

babin+renaud

client PARIS HABITAT / VILLE DE PARIS

84 ACCOMMODATIONS, A SOCIAL CENTER, A DAY NURSERY

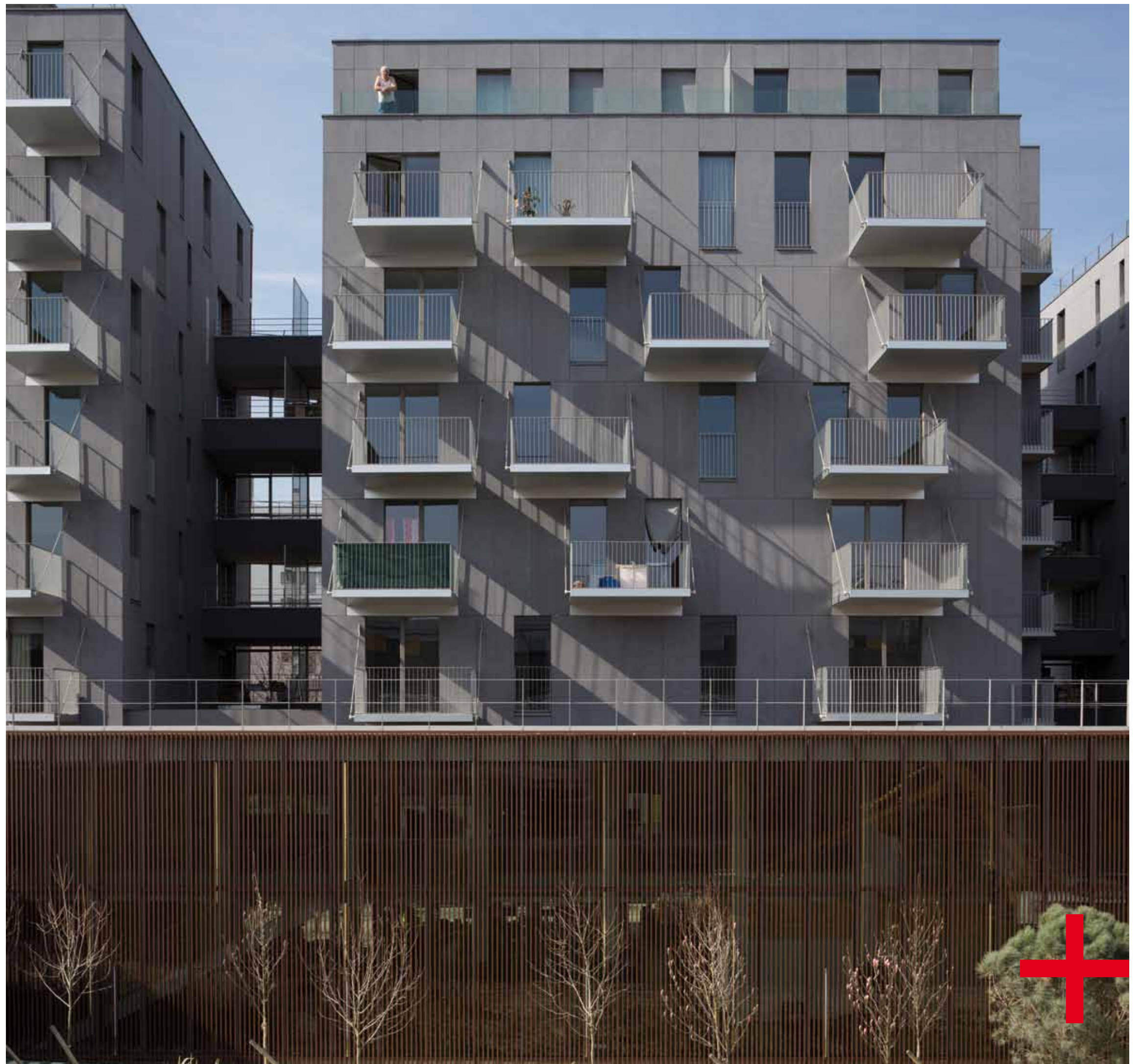
