

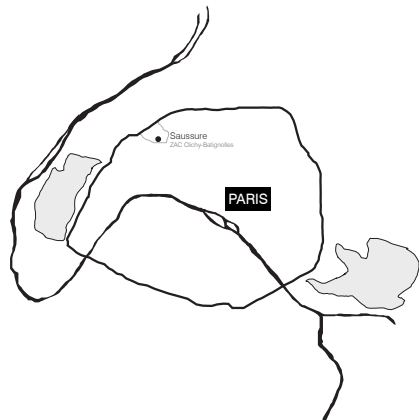
LAN

Press release

February 2015



40 housing units France



Technical information:
PROGRAM: 40 housing units and commercial spaces
CLIENT: ICF Novedis
ADDRESS: ZAC Saussure Pont-Cardinet, îlot 4.2, Paris 17e
COST: EUR 5.9M, before taxes
NUA: 3,700m² Floor Area: 2,900m²
SCHEDULE: 2010 – 2014
TEAM: LAN (Commissioned Architects), Bollinger+Grohmann (Structure), Agence Franck Boutté (HQE Consultant), LBE (Fluids), JP Tohier & Associés (Budget Surveyor).

The project pays homage to Paris, to the architecture of the 19th century, and to the Haussmann building. A perfect extrusion of the parcel, the project introduces, through its flexibility, the notion that by emptying an architecture of its program, a building generates potential that will accompany the evolutions in urban development and allow it to respond more readily to changes in use.

Lot 4.2 is part of the new Clichy-Batignolles mixed development area and is located at the edge of boulevard Pereire, at the meeting point of two different periods in the history of Paris' urban development. The building plays a key role in linking these two architectural worlds.

The project renders homage to Paris and the 19th century architecture of the Haussmann building. It seeks to preserve the "intrinsic intelligence of this form," which has allowed the buildings constructed during

the Haussmann period to survive many changes and grow with the city, providing multiple, often very different uses of the same building.

The Haussmann building was designed primarily as a place of residence for the bourgeoisie, but it revealed itself to be an extraordinarily open architecture capable of incorporating other uses besides habitation: offices, stores, workshops, schools, etc. There are common characteristics in all these architectures that lie at the base of this flexibility: a clear structure,



a ground floor that is accessible from the street and which can extend to include the mezzanine, a wealth and variety of door and window openings to allow for the construction of all kinds of plans, variable heights in the floors, adequate thickness, and a high level of compactness. We consider these values as the great heritage of the Parisian building, and we have sought to translate them into an architecture that forms part of the city’s current logic, but which also offers solutions to current and future challenges.

The design of the façade for Lot 4.2 uses a structural pattern similar to the office buildings (1.35 meters). It alternates one full module with two empty ones, which correspond to the window openings. Together with the core of the circulation, this ensures the building’s structure. The height between floors is 3.2 meters, halfway between the standard height for residential housing (2.8 meters) and that for office buildings (3.5 meters). The commercial ground floor includes part of the 1st floor; its slightly different treatment indicates its urban character. The ornamentation borrows various elements from the Haussmann style, especially the horizontal stretchers that mark the piano nobile, as well as the proportion of fullness and emptiness.

The volume is a perfect extrusion of the triangular parcel which fully exploits all the plot’s spatial possibilities. Through its flexibility, the project introduces the notion that by emptying an architecture of its program, a building

generates potential that will accompany the evolutions in urban development and allow it to respond more readily to changes in use. The rue de Saussure building seeks to anticipate needs and changes by proposing a full reversibility between a residential and an office building. At the same time, this sense of openness gives each residence a very particular quality. The apartments have a lot of windows and are very well lit and spacious. They are all set up around a loggia, an extension of the interior living space towards the exterior. This type of patio also has a thermal function, introducing a new orientation in the building that helps ventilate the housing during the summer months.

Above and beyond the classic, standard ratio, the mostly glass façades significantly enhance the quality of the building’s uses, which benefit from an abundance of natural light and views. The size and regularity of the door and window openings, which are identical on the three façades, create a general image of the building without specifically denoting its use. A series of architectural distinctions on the façades compensates for the different levels of thermal comfort required on the northern and southern sides. The variations play out in the size of the openings – French doors which open fully to the south versus half-height windows to the north – in the position of the windows in relation to the façade, which use its thickness to create an interior projected shadow, in the position of the stores, inside and outside, as well as in the materiality

of the railing, which is made of glass or stainless steel mesh.

