



PLAN.01

360 housing units in Pontoise



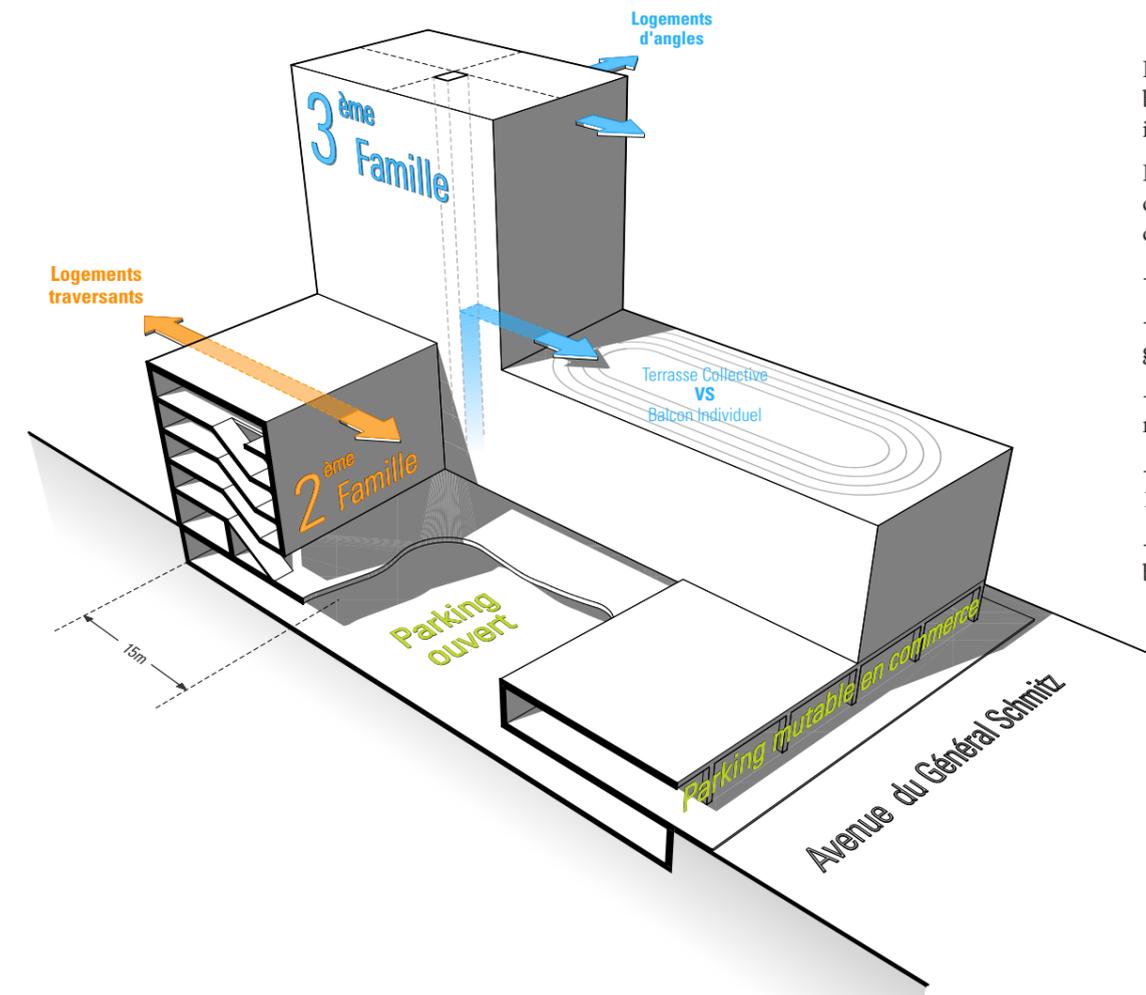
1,450 €/m² inhabitable surface area, parking included
 10 months of planning,
 24 months of construction

Atypical solutions for atypical constraints

How do you create architectural quality and diversity within a large-scale building complex within a short timeframe and at a building cost of 1,450 €/m² inhabitable surface area, parking included?

Following the client's decision to use a "Design-build" procedure that corresponded to the cost and scheduling issues, we had to work smartly and collectively to implement the following inventive strategies:

- collective terraces instead of individual balconies;
- a lower level parking area that was nevertheless open-air and planted with greenery, located at the center of the blocks;
- a building width corresponding to the parking area's structural frame (15 meters),
- a varying building height to limit the number of elevators and to guarantee 100% double-oriented flat;
- interior insulation, made possible by using an optimal formal coefficient for the buildings and using thermal concrete manufactured on site.