A LIBRARY AND A COMMUNITY CENTER

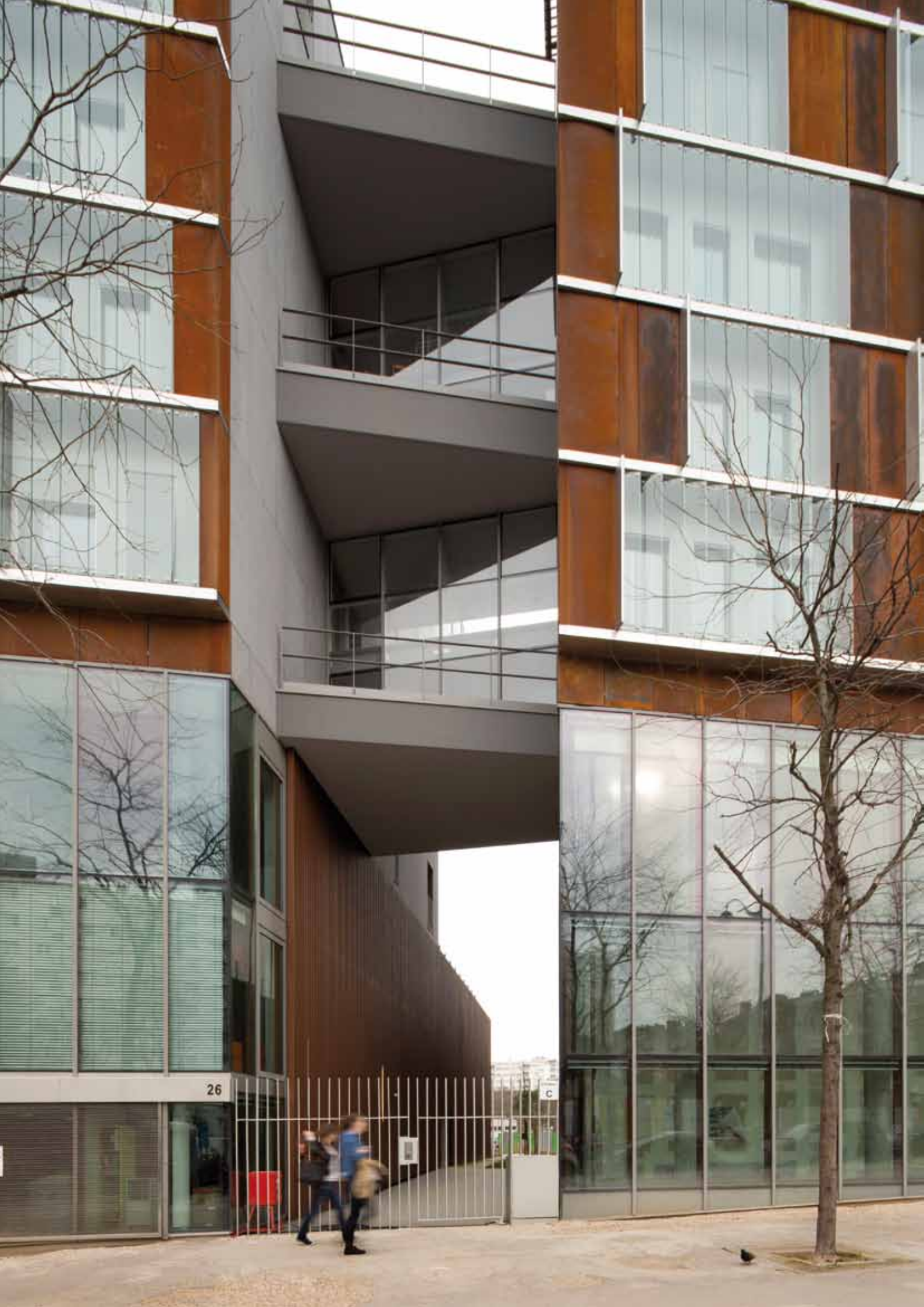
avenue de la Porte de Montmartre Paris18 France

