General information

For this project to renovate a slab pagoda of the "Olympiades" and its transformation into a district management and Brico-theque, the circular economy and the reuse of physical and spatial resources were at the heart of our architectural approach.

First of all, the simple rehabilitation of old buildings by definition questions the ability of existing structures and spaces to reinvent themselves in order to accommodate new uses. This building, originally built by the architect Michel Holley, has been in turn a restaurant, a tea room, and today a bricothèque (collaborative manufacturing workshop), ERP and a room for diverse associations. Thanks to the support of the RIVP, the Javelin project has also made it possible to put into practice the transitional programming of changing spaces, a real challenge for contemporary cities. Indeed, in the summer interstice between the end of studies and the start of construction work, the pagoda has been transformed into an ephemeral cultural space by hosting the works of two painters and sculptors.

Finally, the reuse of materials was at the center of architectural thinking from the first design phases. This reuse is deployed on site along three lines:

1. Ex-situ reuse: a metal staircase was disassembled, packaged and reassembled on another site.
2. In-situ reuse: the existing glazing of the building has become interior glass partitions.
3. Out-sourced reuse: the cladding of the project is made with parquet slats from another site under deconstruction.

See more details about this project

https://wao.paris/portfolio/tertiaire-projets/javelot/
Photo credit
Christophe Demonfaucon

## Stakeholders

### Contractor

**Name:** Régie Immobilière de la Ville de Paris  
**Contact:** Francois Jerome.LeNoel[rivp.fr]
[https://www.rivp.fr/](https://www.rivp.fr/)

### Construction Manager

**Name:** WAO  
**Contact:** Clément DUROSELLE, clement[wao.paris, 01 88 32 63 34
[https://wao.paris/](https://wao.paris/)

### Stakeholders

**Function:** OTCI
**Christophe LEPREUX**
Structural, thermal and fluid design office

**Function:** Company
**CARE BTP**
**Jonathan RENAUD**
Group of companies in charge of the realization of all the lots

**Function:** Environmental consultancy
**RISK CONROLE**
**Georges WEHBE**
[https://risk-control.fr/](https://risk-control.fr/)
Technical control office

**Function:** Environmental consultancy
**QUALICONSULT**
**Dominique LAROCHE**
[https://www.groupe-qualiconsult.fr/](https://www.groupe-qualiconsult.fr/)
Safety and Health Protection Coordination

**Function:** Site manager
**TELA 13**
**Muriel CLEREL**
Future users of the place

### Contracting method

General Contractor

### Type of market

Realization
Energy

Energy consumption

Primary energy need: 80,00 kWhep/m².an
Calculation method: RT 2012
Initial consumption: 200,00 kWhep/m².an

Renewables & systems

Systems

Heating system:
- Heat pump
Hot water system:
- Individual electric boiler
Cooling system:
- Reversible heat pump
Ventilation system:
- Single flow
Renewable systems:
- Heat pump

Environment

Urban environment

Land plot area: 7,981.00 m²
Built-up area: 2.40 %

The project is located in the Olympiades district, Paris 13th, built in the mid-1970s by architect Michel Holley. It represents a rare example in Paris of Dalle town planning, driven by modern thinking. The "rue du Javelot", which gives its name to the project, is in fact never visible, located under the project and disappears into the slab. The district is also very particular within the capital in terms of its architectural diversity and the many modernist achievements it presents.

Despite their historical quality, large housing estates are often decried, in particular by the omnipresence of concrete and the loss of the human scale. The "rue du Javelot" renovation project thus seeks to contrast with this mineral urban context through the use of a visible bio-sourced material and the detail of a non-standard slatted cladding.

Products

Product

WAO / CARE BTP
https://www.care-btp.com/fr
Product category: Structural work / Structure - Masonry - Facade

Costs
Circular Economy

Reuse: same function or different function

Batches concerned by reuse:
- Facades
- Locksmithing-Metalwork
- Outdoor joineries
- Partitions

For each batch: Reused Materials / Products / Equipments:
- Facade insulating glass frames: 34 m²
- Softwood flooring: 1088 mL
- Curved steel roof frames: 7 units

Field of use and material origin:
- Insulating glazed facade frames reused on site as interior glazed partitions,
- Resinous wood parquet from a Parisian site transformed into facade cladding and filling of railings,
- Curved steel roof frames suitable for integration of new insulating glazing.

Environmental assessment

Impacts avoided: water, waste, CO2:

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TOTAL: 3769.217956 930.3054772 2553.398052

The reuse operation saved the equivalent of 30,154 kilometers traveled by a small car, or 34 Paris-Nice, 6,202 rectangular bathtubs filled with water and 5 years of household waste for a Frenchman.

Economic assessment

Total cost of reuse: 98 216 €
Cost of reuse in percentage of the operation: 10%
Saving realised thanks to the implementation of reused materials compared to new materials: -35 000 €
Reasons for participating in the competition(s)

- Renovation of a historic building thanks to the use of bio-sourced and reemployed materials;
- The circular economy and the reutilization of physical and spatial resources are at the heart of the architectural approach;
- Implementation of the transitional programming of spaces in mutation;
- Reuse of materials across all phases, from design to construction;
- The operation of reemployment has saved a significant amount of CO2 emissions.

Building candidate in the category

Prix du public