de France (VNF), the project was born in the old lock house No. 85, along the Rhône-Rhine canal, on the initiative of three friends: Lola Bertrand, Manon Cordier and Maxime Billmann. From the first reflections, **a point of honor was made to develop all aspects of the project with the greatest respect for the principle of sustainability**, in accordance with the personal values of the three founding members and the logic of social economy. and solidarity in which the cultural third place, now constituted as a SCIC, is deeply inscribed.

From a planning and construction point of view, the in-house team has made **second-hand and re-use automatic**. As a private group, it is their convictions that have led them to use reuse as a priority as sources of materials: conservation of existing elements and reuse in situ. For the other elements, they have systematically chosen biosourced.

The house, whose atmosphere mixes Greece and holidays by the sea, is entirely furnished using second-hand furniture unearthed by browsing the classified ads, garage sales and consignment sales in the region: from the shell chandelier, to the amphora through the toilet paper dispenser with fish motifs. When the materials are not reused, they are almost all **bio-sourced** : tiles, fabrics, solid oak parquet, seagrass, wood wool, cob, or even lime.

Key local partners in sustainable housing and the circular economy were integrated into the project from the outset. **Together with the BOMA Les Bonnes MATières circular economy design office, a major regional player in reuse in the construction sector**, a diagnosis of needs was first carried out and updated throughout the project, then a on the sourcing and on its routing on site of a **maximum of materials coming from deconstruction sites** was carried out: railings of stairs of wooden building reused in fence, bench and shelves; a reused metal staircase; cellar trellises reused as cleats; double-glazed window

panes from a building reused as glazed veranda roofs or even office doors reused to make a chicken coop. As for the **Atelier NA, a collective of architects working for inclusive construction**, it fed the operational dimension of the reuse/reuse of the project while **helping** to make many aspects of this site participatory. The construction of a reused summer bar from the wire netting deposited in situ, the manufacture of wood and wicker structures with rounded shapes to receive the cob then the lime and the manufacture of a reused chicken coop from doors, have allowed the inhabitants of Strasbourg to appropriate the space by participating in its sustainable construction.

Several companies and craftsmen also participated in fully integrating the suggested principles into their approach, more or less present in their basic values: the carpentry and eco-construction company Hylê carried out the carpentry work on the terrace and the veranda with exclusively local wood (Douglas fir from the Vosges); the company Technopieux prepared the foundations of the aforementioned construction elements from piles screwed into the ground, thus avoiding concrete foundations; the locksmith-metalwork company La Forgerie built the frames to receive the reuse glazing; and the low-tech construction association Lowarchitech accompanied us on the implementation of the wickerwork, cob and lime work sites.

## Building users opinion

At the opening night on Saturday, May 14th, descriptions of the place and the energy that emanates from it varied between vacation home, campsite, Woodstock. So many terms that suggest a feeling of well-being!

Below are some testimonials and comments from different people about the project:

"The worksites allow you to meet people and the atmosphere is really cool. There is a real collaboration behind it and they do this with everyone and for everyone. There's a satisfying side to seeing the place now and imagining the end result. I can't wait to come back to the opening and to be able to tell myself that I've put a little piece of land here." - Charlie, volunteer on the participatory sites

"Thank you for your admirable commitment to bringing this beautiful place back to life! > - Pierre Jakubowicz, city councilor, vice-president of the Tourist Office of Strasbourg and its Region

"This is the type of project where there is heart and investment. It is a human approach carried by a team with which one can easily identify. The out-of-town side of the site, this in-between, is quite atypical as a location. It really makes me want to visit him. - Aurélien, volunteer on the participatory worksites

"You feel like you've escaped the city even though you're 10 minutes from the centre. - Christiane, visiting cyclist

" Tremendous ! Delighted with the prospect of being able to bond with people as diverse as they are unknown in this magical place. I imagine - perhaps a little too quickly - bicycles, canoes and great games of tarot to change the world... And then the day when we can swim back... what a party! - Anonymous comment on a press article (Rue89 Strasbourg)

"The way you view people in this place does a lot of good." - Danny, volunteer in the garden via the La Cloche network which fights against the exclusion of homeless people

