

# Gabrielle Residence

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**Building Type** : Collective housing < 50m  
**Construction Year** : 1972  
**Delivery year** : 2020  
**Address 1 - street** : 9 rue de la Ferronnerie 78380 PLAISIR, France  
**Climate zone** : [Cfb] Marine Mild Winter, warm summer, no dry season.

**Net Floor Area** : 21 271 m<sup>2</sup> SHON  
**Construction/refurbishment cost** : 4 207 000 €  
**Number of Dwelling** : 265 Dwelling  
**Cost/m2** : 197.78 €/m<sup>2</sup>

## General information

The Gabrielle residence is located in Plaisir in the center of the town, on the Prieuré estate, formerly occupied by a Benedictine community. Composed of **13 small buildings**, not exceeding 5 levels on the ground floor, these small buildings are scattered among islands of greenery so as to benefit from the **best sunshine** and the **best view of the park**, the river and the church. .

The state of the facades having deteriorated over time and the maintenance of the balcony railings requiring a binding annual maintenance, the condominium decided to launch renovation studies.

The Syndical Council chose the REANOVA company which was commissioned to carry out:

- **An energy audit** in 2016 including proposals for different work scenarios;
- **A design mission** with financial support voted at the General Assembly in January 2017
- The vote of the works in 2018 for a period of 24 months.

Following the completion of the audit, the condominium therefore embarked on **acomplete renovation program** including:

- the insulation of facades from the outside;
- replacement of hall doors;
- the replacement of the original private joinery;
- insulation of roller shutter boxes;
- replacement of rolling shutters (individual option);
- insulation of flat roofs and security;
- replacement of skydomes;
- the implementation of a type B hygro-adjustable CMV;
- installation of automatic purge valves;
- balancing the heating and domestic hot water network.

## Building users opinion

The general opinion of the condominium is very satisfactory. The co-owners find the residence very pretty, that the project as a whole is a success and they observe a capital gain when reselling the apartments.

## If you had to do it again?

The Gabrielle residence project encountered a major problem: the widespread presence of asbestos in the residence (concrete facades and coating, glass window sills). From the start of the project, it was necessary to adapt to this constraint and find architectural and technical solutions in order to stay within reasonable budgets for the condominium.

## See more details about this project

<https://www.reanova.fr/copropriete/residence-gabrielle-78370-plaisir/>

<https://www.construction21.org/france/articles/h/green-solutions-un-exemple-de-renovation-globale-et-performante-la-residence-gabrielle.html?n=20230510085741>

## Photo credit

Reanova

## Stakeholders

### Contractor

Name : SDC de la résidence Gabrielle représenté par IMMO DE FRANCE  
Contact : Madame Marie LAHALLE (marie.lahalle[at]immodefrance.com; 01 30 66 58 74)

### Construction Manager

Name : REANOVA  
Contact : Edouard de Ruggy, edouardderugy[at]reanova.fr  
<https://www.reanova.fr/>

### Stakeholders

Function : Company  
SOCATEB

Monsieur Valente

<https://socateb.com/>  
Facades and waterproofing package

Function : Company  
NORBA MENUISERIES

<https://www.norba-menuiserie.com/>  
Joinery lot

Function : Company  
AIRTEC

Lot ventilation

Function : Company  
GESTEN

Heating package

### Type of market

Global performance contract

## Energy

### Energy consumption

Primary energy need : 92,00 kWh/m<sup>2</sup>.an

Calculation method : RT existant

Breakdown for energy consumption : Heating: 115.51 Domestic hot water: 27.31 Cooling: 0 Lighting: 7.01 Breakdown: 10.24 Auxiliaries: 1.84

Initial consumption : 161,91 kWh/m<sup>2</sup>.an

## Envelope performance

Envelope U-Value : 0,99 W.m<sup>-2</sup>.K<sup>-1</sup>

More information :

Facades: 14 cm mineral wool (R = 4.38 m<sup>2</sup>.K/W)

Gables: 12 cm gray EPS (R = 3.75 m<sup>2</sup>.K/W)

Low floor on exterior: 12 cm mineral wool flocking (R = 3.00 m<sup>2</sup>.K/W)

Terrace roof: 12 cm of polyurethane (R = 5.22 m<sup>2</sup>.K/W)

Original joinery: PVC leaf (Uw = 1.30 W/m<sup>2</sup>.K)

Hall doors: steel (Uw = 1.70 W/m<sup>2</sup>.K)

Roller shutter box insulation: coferming (Uw = 1.50 W/m<sup>2</sup>.K)

Ventilation: Type B humidity sensitive high pressure ventilation system

## More information

The energy label of the building does not correspond to the primary energy consumption indicated because two distinct calculation methods were used respectively for the consumptions and the label.

## Renewables & systems

### Systems

Heating system :

- Gas boiler
- Water radiator

Hot water system :

- Gas boiler

Cooling system :

- No cooling system

Ventilation system :

- Humidity sensitive Air Handling Unit (Hygro B)

Renewable systems :

- No renewable energy systems

## Environment

### Urban environment

The Gabrielle residence is located in Plaisir in the center of the town, on the Prieuré estate, formerly occupied by a Benedictine community. Composed of **13 small buildings**, not exceeding 5 levels on the ground floor, these small buildings are scattered among islands of greenery so as to benefit from the **best sunshine** and the **best view of the park**, the river and the church. .

## Costs

### Construction and exploitation costs

Subsidies : 2 000 000 €

Additional information on costs :

LOT 1: Renovation and thermal insulation from the outside: €2,854,000 including tax

LOT 2: Joinery

- Replacement of the original private joinery (40% replacement): €349,500 including tax

- Insulation of roller shutter boxes: €120,193 including tax

LOT 3: waterproofing: €665,138 including tax

LOT 4: Breakdown: €232,745 including tax

LOT 5: Heating: €91,414 including tax

Help on the project:

Group grants:

- Energy saving certificates (CEE)
- Call for expression of interest sustainable copro IDF region (AMI)

Individual grants:

- Energy transition tax credit (CITE)
- ANAH live better serenity

Group loans:

- Zero-rate collective eco-loan (Eco-PTZ)
- Additional loan

## Carbon

### GHG emissions

GHG in use :37,00 KgCO<sub>2</sub>/m<sup>2</sup>/an

## Contest

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

The Gabrielle residence is an example of exemplary global renovation.

Indeed, following an in-depth technical study, all of the co-owners were able to vote for a complete work program allowing significant heat loss to be overcome. This renovation has made it possible to achieve **significant energy savings** and **architectural enhancement**, while respecting the deadlines and budgets announced.

### Building candidate in the category



Prix du public



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