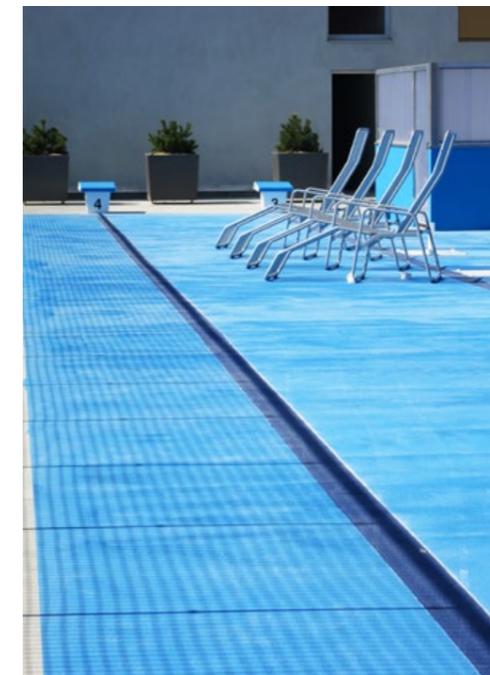
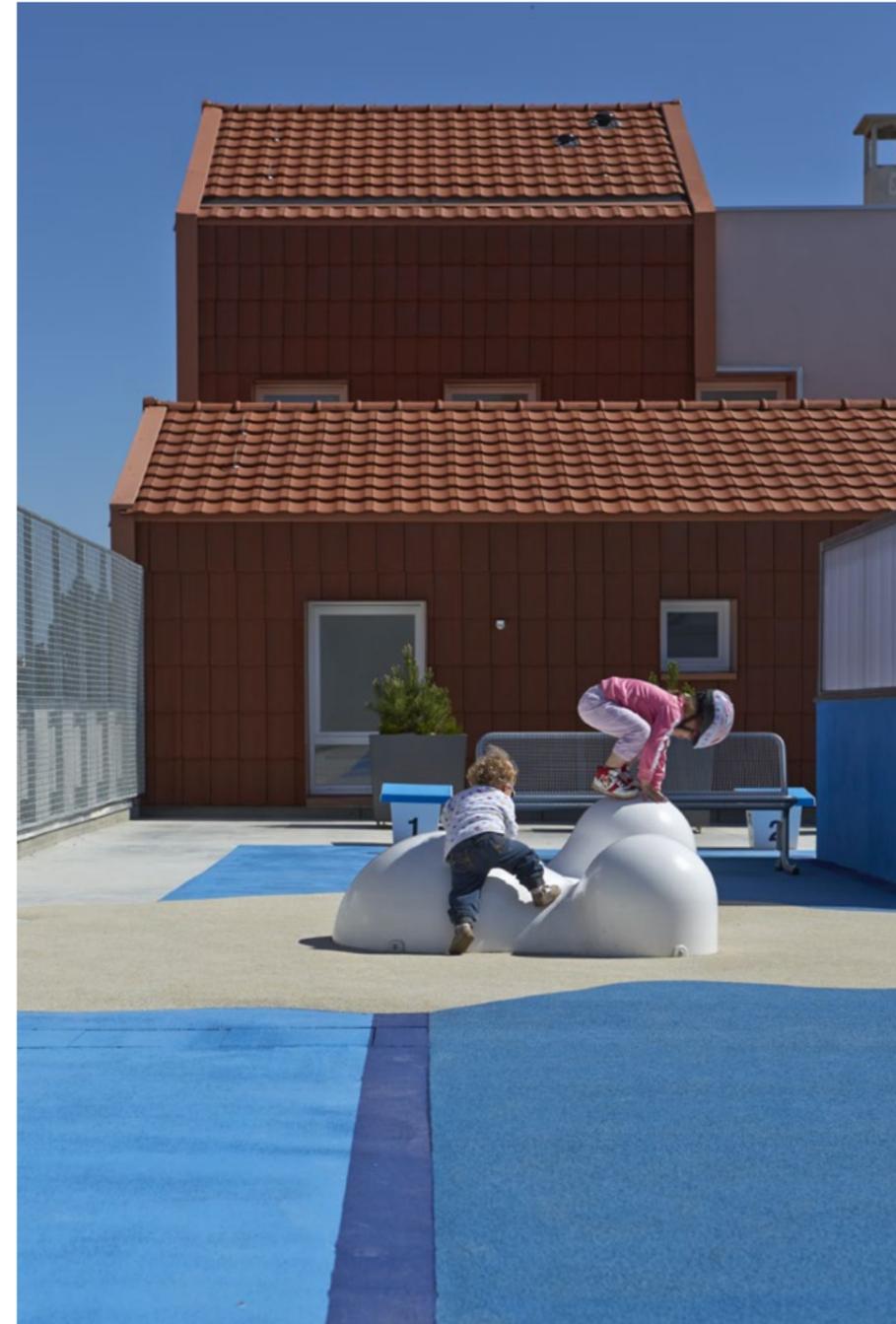