## If you had to do it again?

- The square glazing which had to be reassembled on frames to become front windows of the veranda could not be reused. This implementation required the installation of non-conventional frames, which would have delayed the site by more than 6 months, which was impossible on a 4-month site. - Double PVC window door: was planned to become the main access door to Orée 85. The technical characteristics of the product did not allow PRM access to the site. Indeed, the entry threshold would have been greater than 2 cm. The window door could therefore not be used on the site. - Exterior galvanized staircase: during the implementation of the staircase, we realized that the 2 stringers were not the same size, and that the fixing bolts of the stringers provided were not suitable. We therefore had to make a wooden connection to make up for the too short stringer, and to buy threaded rods adapted to the staircase. This caused an additional installation delay, but the schedule was nevertheless respected, and the staircase could be installed according to the rules of the art. > make a more precise statement upstream of the elements to be reused, before transport to the site > be flexible on the site, and plan for contingencies in the schedule

## See more details about this project

<https://www.oree85.org/home>

<https://www.facebook.com/Loree85>

## Photo credit

Orée 85 for all except the photo of the outdoor bar (Abdesslam Mirdass)

(Other photos are scattered on the other tabs, for lack of space here)

## Stakeholders

### Contractor

Name : Orée 85

Contact : Maxime Billmann - maxime[a]oree85.org

<https://www.facebook.com/Loree85>

## Construction Manager

Name : Joachim Boyries

Contact : Joachim Boyries - joachim.boyries[a]wanadoo.fr

<http://www.atelier-na.eu>

## Stakeholders

Function : Other consultancy agency

BOMA Les BONnes MATières

contact[a]boma.alsace

<https://boma.alsace/>

AMOE circular economy in the building sector / Sourcing of reused materials, legal and logistical support

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Function : Others

Atelier NA

contact[a]atelier-na.eu

<https://www.atelier-na.eu/>

User control assistant and supervisor at participatory workshops / Realization of an outdoor summer bar and a reused chicken coop / Realization of a cob participatory site

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Function : Company

Hylé éco-construction

Samuel Laporte - hyle.be[a]ecomail.fr

Framework / Manufacture and implementation of the terrace and the veranda

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Function : Company

Lowarchitech

Maurine Koeberle - maurine.koeberle[a]lowarchitech.com

<https://lowarchitech.com/>

Assistance in the realization of an interior cladding in cob and lime plaster

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Function : Company

Technopieux

Guillaume Mongin - guillaume.mongin[a]technopieux.fr

<https://www.technopieux.com/fr-FR/>

Manufacture and installation of foundation piles

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Function : Company

La Forgerie

Julien Giraud - contact[a]la-forgerie.com

<https://www.la-forgerie.com/>

Locksmith-Metalwork / Installation of the metal structure and reused glazing of the veranda / Manufacture and installation of galvanized steel railings and a raw steel bar sky

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Function : Other consultancy agency

Fondasol

Adèle DEBONNET - adele.debonnet[a]fondasol.fr

<https://www.fondasol.fr/>

Realization of a soil study

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Function : Company

SARL NASS

Monsieur NASS - Nass\_67800[a]yahoo.fr

Opening of bay and load-bearing wall / Structural reinforcement / Partitioning / Painting / Tiling / Implementation of the reused window door

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Function : Company

Electricité DNR

Mehmet YIGIT - electricite.dnr[a]gmail.com

General electrical installation

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Function : Company

DOLLINGER

Julien PAULUS - julien.paulus[a]jets-dollinger.fr

<https://dollinger-pierre.fr/>

Rehabilitation of existing sanitary and heating networks / Implementation of reused earthenware (WC)

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Function : Company

Menuiserie SENGLER

Thomas RISCH - thomas.menuiseriesengler[a]gmail.com

<https://www.lamenuiserie-sengler.fr/>

Manufacture and installation of French doors, windows, interior doors / Supply of solid and laminated wood worktops

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Function : Company

TECHNICIEN DES BRASSEURS

Pierre MUNAR - pierre[a]techdesbrasseurs.fr

<https://www.facebook.com/Technicien-Des-Brasseurs-106203074446061/>

Supply and installation of kitchen and bar equipment / Installation of a reused 3-door fridge