press book

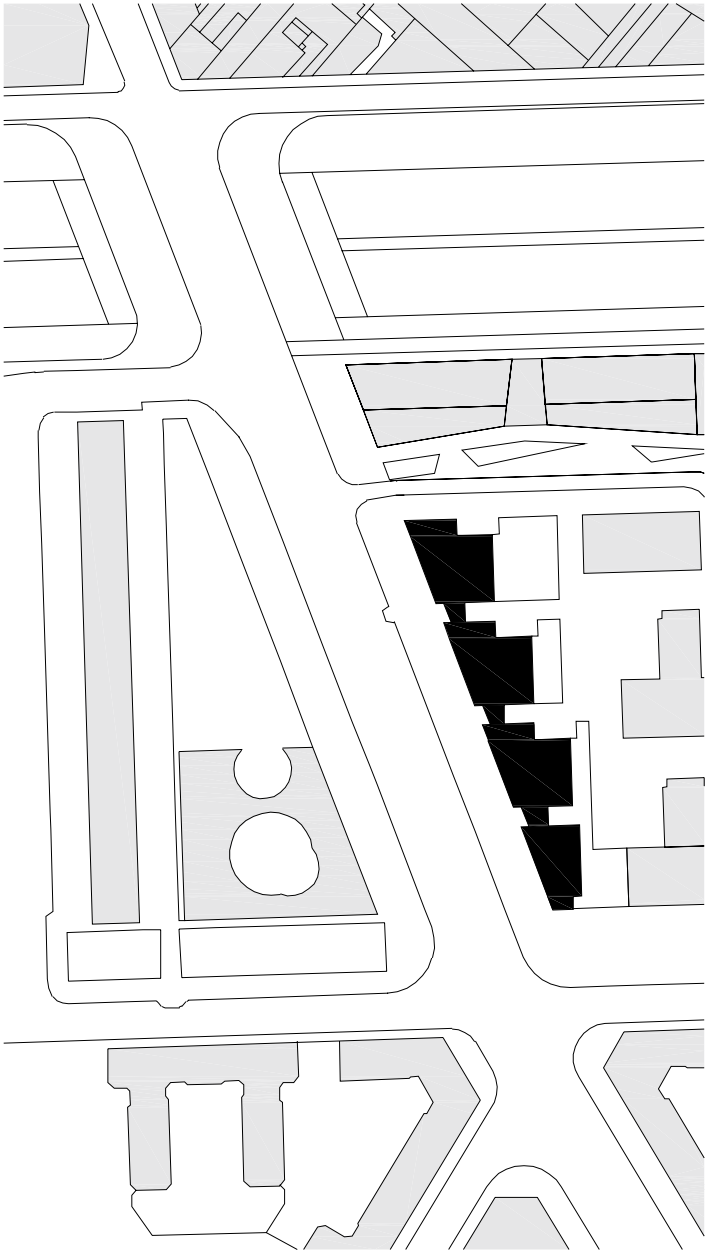






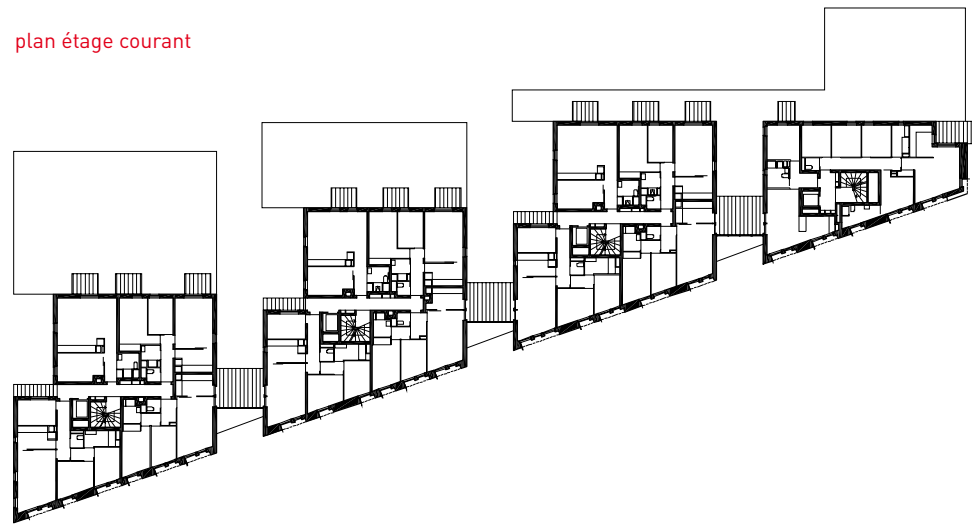


84 ACCOMMODATIONS AND 4 PUBLIC FACILITIES
16-30, AVENUE DE LA PORTE DE MONTMARTRE, THE BINET NEIGHBORHOOD, 75018 PARIS
CLIENT **PARIS HABITAT / VILLE DE PARIS**
ACCOMMODATIONS **5,316 M² OF FLOOR SPACE (FS)**
3X1 ROOMS, 24X2 ROOMS, 33X3 ROOMS, 18X4 ROOMS, 6X5 ROOMS
LIBRARY JACQUELINE DE ROMILLY **1,220M² FS**
A COMMUNITY CENTER **1034 M² FS**
A SOCIAL CENTER **432 M² FS**
A DAY NURSERY **192 M² FS**
STRUCTURAL ENGINEERING CONSULTANCY **EVP INGÉNIERIE**
BET FAÇADES **VS-A**
HVAC ENGINEERING CONSULTANCY **CFERM**
ACOUSTICIEN **ACV**
CONSTRUCTION ECONOMICS **TOHIER**
FLOOR SPACE **10 296 SQ M**
SCHEDULE **2008-2014**
LOW-ENERGY BUILDING CERTIFICATE **PLAN CLIMAT VILLE DE PARIS**
COST **19 137 000 EUROS**
GENERAL CONTRACTOR **SICRA**

