

Architectural tours of projects carried out by women architects awarded the ARVHA Woman Architect Prize

Florence Lipsky, Lipsky-Rollet architectes, lauréate Prix Femme Architecte 2020



From eco-responsible ambitions to reality

This competition, launched under the aegis of Dominique Voynet and won in 2010, met strong environmental expectations. The specifications called for the Minergie P or Passivhaus label issued by Maison Passive de France, the installation of solar panels to meet 30% of domestic hot water needs, the installation of a wood-fired boiler, and the recovery of rainwater for the maintenance of green spaces. The building was to be designed as a protective envelope to smooth out consumption peaks and extreme weather conditions (extreme cold, heat wave).

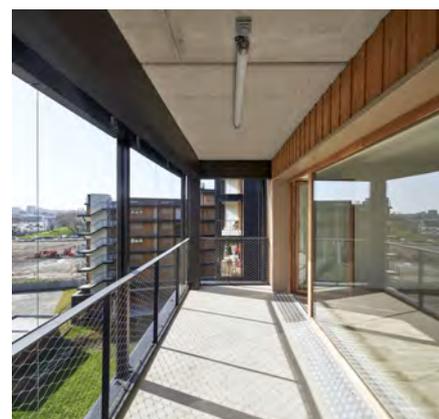
Original program: social mix of social housing and gypsy population

The program concerns the design of social housing and housing adapted to the gypsy population. As such, the project had to propose a general spatial organization of the block guaranteeing the autonomy of these social groups and facilitating their good cohabitation.

The specificities of the lifestyles of the travellers implied particular spatial reflections: the relationship to the outside (French windows, direct connection with the caravan, ability to bring the vehicle into the dwelling, management of the intermittent occupation of the premises).

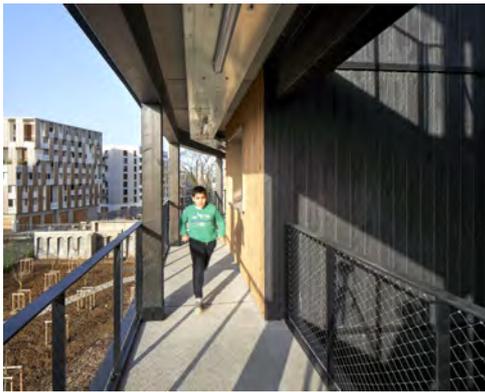
After the economic crisis: the fundamentals of passive design

More than ten years after the competition, passive design is proving its worth in absorbing economic over-constraints. It is based on the primary desire to offer through-housing to all inhabitants. This provision guides the spatial organization, the principle of distribution of housing, the extension of generous outdoor spaces (balconies, gardens, terraces, loggias). It contributes to the increase in living comfort and aims to optimize the control of summer and winter heat through quality solar protection.



On delivery, the social program built corresponds to the realization of 57 social housing units, 5 activity premises for artists, a parking lot of 43 places in the basement. The whole represents a surface of 4,800 m² of SDP.

Located in the Boissière Acacia zac, rue Thomas Sankara, the whole building is arranged in an L shape along the historical alley of the reservoirs, bordering the sports stadium. In order not to create any masking effect, the building is installed at a distance from the school which borders the plot. The principle of fragmentation into blocks (R+6, R+5) connected by courtyards, is chosen to promote visual transparency between the interior of the block and public space. The organization of a community life predominates outside the dwellings. When residents leave their homes, they benefit from a family atmosphere that encourages exchanges in the circulation and common areas. This spirit is a resurgence of the original design, which was intended to accommodate gypsies and encourage the mixing of populations.



The fragmentation of the building plays a role in environmental comfort. This arrangement increases the building's ability to capture winter sunlight and the creation of a micro-climate in summer and during heat waves. The organization in three blocks facilitates the layout of the dwellings which all have 2 to 3 orientations, and allows a winter sunshine superior to 2 hours in the living rooms.

The notion of living comfort is considered in its entirety: typological characteristics, water and vegetation management through the creation of a wet garden that recovers and filters rainwater as well as that of the plot, the roofs are planted.

Wood and durability

For economic reasons, the structure of the building was made of concrete with a wooden facade, at the time of the consultation of the companies, and at the request of the project owner. The wood, whose natural color is preserved, contributes to create this particular atmosphere in the corridors and common areas. Located at the end of the corridors, the Douglas fir panels are protected by the corridors which form a cap. The gables are protected by a black stain.



Project ownership

OPH Montreuillois

Project management

Lipsky+Rollet architects

Gaujard Technologie, wood structure design

C&E ingénierie, concrete design

Bet Nicolas, Fluids

Milieu, environmental contracting

Rouch, acoustic engineering

Bureau Forgue, economics.

Cost of the construction : 8.050.000 €

- 7.050.000 € superstructure

- 800.000 € infrastructure

- 200.000 € Foundations

Superstructure : - 1,584 €/m2 GFA-SU

- 1.469 €/m2 SDP

Companies: GCG, Rubner Wood Construction Group

Quantity of wood : 2.500 m3

French Douglas fir.