

MMV Etoile des Sybelles in Corbier

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New Construction

Primary energy need :

80 kWhep/m².an

(Calculation method : RT 2012)

Building Type : Hotel, boarding house

Construction Year : 2020

Delivery year : 2020

Address 1 - street : Lieudit Les Orgières 73300 VILLAREMBERT, France

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

Net Floor Area : 8 210 m² Autre type de surface nette

Construction/refurbishment cost : 16 828 000 €

Cost/m2 : 2049.7 €/m²

Proposed by :

ossaboïs

General information

In Le Corbier (73), in the heart of the 4th largest ski area in France, Maulin.ski and Ossaboïs have completed the building complex built in 100% modular wood, the highest in Europe (alt. 1,550 m). A feat for this 8-storey building nearly 20 meters high, which covers an area of 10,000 m², some 99 apartments and suites.

The building accommodates the first two levels of services offered to residents (reception and entertainment facilities, aquatic area, etc.), carried out in a traditional way. The next eight integrate the 310 wood modules produced off-site in the Ossaboïs factory in Auvergne Rhône-Alpes. Completely finalized modules, including in terms of furnishings, which were transported to the site to be stacked and then connected on top of each other like a construction set. Finally, the level of interior finish is very neat and total quality control because all the tests have been carried out in the factory where any reservations have also been lifted.

This is the first time in a ski resort that such a process has been used to build a tourist residence, favoring a strong environmental commitment thanks to this modular construction technique and the use of a bio-based and renewable material, the wood. The result is a 30% reduction in CO₂ emissions compared to conventional construction. This limited environmental impact is coupled with a substantial saving in waste disposal, which will be reduced by 30 to 40% here. This off-site construction method also has the advantage of significantly shortening the deadlines (1 year here) and of being free from climatic conditions which may prove to be restrictive in the mountains, where it is only possible to build in low season. .

Sustainable development approach of the project owner

In a context where the reality of climate change is imposed on us a little more every day, residence MMV Etoile des Sybelles paves the way for more sustainable construction in ski resorts and carries strong environmental ambitions through the use of 'a bio-based material, wood, and modular construction technique.

Wood, virtuous, is economical, ecological, available and renewable. It is also a source of well-being for the occupants of the building.

Its construction, naturally off-site, has made it possible to achieve a 30% reduction in CO2 emissions, compared to a conventional construction. In addition, the wood modules produced during off-site construction in the Auvergne Rhône-Alpes region have made it possible to greatly reduce waste and to recycle more than 80% of it through the selective sorting developed in the factory.

In addition, the teams who carried out this project were chosen locally, both at the project management level and at the group level.

Architectural description

The "Étoile des Sybelles" building complex is the highest in Europe (alt. 1,550 m) to be built in 100% modular wood. With a surface area of 10,000 m², it is spread over 8 wooden floors on 2 concrete levels and houses 99 apartments and suites. It hosts a restaurant-bar, lounges, entertainment rooms, wellness and fitness areas and an aquatic area.

The architectural bias aimed to harmoniously insert the residence within the ski resort with a volume and colors inspired by neighboring buildings. The ground floor and the garden are treated in a mineral way, like traditional chalets and have facades animated by openings composed in a free and random manner. The entrance benefits from a specific treatment with wood and stone cladding and is affirmed by the presence of a monumental access staircase protected by a large awning. The upper floors, in wood frame are clad in wood cladding and each suite has a balcony in wood structure. The roofs with a low slope of 10% are covered with gray sheets using the traditional treatment of mountain roofs.

Finally, plant filters have been planted to gently register the presence of the residence in the landscape.

See more details about this project

[🔗 RT 2012](#)

Photo credit

Ossabois

Stakeholders

Contractor

Name : Maulin.ski

Contact : Alexandre Maulin

Construction Manager

Name : Hubert Architecture

Contact : Bertrand Hubert

[🔗 http://hubert-architecture.fr/](http://hubert-architecture.fr/)

Stakeholders

Function : Structures calculist

Ibatech

Grégory Brunod

[🔗 http://www.ibatech.fr/](http://www.ibatech.fr/)

Function : Other consultancy agency

Actif

[🔗 http://www.actif-enr.com/](http://www.actif-enr.com/)

Fluids design office

Function : Environmental consultancy

Alpes Contrôles

[🔗 https://www.alpes-controles.fr/](https://www.alpes-contrroles.fr/)

Control office

Energy

Energy consumption

Primary energy need : 80,00 kWh/m².an

Calculation method : RT 2012

Renewables & systems

Systems

Heating system :

- Boiler fuel
- Low temperature floor heating

Hot water system :

- Boiler fuel

Ventilation system :

- humidity sensitive Air Handling Unit (hygro A)
- Double flow heat exchanger

Environment

Urban environment

The MMV Etoile des Sybelles residence in Le Corbier is:

- Close to all shops
- Located just 10 meters from the shopping arcade
- At the foot of the slopes and the snow front

Its location has been designed to minimize visual constraints for the neighborhood as much as possible, while the orientations offer all residents beautiful visual escapes on the slopes for some or the valley for others.

Costs

Construction and exploitation costs

Total cost of the building : 19 958 000 €

Health and comfort

Comfort

Health & comfort :

Virtuous and respectful of the environment, wood construction is a source of comfort, well-being and quality of life for residents and users of the residence.

It insulates and resists and provides hygrometric stability in the building.

Contest

Reasons for participating in the competition(s)

The reality of climate change is becoming more and more important to us every day and moving towards carbon neutrality by 2050 is no longer an option. There is an urgent need to accelerate the reduction of the carbon footprint of the construction sector, one of the most emitting in the country with 25% of CO2 emissions. Wood, virtuous, economical, ecological, available and renewable, and the associated naturally off-site construction, constitute responses to the climate emergency. The MMV Etoile des Sybelles residence demonstrates the benefits of modular construction in a ski resort with a rational, optimized, intelligent and frugal use of wood.

Off-site manufacturing and the use of renewable materials have resulted in a **30% reduction in CO2 emissions**, compared to conventional construction.

In addition, the wood modules built in the factory in the Auvergne Rhône-Alpes region have enabled **waste to be reduced by 30 to 40%**.

In addition, it is **local** know-how that is in the spotlight. Indeed, the teams who carried out this project were chosen locally, both at the project management level and at the group level.

Finally, this achievement is part of a sustainable vision in all its aspects. The building will be dedicated to **sustainable tourism operations** for the next 30 years. It is the manager of MMV hotel clubs which ensures its operation.

Building candidate in the category