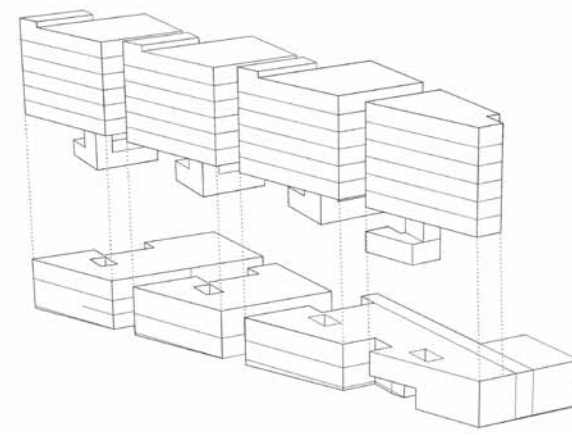


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In Paris it's no longer a time for ring-roads but of stitching an urban fabric. An example of this is the building with 84 accommodations and four public facilities delivered by Babin+Renaud. It marks the start of urbanization and neighborhood life along the broad Avenue de la Porte de Montmartre. Its break down into plots made it possible to avoid the fortress effect imposed by the required scheduling and the program's considerable surface area (over 10,000 sq. m) by designing urban porosities and transparencies towards the center of the plot.
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plan étage courant



plan rez-de-chaussée



+ Standing between Paris' Boulevard Ney and the *Périphérique* (ring-road), Avenue de la Porte de Montmartre delineates the western boundary of the Binet neighborhood. Since 2009 this is where the city of Paris and the town hall of the 18th arrondissement have been engaged in extensive work to rekindle the dynamics and balance of a district still considered out of the, despite its being a future hub of the Grand Paris project. Profoundly mixed, this vast operation combines briefs for proximity, public housing (134) and private apartments but also several demolitions and reconstructions. The latter had an impact on the agency's project brief, for the inhabitants of one demolished high-rise by the *périphérique* were rehoused here, whereas the community center and the library are reconstructions.

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+ Delivered in January, 2014 by Babin+Renaud, the building contains 84 accommodations and four public facilities: a day nursery, a library, a community center and a social center. The main issue was to speak to the city in an environment highly influenced by its proximity to the *périphérique*. Avenue de la Porte de Montmartre is a source of sound and chemical pollution, and the length of the plot resulted in a very long façade. So how could natural light be brought into the heart of the facilities? How to respect the configuration of the avenue while preserving the qualities of use and domesticity required by the brief? The architects decided to combine a sequence of quality entrances for the inhabitants while maintaining full opening to the facilities along the avenue. Organizing into blocks thus made it possible to differentiate each facility by alternating empty spaces directly above which entrances to the accommodations were placed and recessed from the street.

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+ The building is composed of four blocks and three empty spaces through which extensive exterior spaces were developed. Walk-through terraces, protected from the noise of the *périphérique* by glass partitions, have been located both on the ground level and in the upper floors. Three of the four blocks are identical and on the garden side feature recesses that that enhance the natural sunlight into the facilities located at the base. The fourth block is distinctive because of its location at the corner of the Avenue de la Porte de Montmartre and rue Binet. This singular location is underlined by its slender volume which highlights the corner and gives an urban character to a building that is nonetheless very contemporary. This building's location stresses the avenue's linearity by faithfully following its slope while the more diffuse back is occupied by extruded volumes. The facilities on the lower floors at the base with balconies and terraces on the upper floor accommodations.

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A HUB

FOUR BLOCKS AND THREE EMPTY SPACES



+ The facilities are distributed and organized according to their use and the specific needs that derive from them. Each occupies the first two floors of a block and possibly a part of the basement. The library stands on the corner in a special place to attract the general public and address the whole neighborhood. Inside the building runs along a gallery on two levels expressed in depth by the rhythm of the structure with a wide opening onto a garden. The ground floor is devoted to lending activities, periodicals and children, while the quieter upper floor is more conducive to study. The community center is placed on the project's opposite corner across from the future office building. Taking advantage of the street's slope, it spreads over two and a half floors around a stairwell leading to sewing workshops, a dojo and a dance room.

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+ The social center and the day nursery are in the middle of the plot with the social center still accessible from the street. Stretching along the eastern façade, the day nursery enjoys exceptional brightness and a terrace protected by a generous sun visor that protrudes 8 meters out from the building. The 84 accommodations are distributed in the upper floors in each block around naturally lit landings in three of the four blocks. Each accommodation has double or triple exposure and a terrace looking out over the garden. Each floor contains two-, three- or four-room apartments at each of the building's corners. Because of the more restricted regulatory prospect, there are four two-room penthouses on top. To counter the noise pollution and out of respect for urban harmony, the agency placed a 70-cm thick façade of pivoting glass panels in front of the acoustic picture windows along the avenue. Inside the accommodations these picture windows, placed bare outside, provide a deep window frame in thick painted-wood. The entire façade thus makes a genuine protective interface enabling a relationship of generous openness between the noisy city and the accommodations' interior. On the garden side, the smooth façade of cement panels masks all window and door frame openings of the wood-aluminum variety.