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Function : Company

KSF Gastro

Ahmet ORHAN - ksfgastro[a]gmail.com

<https://www.ksf-gastro.com/>

Supply and installation of a hood

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Function : Others

PRESTATERRE

Romain Linkenheld - r.linkenheld[a]groupe-altair.org

<https://groupe-altair.org/>

Delivery of reused materials to the site

## Contracting method

Separate batches

## Type of market

Global performance contract

## Energy

## Envelope performance

## More information

The energy diagnosis carried out does not make it possible to precisely fill in this information. No thermal study has been carried out for the project. As the project has not yet been completed, no consumption data is available.

## Renewables & systems

## Systems

#### Heating system :

- Individual gas boiler
- Water radiator

#### Hot water system :

- Individual electric boiler

#### Cooling system :

- No cooling system

#### Ventilation system :

- Single flow

#### Renewable systems :

- Other, specify

#### Solutions enhancing nature free gains :

La véranda ayant été placée au sud ouest, elle apportera des apports en chaleur solaire en hiver et demi-saisons. Un système de sur-ventilation est installé pour annuler ces apports en périodes estivale.

## Environment

### Risks

#### Hazards to which the building is exposed :

- Earthquake
- Snow weight
- Frost
- Hail

#### Risks measures put in place :

The foundations were placed in frost protection.

The extensions are made of light wooden structures, separated from the existing structure.

The structure of the veranda was dimensioned with respect to the climatic and seismic conditions of the site (Seismic: zone 3, moderate / Snow and wind: C1).

### Urban environment

Land plot area : 730,00 m<sup>2</sup>

Built-up area : 18,00 %

Green space : 700,00

The place is located between the Plaine des Bouchers and the QPV (Quartier Prioritaire de Ville) of Elsau, whose economic activity is limited to that of an industrial and service area. Landlocked between cycle paths, roads, river and railroads, and close to reservoirs of biodiversity, this area concentrates as great a diversity of routes, landscapes, as public: boatmen and yachtsmen passing the lock, cyclists and walkers from Strasbourg and tourists, employees of the industrial and service zone as well as a population with social insecurity residing in neighboring social structures.

The lock house is located along the Rhône-Rhine canal and the Euroroutes vélo 5 and 15, synonymous with a large flow of cyclists, who already seem to make the Orée 85 a stage in their journey. These roads make it easy to connect the place to the center of Strasbourg (in 10 minutes) as well as to more distant geographical points.

ADOMA, emergency accommodation center located 200 meters from the site; Entraide le Relais, day center for people with social and professional difficulties located 700 meters from the site; or even La Cloche, a national network for the fight against extreme exclusion located a little further away, are all structures present before our arrival that we fully integrate into the various activities of the project (participatory work sites, kitchen and garden workshops).

Finally, the development of the outdoor space and the operation of the place are harmoniously integrated into the surrounding ecosystems, with the aim of preserving and developing them: development of a natural vegetable garden on an area of 100 m<sup>2</sup> and partial auto-food production, installation of beehives, planting of seeds of local species and conservation of the vegetation in place. Biodiversity refuges and ecological corridors ensuring the movement of biodiversity between the two reservoirs of biodiversity of the green toad are also enriched.

## Products

### Product

Lowarchitech

<https://lowarchitech.com/>

## Costs

### Construction and exploitation costs

Cost of studies : 10 800 €

Total cost of the building : 100 000 €

Subsidies : 19 100 €

Additional information on costs :

Many elements were made in self-construction and on a participatory site.

## Circular Economy

### Reuse : same function or different function

Batches concerned by reuse :

- Structural framework
- Roofing
- Locksmithing-Metalwork
- Indoor joineries
- Outdoor joineries
- Floorings
- Partitions
- Isulation
- Suspended ceilings
- Electricity
- Heating ventilation air conditioning
- Plumbing
- Landscaping
- others...

