Monceau: transformation of a school into social housing and shops

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

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 multidisciplinarity 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

Construction Manager
Name: ebps
Contact: 01 41 79 18 84
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 kWhep/m².an
Primary energy need for standard building: 174.00 kWhep/m².an
Calculation method: RT existant
Initial consumption: 159.00 kWhep/m².an

Real final energy consumption
Final Energy: 99.00 kWhel/m².an
Real final energy consumption/m²: 72.00 kWhel/m².an
Real final energy consumption/functional unit: 72.00 kWhel/m².an
Year of the real energy consumption: 2019

Envelope performance
Envelope U-Value: 0.69 W.m².K⁻¹
Building Compactness Coefficient: 0.70
Indicator: EN 13829 - q50 » (en m³/h.m³)
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). Également, 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.