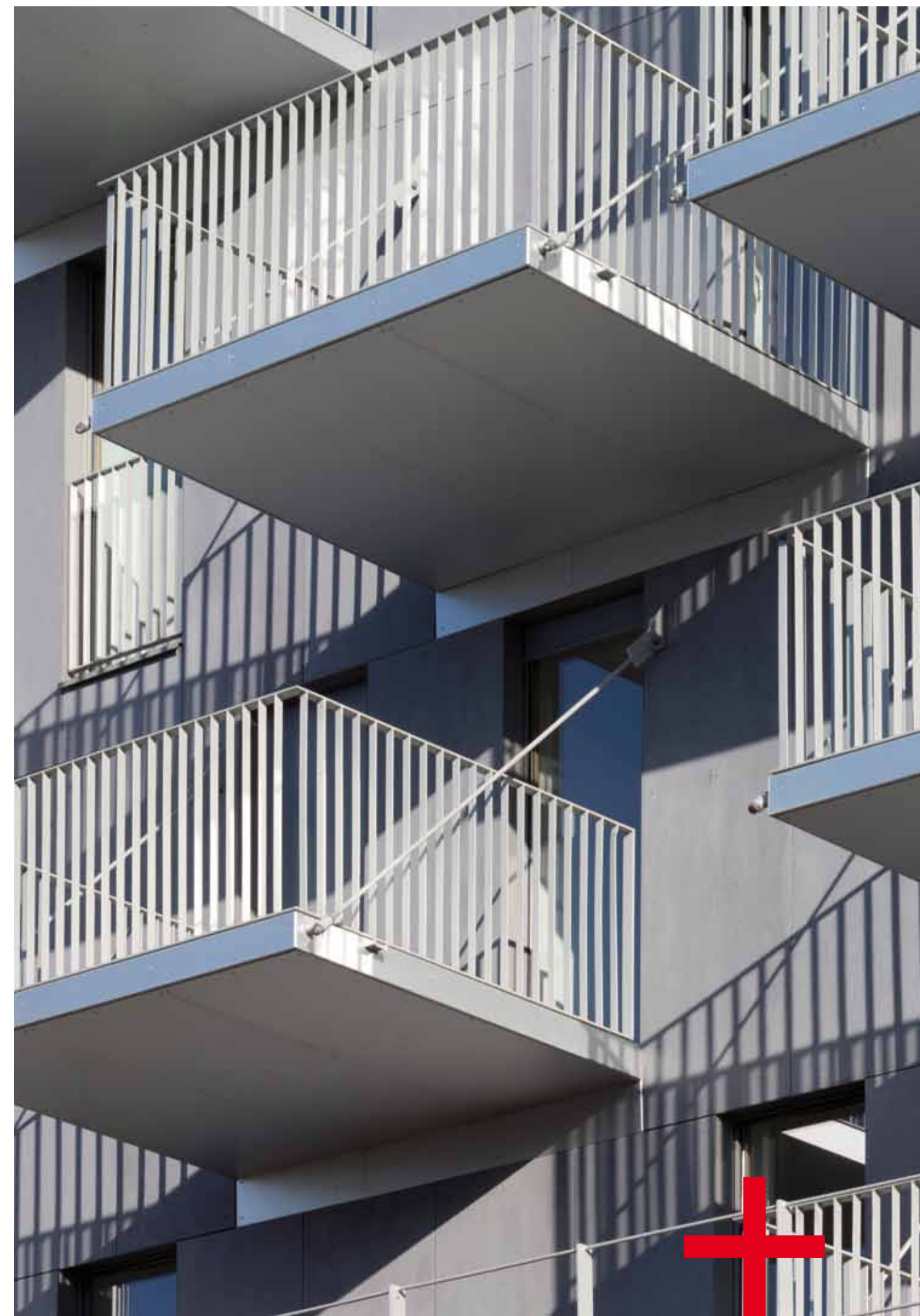
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+ The project meets the strict environmental requirements as seen by its being awarded various certifications, i.e. Habitat & Environnement A-profile, Low-energy consumption building and Plan Climat de Paris. This pioneering building in the Binet neighborhood promises to become one of the area's most important landmarks while offering its residents comfort of use removed from the environmental drawbacks that continue to exist.