For each batch : Reused Materials / Products / Equipments :

#### Interior Woodwork :

- Wooden staircase handrails: 80 m linear (reuse in benches, shelves and bar structure) ;
- Filmed plywood panels : 15 m<sup>2</sup> ;
- PVC interior door \*1 unit

#### Partitioning :

- Wooden cleats for the structure receiving the cob: 350 m linear ;
- Clay soil (reuse) : 12 m<sup>3</sup>

#### Exterior woodwork :

- Existing windows PVC \*10 units (conservation);
- Existing window door PVC \* 1 unit (reuse in situ);
- Fixed frames of the veranda spandrels: 4 m<sup>2</sup> glazing (reuse)

#### Roofing :

- Double glazed windows reused in veranda roofing (laminated): 19 sq. m.

#### Insulation :

- Insulation under the face of the attic (rock wool): 50 m<sup>2</sup>, thickness 120 mm;
- Polystyrene insulation of the walls: 180 m<sup>2</sup>, thickness 60 mm

#### Framework :

- Wooden cleats reused in the lower floor of the veranda to maintain the blocks of wood wool insulation: 30 linear meters;
- Wooden cleats reused in laths of the wood frame walls of the veranda: 50 linear meters;
- Wooden cleats reused in counter laths to support the siding of the veranda: 90 linear meters

**Plumbing :**

- WC x2 u (conservation)
- Sinks x2 u (reuse)
- Collector and ceramic network preserved

**HVAC :**

- Individual gas boiler \* 1 unit
- Water radiators x8 u (conservation)
- Fridge 3 doors: 1 unit

**Electricity :**

- Boat Anchor Buoys: \*3 units
- Ceiling lights and lampshades \*10 units

**Flooring :**

- 19m<sup>2</sup> of solid oak flooring
- 35m<sup>2</sup> of laminate flooring (conservation)
- 1 sqm tile floor
- 50m<sup>2</sup> of sea rush

**False ceiling :**

- Placo in under face of roof: 50 m<sup>2</sup> (conservation)
- False ceiling plaster on reed: 95 m<sup>2</sup> (conservation)

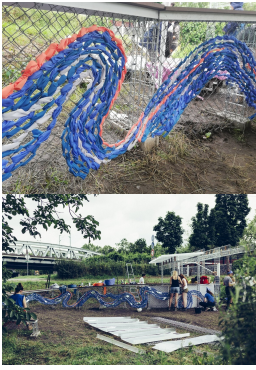
**Metalwork :**

- Exterior metal staircase: 1 u (1.20 ml, 9 steps)

**Exterior fittings :**

- Handrails of wooden staircase reused in wooden fence: 120 linear meter
- Blocks in Vosges sandstone : 1.5 m<sup>3</sup> (reused in situ)
- Blocks in Vosges sandstone : 3 m<sup>3</sup> (reuse)
- Outdoor summer bar: Cable trays (main elements of the structure of the installation): 100.60 linear meters
- Metal angles for the framework: 110 ml
- terrace boards for the seats: 17 ml
- Mesh: 25 m<sup>2</sup> (25 sq. ft.)
- Plexiglass PMMA for the cover: 35 m<sup>2</sup>.
- Melamine panels : 4 m<sup>2</sup> (4 sqm)
- Wooden cleats to maintain the panels : 30 ml
- Handrails of staircase : 23 ml
- Fabrics : 40 m





#### Henhouse :

- Office doors 10 units
- Wooden cleats to hold the doors : 15 ml
- Door handle : 1 u

#### Others :

- Melamine panels for a temporary floor of the building site: 20 m².

#### Interior and exterior furniture :

- Bedside lamps x10 u
- Interior bistro chairs x12 u
- Interior chairs x5 u
- Stools x7 u
- Consoles x5 u
- Chest of drawers x2 u
- Office chairs x6 u
- Outdoor bistro tables x10 u
- Outdoor bistro chairs x80 u
- Garden tables x2 u
- Garden chairs and deckchairs x15 u
- Sofas/Benches x2 u
- Armchairs x6 u
- Indoor tables x4 u
- Metal cabinet shelves (for bar shelves) x4 u

#### Field of use and material origin :

- Social landlord VivaEst, demolition site of residential buildings in Hombourg Haut (57)

Wooden cleats (purchase), coming from the cellars claustras of the building site, reuse in support of interior cob, in under face of floor of the veranda, in structure of the furniture of the external summer bar, in support of doors of the henhouse, in laths and counter-laths of the siding of the veranda, 508 ml.