The materials favor a certain sobriety and are limited in number: polished concrete tinted black for the prefabricated panels for the façade, black lacquered aluminum for the concealed opening frames, glass for the windows, both for the half-height windows and the railings, stainless steel mesh, etc.

“My conviction that space amounts to luxury hasn’t changed. It links up with one of my old desires, an inversion of sorts: build dwellings that resemble office plateau, because the best flats are the ones that offer the most free space; and reciprocally, build offices that resemble apartments, so that they offer warmth and a possible scale of identification. In Paris, the transformation of flats into offices and of offices into flats is an opportunity to come to grips with this sort of fertile offsets and ‘resistance’. Whenever you have something that is serving another purpose than the one it was designed for, there’s a chance of getting away from norms and repetitiveness. Which is one of the most promising paths of modernity is mutation.”

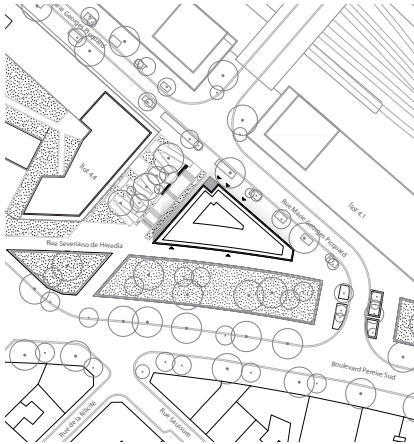
AMC Le Moniteur Architecture, Hors-série, Jean Nouvel, «Entretien avec Jean Nouvel», propos recueillis par E Allain-Dupré, JF Drevon, P Joffroy et E Lapierre, trad. R Corlette Theuil, pg. 13.



Location

Situated within the Clichy-Batignolles urban development project, the "Sausurre" sector consists of housing and office programs almost identical in size. Boulevard Pereire marks the boundary to the south with neighborhoods built during the Second Empire, perfect examples of 19th century Parisian architecture.

The main façade echoes the slight curvature of the boulevard, along which the 19th century inner beltway railway used to run.