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A PROTECTIVE FAÇADE FOR THE ACCOMMODATIONS

A LANDMARK FOR THE NEIGHBORHOOD





dancing room



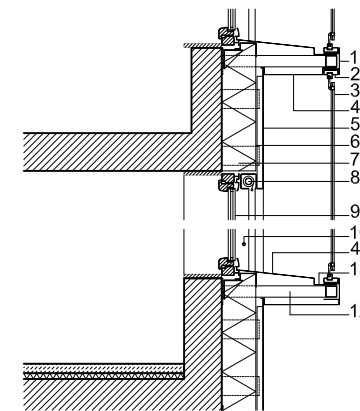
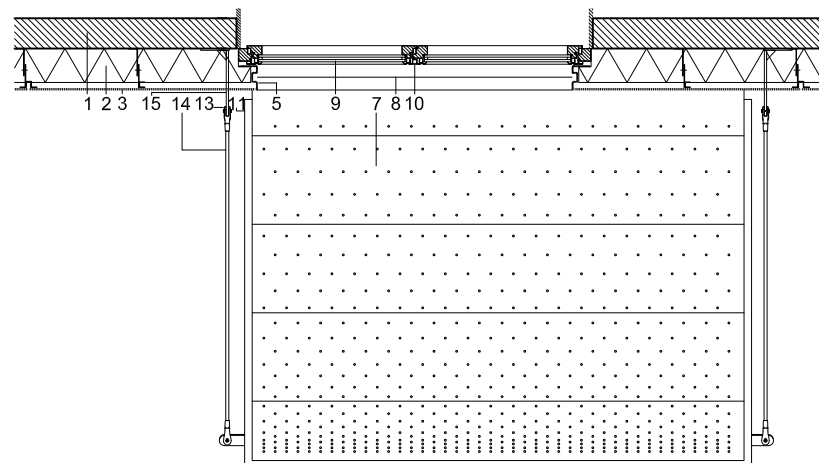
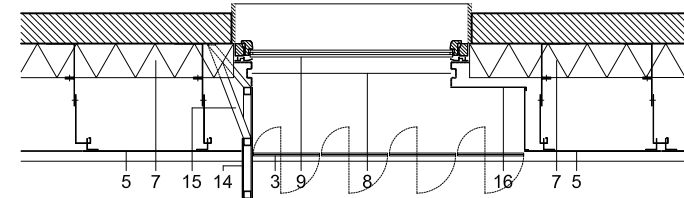
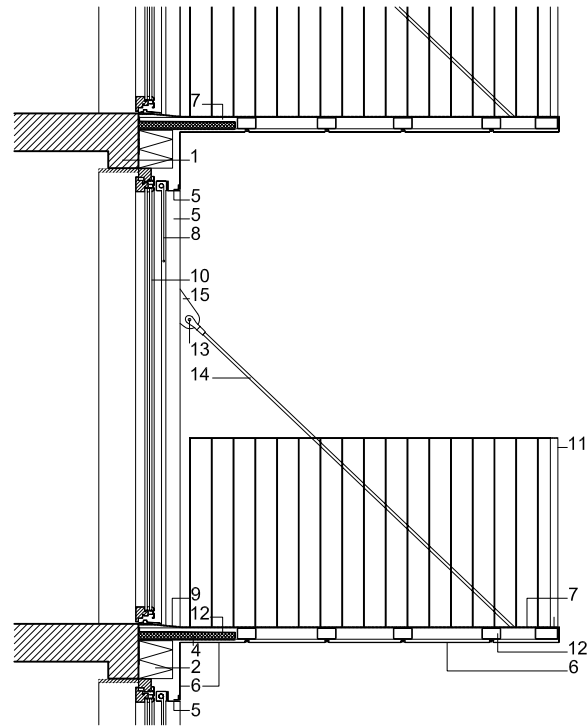
accommodation



library







details of the hanging balconies

- 1 16-cm painted reinforced concrete
- 2 18-cm wide external insulation
- 3 8-mm fiber cement panel on a 2-cm wide air gap
- 4 a water fence incorporated into the concrete structure with remote parts fasteners
- 5 lacquered aluminum frame lining
- 6 anodized aluminum lining 30/10
- 7 Coated checkered-steel plate
- 8 canvas awning + lacquered aluminum runner in front of the door frame
- 9 gutter with water run-off towards a barbacan incorporated into the structure
- 10 mixed aluminum/wood joinery
- 11 a 40x5 mm lacquered aluminum railing welded on a 60x10 mm flat lacquered plate
- 12 100x60 mm and 120x60 mm steel structure incorporating water run-off and water fence
- 13 connection point
- 14 200-mm wide tie-beam
- 15 Tie-beam fixation plate