Wooden staircase handrails (purchase), from the building site, reused in interior benches, interior shelves, exterior fence, shelf for the exterior summer bar, structure of the interior bar furniture, 200 ml

Double glazing of laminated windows (purchase), from the cleaning of the PVC joinery in the facades of the building site, reuse in the roof of the veranda and in the window sills of the veranda, 23 m².

- Client CEA, General contractor CKD : demolition site of the administrative and technical center in Schirmeck (67)

Wooden beams (purchase), from the cellar claustras of the building site, reuse in support of interior cob, in under face of floor of the veranda, in structure of the furniture of the external summer bar, in support of doors of the henhouse, in laths and counter-laths of the siding of the veranda, 57 ml.

- Physical platform of re-use of the demolisher Premys agency Ferrari in Mulhouse (68)

External metallic staircase: (purchase), reuse with the identical, 1.836 (F 1/1) (1 unit).

- Site of the Orée 85 (conservation in situ and reuse)

PVC interior door: conservation in situ, reuse (door from the ground floor to the cellar), 1 unit.

PVC windows: conservation in situ, reuse, 10 units

PVC door windows: from the site of the Orée 85, reuse of the east facade to the west facade, 1 unit

Water radiators: 8 units, conservation in situ, reuse as is

WC: \*2 units, conservation in situ, reuse as is

Basin : \*1 unit, reuse in situ as is

Individual gas boiler: 1 unit, conservation in situ, identical re-use

Collector and ceramic network: conservation in situ, identical re-use



Parquet: 35 m², conservation in situ, reuse as is  
Placo in the underside of the attic: 50 m², conservation in situ, identical re-use  
Insulation under the face of the roof (rock wool): 50 m², conservation in situ, reuse as is  
Polystyrene insulation of the walls: 180 m², conservation in situ, reuse as is  
Blocks in Vosges sandstone: 1.5 m³, waste from the drilling of a span opening at Orée 85, reused as a heat reservoir for the vegetable garden  
Mesh : 25 m², conservation in situ, reused as a covering for the outdoor summer bar and as a support for the decorative fabric.

- Le Bon Coin

Basin : \*1, purchase on the Bon Coin (67), reuse in the same way  
Ceiling lamp and lampshades : 10 units, bought on the Bon Coin (Bas Rhin 67), identical re-use  
Solid oak flooring : 19 m², bought on the Bon Coin by l'Orée 85, identical re-use  
Sandstone blocks from the Vosges: 3.5 m³, donated on the Bon Coin (67), reused as a support for the outside ramp backfill  
Sea rush : 50m², bought on Leboncoin (52), reused as flooring  
Bedside lamps: 10 units, bought on the Bon Coin (67) by the Orée 85, reused identically  
Chairs of interior bistro: 6 units, (purchase), reuse with the identical  
Chairs interior: 3 units, purchase, reuse of the same  
Stools: 7 units, bought on the Bon Coin (67) by the Orée 85, identical reuse  
Consoles : 5 units, bought on the Bon Coin (67) by the Orée 85, identical reuse  
Outdoor bistro tables : 10 units, bought on the Bon Coin (67), identical re-use  
Outdoor bistro chairs : 80 units, bought on the Bon Coin (Avignon 84), delivered by a carrier, identical re-use  
Garden tables : 2 units, bought on the Bon Coin (67), identical reuse  
Garden chairs and deckchairs : 15 units, bought on the Bon Coin (67), identical reuse  
Sofas/banquettes : 2 units, bought on the Bon Coin (88), identical re-use  
Armchairs : 6 units, bought on the Bon Coin (67), identical reuse  
Indoor tables: 4 units, bought on the Bon Coin (68), identical reuse  
Metal shelves of cabinet (for bar shelves): 4 units, bought on the Bon Coin (67), identical reuse

- Emmaus Association (67)

Chairs of interior bistro: 6 units, (purchase), reuse with the identical  
Chairs interior: 2 units, purchase, identical reuse  
Chest of drawers: 2 units, bought from Emmaus (67) by Orée 85, identical reuse

- BBNE construction site in Strasbourg (67)

Filmed plywood panel: donation. Reuse in furniture, 15 m².