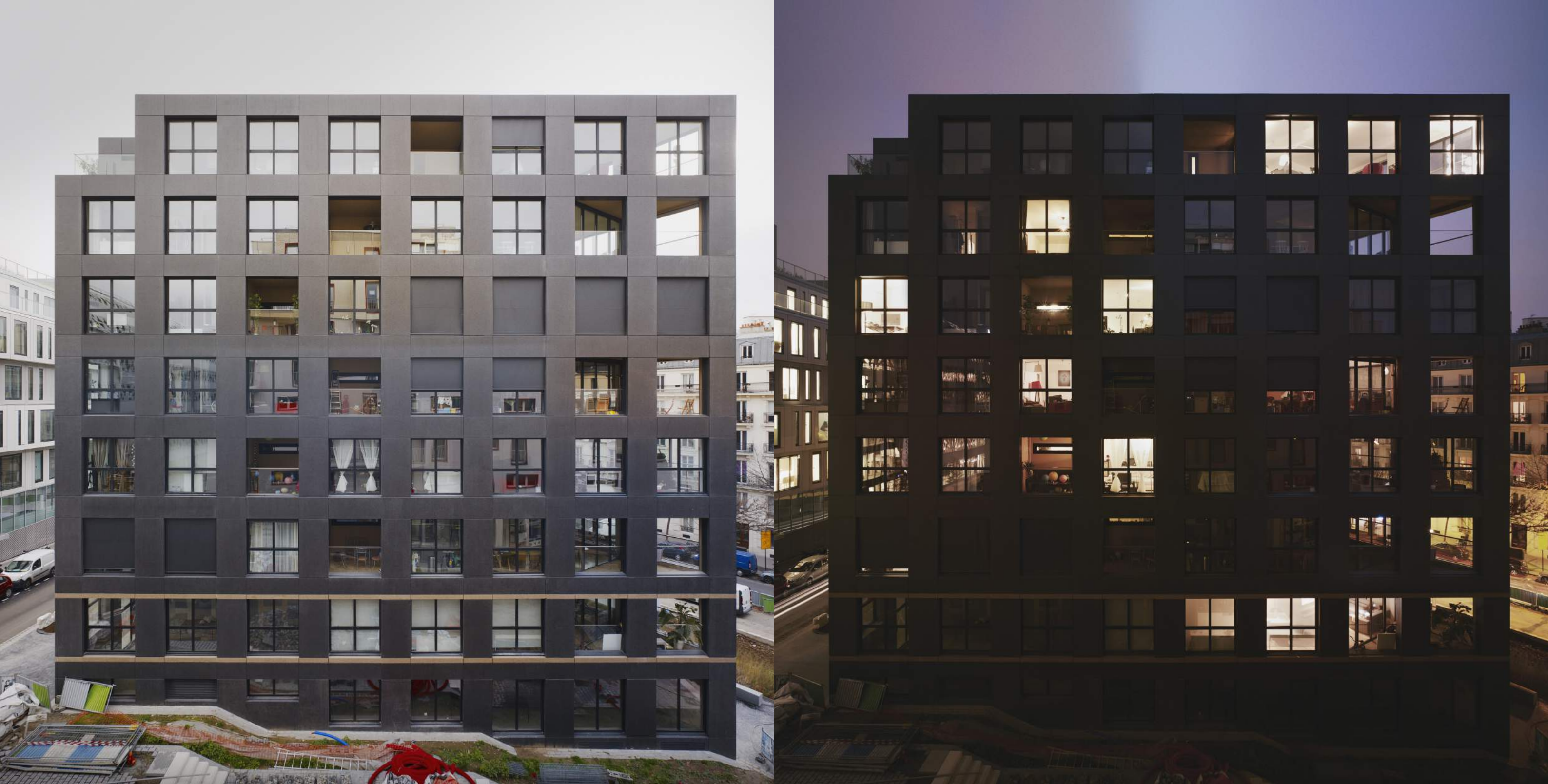


Site plan of lot 4.2 within the "Sausurre" area.

LAN (Local Architecture Network) was founded by Benoit Jallon and Umberto Napolitano in 2002 with the intent of exploring architecture as the intersection of several disciplines. This approach has today become a working method, and it has allowed the firm to explore new territories and to develop a vision that encompasses social, urban planning, functional, and formal issues. The firm’s projects consider this universe of possibilities at all different scales and contexts, and they have been recognized on multiple occasions in France and across the world, be they sophisticated architectural objects such as the EDF National Archives or experimental housing developments (Paris, Bègles, Beirut), commercial buildings (the Euravenir Tower in Lille), cultural projects (the Théâtre du Mailon and most recently the Grand Palais) or urban planning projects (the Brossette neighborhood in Île de Nantes and the Neue Hamburger Terrassen housing development). In 2004, the firm was included in Nouveaux Albums de la Jeune Architecture (New Editions

of Young Architecture, or NAJA), an award bestowed by the French Ministry of Culture and Communication. En 2009, LAN was honored at the International Architecture Awards (Chicago Athenaeum), the Archi-Bau Awards, and it won the Special Prize at the 12th International Triennial of Architecture in Sofia. En 2010, the firm received prizes at the AR Mipim Future Projects and Europe 40 Under 40 Awards. En 2011, the firms received the Best Sustainable Development prize at the LEAF Awards, a prize at the SAIE Selection Awards, and the AMO Prize from the Fondation d'Entreprise Excellence SMA. LAN was nominated for the Prix de l'Équerre d'Argent in 2011. In 2012 the firm brought home the Silver Medal from the Fassa Bortolo International Prize for Sustainable Architecture. In 2013, it received a «Commendation» at the Civic Trust Awards, the WAN Residential Award, and the BIGMAT 13 France National Prize.