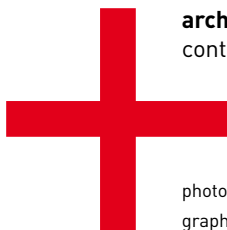
details of the triple-skin

- 1 316 L inox band
- 2 Louver brackets with motorization system
- 3 Louvers on light-glass pivot
- 4 Folded sheet cowl for the 316 L inox band 10/10 thick
- 5 Corten steel sheet 30/10 thick
- 6 Colored rain screen
- 7 External insulation 18-cm thick
- 8 Canvas awning + lacquered aluminum sheet in front of window frame
- 9 Mixed aluminum and wood joinery
- 10 Round lacquered steel railings 16-mm in diameter
- 11 Smooth 316 folded sheet 10/10 thick
- 12 Steel structure tube 60x60 mm thick for louver and inox band brackets
- 13 Gutter
- 14 Polished inox 316 L sheet pannel, 20/10 thick
- 15 Aluminum tube structure 40x40 mm
- 16 Lacquered aluminum sheet 15/10 thick



jean françois renaud eric babin

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The Agency
 Eric Babin and Jean-François Renaud are following a singular pathway calmly, and to date unobtrusively, delivering rigorous and engaged products free of the constraints of fashion.
 They founded their agency nearly twenty years ago after winning a European-wide competition that enabled them to deliver a project consisting of some one-hundred accommodations in Rheims.
 Since then they have developed an architecture that is grounded as much in its context as it is abstract and theoretical. Holding dear the proper place that a building should occupy in its setting and perfecting new architectural types derived from analyzing the brief, Babin + Renaud carry out projects of scale with highly varied briefs, e.g. housing, of course, in complex social fabrics on the edges of Paris (Saint-Denis, Saint-Ouen), on symbolically significant sites such as Paris' Les Batignolles or future sites like at the Porte de Montmartre. They also tackle mixed projects, office buildings or extensive public facilities like the future cultural center at Les Jacobins which the agency will be delivering by early summer.
 Now ensconced at the heart of Paris' 11th arrondissement, the agency employs some twenty collaborators and has projects throughout France. For the past several years Éric Babin and Jean-François Renaud have also been teaching, initially in Lille, Marseilles and Nantes, they are presently teaching in Rouen and Paris' Belleville respectively.
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photos des projets ©Cécile Septet / photo d'Eric Babin et Jean-François Renaud ©Thierry Calba
 graphisme ak renaud



OFFICES BUILDING
 Urban-development zone at the Île Seguin – Macro lot B2A
 92100 Boulogne-Billancourt France
 Client: NEXIMMO 34 for NEXITY
 Associates: OAB
 Consultancy: AURIS
 Surface: 8070 m² fs
 Delivery 2009



SOCIO-SPORTS COMPLEX
 Rue Maurice Marinot – 62100 Calais France
 Client: Ville de Calais
 Landscape designer: Lionel Guibert
 Consultancy: GRONTMIJ – ASE
 Surface: 2880 m² fs
 Cost: 3 620 000 €HT
 Delivery 2011



AUVERGNE'S INSTITUTE FOR TERRITORIAL DEVELOPMENT
 Project laureate of the Palmarès 2013 de l'architecture et de l'aménagement de la Région Auvergne
 Angle rue Kessler / boulevard François Mitterrand
 63000 Clermont-Ferrand France
 Client: Conseil général d'Auvergne
 Consultancy : EVP Ingénierie – CFERM – MDETC – ASE
 Surface: 1773 m² fs
 Cost: 3 284 000 € HT
 Delivery 2012



222-UNIT SHORT-TERM PUBLIC RESIDENCE
 Urban-development zone at the Porte de Paris
 rue Pinel - 93200 Saint Denis France
 Client: ADOMA
 Consultancy: IGREC Ingénierie
 Surface: 6129 m² fs
 Cost: 10 032 000 € HT
 Delivery February 2014



CULTURAL CENTER JACOBINS
840-SEAT THEATRE AND 11 MOVIE THEATRES MULTIPLEX
 Client: Ville du Mans France
 Associates: OAB – Michel Desvigne
 Consultancy: GRONTMIJ – TOHIER – ASE
 Surface: 15 565 m² fs + 28 198 m² fs car park
 Cost estimate: 70 000 000 € HT
 Delivery June 2014