- Construction site of a housing estate in Mommenheim (67)

Excavated earth : donation, reuse for cob, 12 m³

3-door fridge: 1 unit, purchase of reuse by the company Techniciens des Brasseurs (67), reuse in the same way

- Company VNF (Voies Navigables de France) (Strasbourg 67)

Anchoring buoy: 3 units, donation, reuse in outdoor lampshade

- Donation of a private individual, Strasbourg (67)

Tile : 1 m². Reuse in mozaic at the back of the interior bar

- L'Art et la Matière, associative platform of collection and resale of reused materials in Mulhouse, Alsace (68)

Plexiglass PMMA : 35 m² (Purchase), reuse in roofing of the outdoor summer bar  
Fabric : 40 m², bought at the physical platform of reuse l'Art et la Matière in Mulhouse (68), reuse in aesthetic covering of the outdoor summer bar

- Physical platform of reuse BOMA in Strasbourg (67)

Cable trays : 100.6 ml (purchase), from the rehabilitation of offices in Illkirch (67), reuse in the structure of the outdoor summer bar  
Metal angles: 110 ml (purchase), from the end of stock of Leroy Merlin Strasbourg, reuse in support of the cover of the outdoor summer bar  
Terrace boards: 17 ml (purchase), from Leroy Merlin Strasbourg's end of stock, reused as seats for the outdoor summer bar  
Office doors: 10 units, (purchase), from the rehabilitation of offices in Illkirch (67), reuse in the facade of the outdoor chicken coop  
Melamine panels: 24 m², (purchase), from the rehabilitation of offices in Illkirch (67), reused for the creation of a temporary floor during the works, and in vertical covering of the outdoor summer bar  
Door handle: 1 unit, (purchase), from the rehabilitation of offices in Illkirch (67), reuse of the same  
Metal shelves of cupboard: 4 units, (purchase), reuse in shelves of the sky of bar  
Office chairs: 6 units, (purchase), from the rehabilitation site of offices in Illkirch (67), identical reuse

## Environmental assessment

Impacts avoided : water, waste, CO2 :

Not found in the excel file :

- Wooden cleats (565 ml)
- Plexiglass PMMA (35 m²)
- Melamine panels: 24 m² (24 m²)
- Filmed plywood panel : 15 m².
- Anchoring buoy: 3 units
- Metal angles: 110 ml
- Cloth, 40 sqm
- Chest of drawers x2 u
- Garden tables x2 u
- Sofas/benches x2 u
- Armchairs x6 u
- Metal cabinet shelves (for bar shelves) x4 u

The reuse operation saved the equivalent of 184385 kilometers traveled by a small car, or 210 trips from Paris to Nice, 58103 rectangular bathtubs filled with water and 45 years of household waste of a French person.

Categories	Avoided CO2 (kg)	Avoided water consumption (m3)	Avoided waste (kg)
Outdoor facilities	3130,089373	78,16430007	3124,199277
Exterior fittings / Locksmithing - Metalwork	0	0	0
Carpentry	0	0	0
Partitions	0	0	0
Coverage	0	0	0
Roofing / Exterior fittings	0	0	0
Lighting	99,59978333	0,5269783183	98,89425754
Safety lights	0	0	0
Climatic engineering equipment	0	0	0
Electrical equipment	857,0411673	112,7128224	169,1460964
Facades	0	0	0
False ceilings	0	0	0
False floors	0	0	0
False ceilings	0	0	0
Structural work	11058,54772	77,12511822	13752,43968
Sanitary installations	317,3809482	3,956735663	231,5469773
Insulation	0	0	0
Exterior carpentry	328,82548	1,89198508	312,6681095
Interior carpentry	2435,084134	986,4242402	2531,861006
Furniture	4805,694165	7451,257179	2248,286659
Paint	0	0	0
Plumbing	0	0	0
Floor coverings	15,85368983	3,386299268	32,68984407
Floor and wall coverings	0	0	0
Wall coverings	0	0	0
Building security	0	0	0
Locksmithing - metalwork	0	0	0
VRD	0	0	0
TOTAL	Avoided CO2 (kg)	Avoided water consumption (m3)	Avoided waste (kg)
	23048,11646	8715,445658	22501,7319
	<b>Km in a small car</b>	<b>Nb of rectangular bathtubs</b>	<b>nb of years of household waste of a French person</b>
Equivalent	184385	58103	45
Equivalent tript Paris- Nice	210,0		