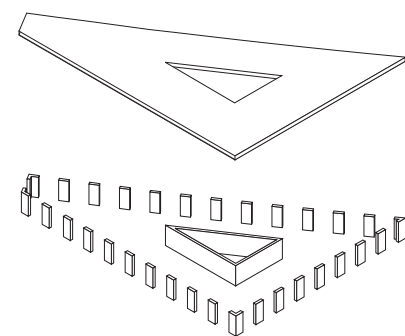
In 2014, the Euravenir Tower received the Prix SMABTP-Pyramides d'argent prize. LAN is an active participant in international architectural debate. The firm is strongly committed to the dissemination and interrogation of the values underlying contemporary architecture, whether in an academic setting (TU Graz and Università degli Studi Roma Tre in 2011, the Berlage Institute and the Welsh School of Architecture in 2012, Università di Ferrara in 2013, the Bergen Architecture School in 2014, among others), or at major institutions and cultural events worldwide (MoMA in New York, MAXXI in Rome, Garage in Moscow, Archifest in Singapore, the National Congress of Architects in Panama, and the Venice Biennale, to name a few). In 2013, the Spanish publisher Actar gave LAN carte blanche to publish a book, which appeared in 2014. Called TRACES, the book interlaces reflections on the nature of cities with discussions of the various issues that characterize the firm’s projects.



Flexibility

The building was configured to have flexibility even its structural system, which is in fact composed of a load-bearing core which contains all the horizontal and vertical circulations, and trumeaus surrounding the windows which take the vertical load distribution from the façade.

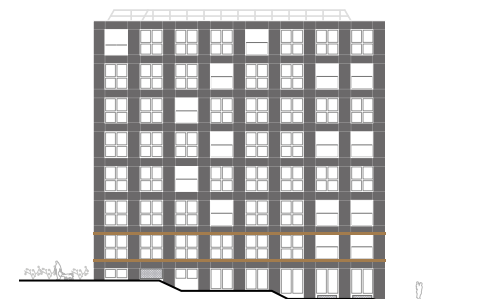
Brick walls separate the apartments, and the partitions that define the rooms can be removed to create space for offices.