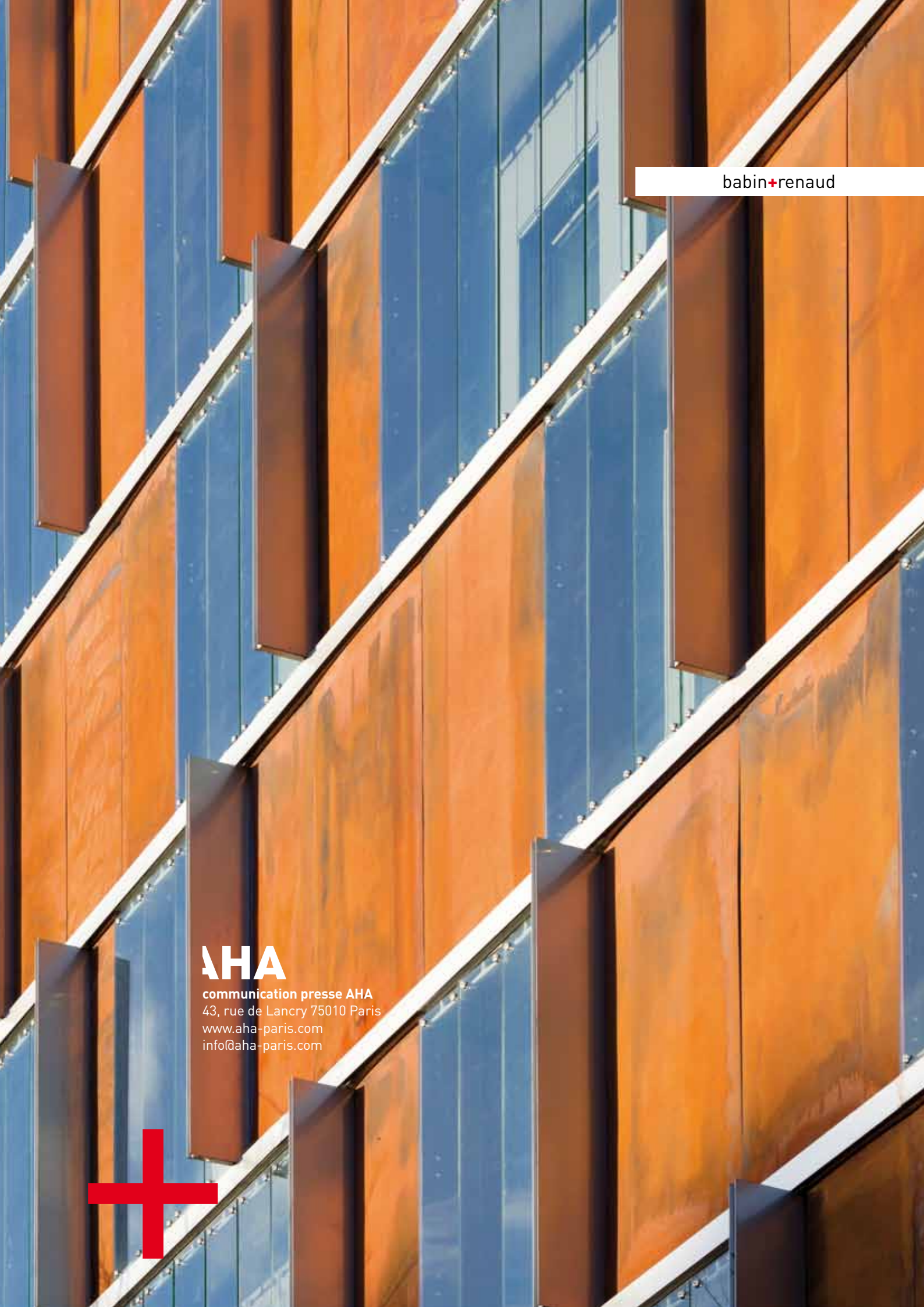
MUSIC CONSERVATORY
 17-21, rue Solférino – 92170 Vanves France
 Client: Grand Paris Seine Ouest – Ville de Vanves
 Consultancy: GRONTMIJ – ACV
 Surface: 3329 m² fs
 Cost estimate: 9 510 000 € HT
 Work in progress – Delivery January 2015



125-UNITS SOCIAL HOUSING AND SCHOOL GROUP
 Urban-development zone of Clichy Batignolles – Lot E9 – 75017 Paris France
 Client: Régie Immobilière de la Ville de Paris
 Consultancy: Projex Ingénierie – Diagobat
 Surface: Housing 9900 m² fs – School group 3600 m² fs
 Cost estimate: 27 370 000 € HT
 Work in progress – Delivery September 2015



131-UNITS HOUSING AND COMMERCIAL SPACES
 Urban-development zone of the Docks – Secteur 3b – 93400 Saint-Ouen
 Client: Aterea Cogedim
 Landscape designer: David Besson-Girard
 Consultancy: BERIM
 Surface: 10 305 m² fs
 Work in progress – Delivery May 2015



babin+renaud

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