## Economic assessment

Total cost of reuse : 10 000 €

Cost of reuse in percentage of the operation : 10 %

Saving realised thanks to the implementation of reused materials compared to new materials : 30 000 €

## Social economy

Social economy and professional integration :

SSE structures:

**Orée 85:** Project owner, cultural and solidarity third place, SCIC cooperative

**Atelier Na:** collective of architects whose goal is to "build together". Leading projects in a design-realization process with and for the inhabitants, this collective works in the form of residencies, workshops and participatory projects involving itself with the different actors who make up the city, municipalities, schools and universities, local and national associations, .... As part of a global ecology approach, Atelier Na makes maximum use of recycled and biosourced materials.

> co-organization of the Recup student workshop and the Poules Party participatory workshop

>> Cable trays, metal angles for the frame, terrace boards for the seats, mesh, Plexiglas PMMA for the roof, melamine panels, wooden cleats to hold the panels, stair handrails, fabric

>>Office doors, Melamine panels, Door handle

**PrestaTerre (Altaïr Group)** : integration company, carried out the selective removal on the Hombourg Haut and Schirmeck deposit sites, then carried out the transport from these sites to the Orée 85 site.

>> Wood screen walls, window glazing, stair handrails

**BOMA:** Circular economy design office, SCIC cooperative

**Low architect** : prime contractor and straw clay craftsman, member of the CAE "Au cordeau" cooperative

## Health and comfort

### Water management

As the building is not yet in operation, no relevant water consumption data is available.

### Indoor Air quality

The renewal of the air is done by a simple flow extractor.

All the materials used in this renovation are free of VOCs and formaldehyde (class A+ paint, natural lime coatings, natural floor coverings, etc.).

### Comfort

Health & comfort :

The use of bio-sourced materials guarantees a healthy amount of indoor air.

Accessibility for people with reduced mobility has been designed to allow everyone ease of use (access ramp to the terrace, entrances with reduced mobility threshold, accessible sanitary facilities for people with reduced mobility).

The adaptability of the veranda and the terrace to seasonal cycles allows everyone to fully enjoy the place, at any time of the year.

## Carbon

### Life Cycle Analysis

Eco-design material :

- Exterior wood Douglas and spruce
- Interior wood: olive ash and MDF
- Lime
- Cob
- Basketry
- seagrass
- hemp ropes

## Contest

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

Sans être motivé.es pas une législation évolutive dans le secteur de l'économie circulaire, ni à chercher à s'inscrire dans une tendance marketing à l'ère de l'économie sociale et solidaire, l'équipe de l'Orée 85 et ses partenaires se sentent animés au plus profondément par les principes de durabilité. Écologie, social et économie convergent dans les domaines de chacun.e et se sont naturellement croisé.es sur le pan de l'habitat.

En étant investi.es sur tous les multiples aspects du projet de ce tiers-lieu social et culturel et en voulant considérer la construction durable comme une normalité, l'équipe interne en arrivait à oublier les efforts qu'elle était en train de fournir en ce sens. C'est le collectif BOMA qui nous a invité à prendre conscience de la

légitimité que nous aurions à participer à ce concours : la quantité de mobiliers et matériaux de seconde main, la quantité de matériaux réemployés et les nombreuses innovations en termes de réutilisation (toiture vitrée, clôture bois et mobilier, poulailler, bar estival, ...) nous valent un bilan environnemental suffisamment exemplaire pour concourir aux Trophées Bâtiments Circulaires 2022 et aux Green Solutions Awards 2022-2023.

## Building candidate in the category



Prix du public



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