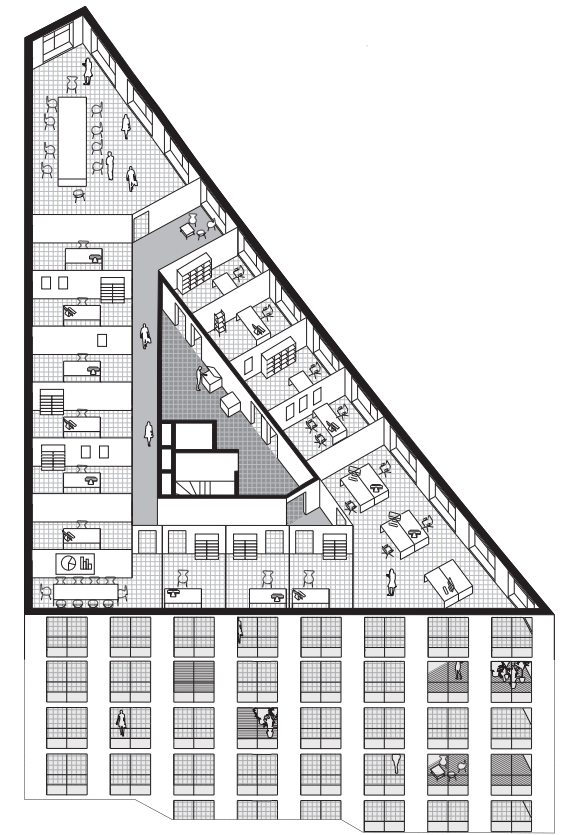
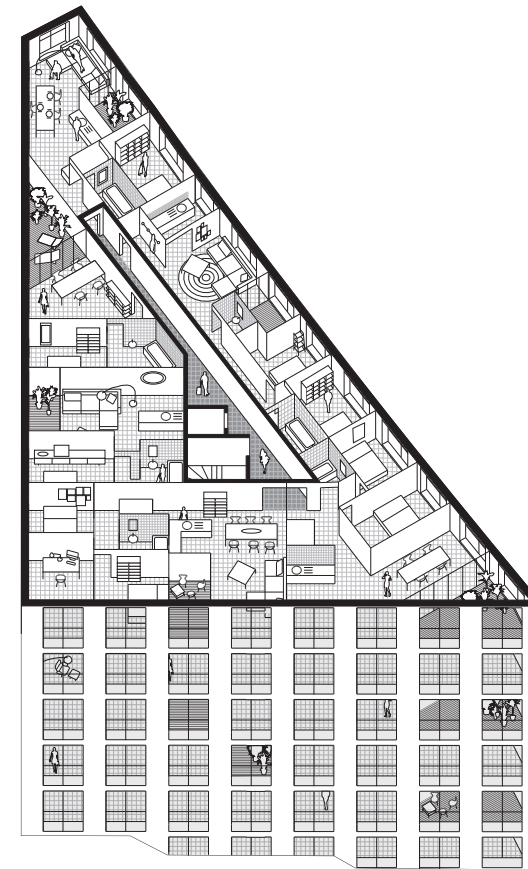
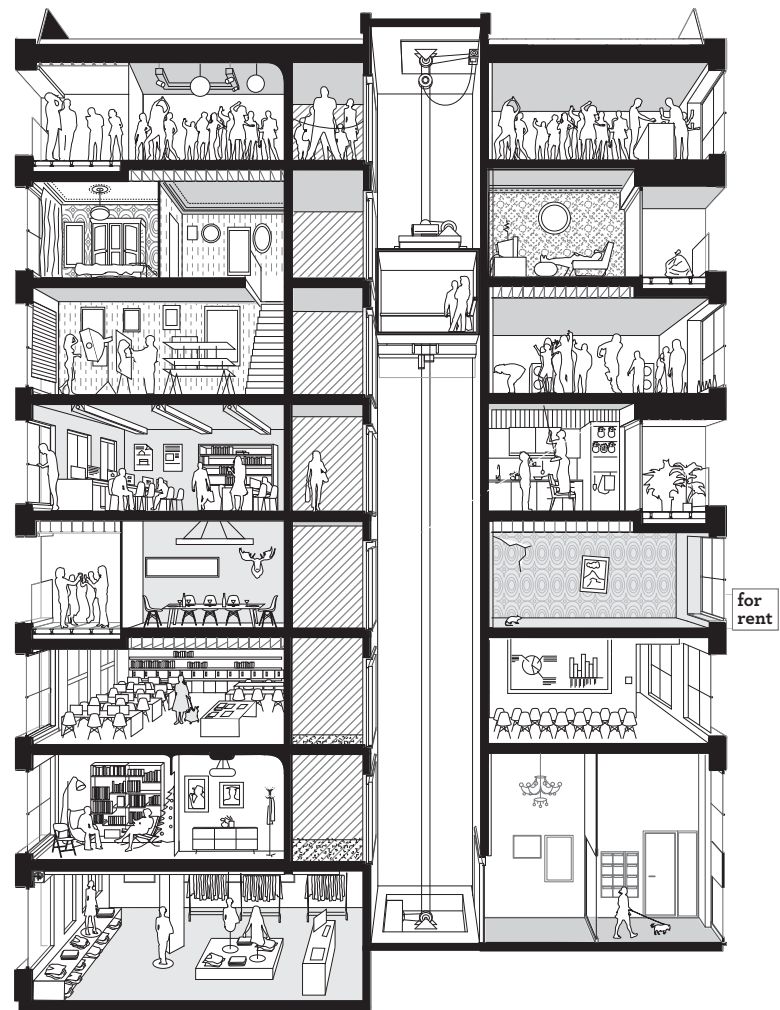
Structural framework

Façades

A regular succession of full and empty spaces, concrete and glass, the façades make the project very iconic. The ornamentation borrows various elements from the Haussmann style, especially the horizontal stretchers that mark the *piano nobile*, as well as the proportion of fullness and emptiness, which here has been inverted.



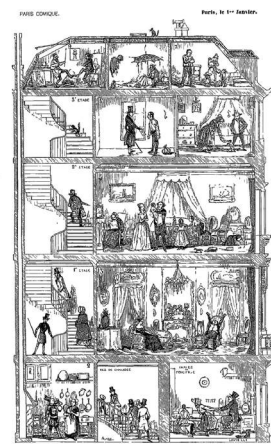
West façade



A Haussmann Typology

The project design was an opportunity to consider the Haussmann building as a type, above and beyond the formal, size-related, or even ornamental aspects. Certain notions struck us emblematic. A clear structure, a ground floor that looks out onto the street, a wealth of door and window openings that allow for the construction of all kinds of plans,

variable heights between floors, an adequate thickness, and a high level of compactness.

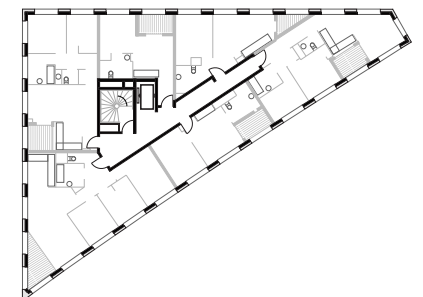


L'illustration, Paris, 11 January 1845, « Les cinq étages du monde parisien », illustration by Lavielle.

Usages

The flexibility addresses the multiple uses to be observed in Haussmann buildings: housing, commerce, schools, banks, offices, etc. The rue de Saussure building seeks to anticipate needs and changes, in particular by proposing a full reversibility between a residential and an office building.

The configuration of the floors, the spatial proportions, the regularity of the door and window openings in the façade, as well as the structural system all facilitate the modification of the interior layouts.



Plan of levels 2 and 4



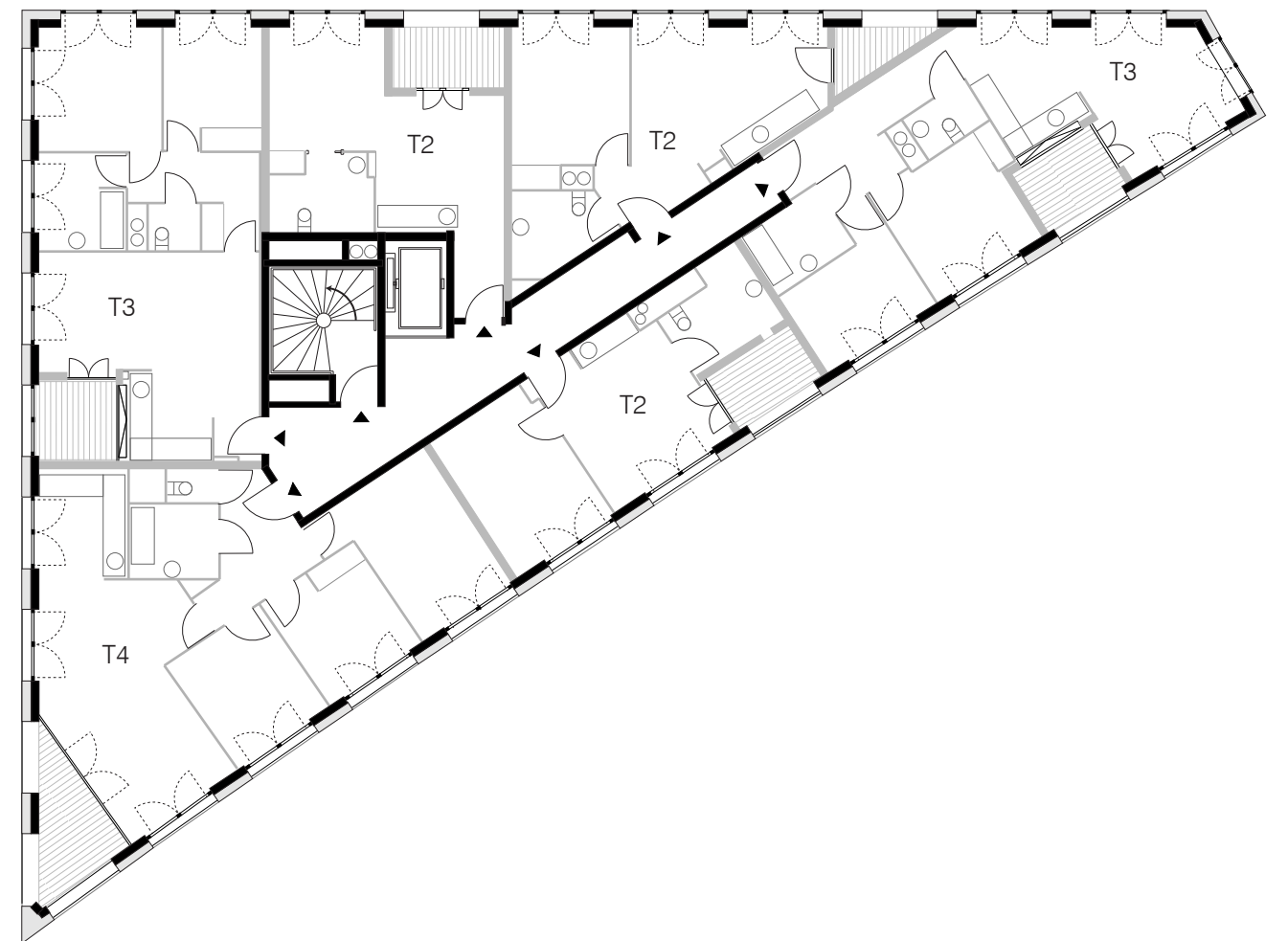
Fullness and Emptiness

The loggias are arranged in a way so that they never hang directly over one another, thereby creating an interplay of fullness and emptiness that enlivens the façade. To the north, the fittings are placed flush with the façade; the railings are made of glass. Contrarily, to the south, the fittings are set back to create a shadow; the railings are made of stainless steel mesh.

The design of the concealed opening frames has been simplified to the maximum, and they exhibit few lines in the façade. They contribute to the building's sobriety, whose image tends towards abstraction.

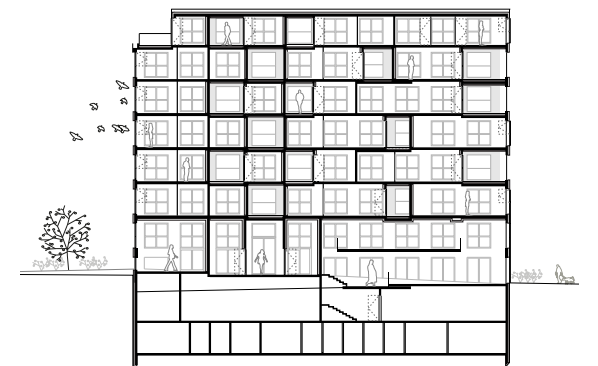


West façade



The Apartments

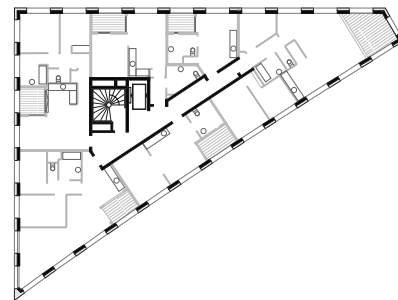
The building has 40 housing units and offers a large variety of types, from studios to five-bedroom duplexes.





The Loggia

Each apartment is set up around a loggia, a true extension of the interior living space towards the exterior. In the summer months, these loggias help ventilate the homes. The loggias are offset from one floor to another.

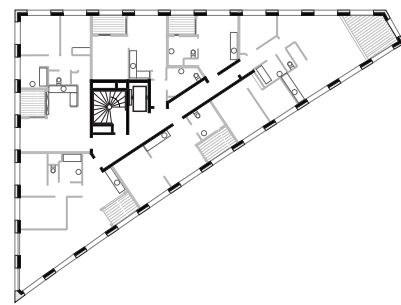


Plans of levels 3 and 5



Framed Views

The large windows in the apartments also create frames to contemplate the surrounding urban landscape. Boulevard Pereire and the tree-lined mall below and the façades of its Haussmann buildings provide an iconic Parisian background. Two more distant landmarks, la Défense and Sacré-Cœur, are visible from the upper floors.

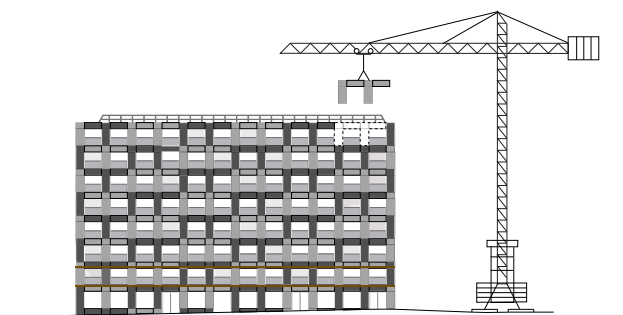


Plans of levels 3 and 5



Prefabrication and construction

The prefabricated façade consists of 144 modules in a comb or 'T' shape. These modules are made of structural concrete, the insulation and facing, of a mat black concrete. Keeping the panels flush and maintaining the same width in the joints were some of the technical challenges that the assembly of the panels raised.



Assembly of the prefabricated panels



Photoshoot by
Julien Lanoo.

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