Inhabiting the 5th façade and other sleights of hand

The housing units were designed to provide housing for a known segment of the population: 360 homes for Gendarmes. Our guiding principle was equity: equity of treatment for the buildings and the apartments; equity of usage by the residents; and equity in relation to the site itself. The corollary of this equity is the opportunity to create collective uses.

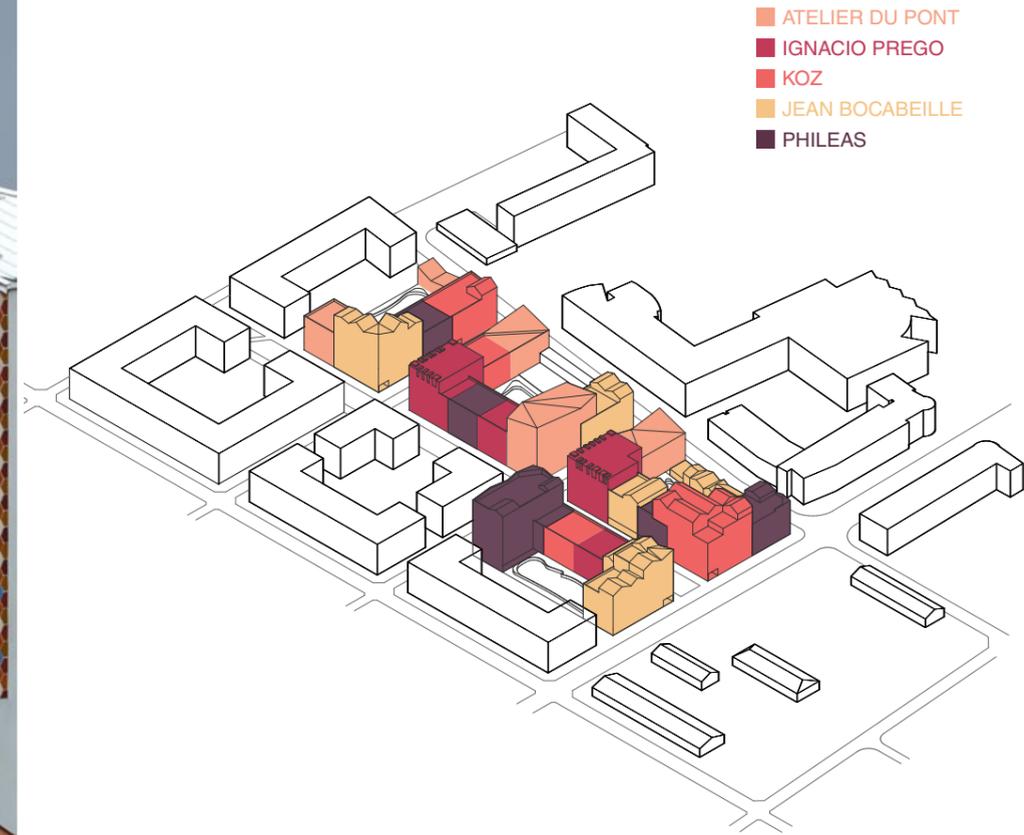
The roof terraces of the buildings are laid out to welcome mutualized outdoor spaces instead of private ones. They are distinguished by thematic colors: “red-athletics” (sports, games, etc.), “blue-pool” (relaxation, children’s playground), and “green-garden” (vegetable garden, ping-pong, etc.).

The inhabitants will be able to inhabit the rooftops and most importantly, they will be able to inhabit them together. No illusions or fake utopias in these shared uses, as the occupants (gendarmes and their families) are used to a coherent, organized community living.



One for all, all for one Variety on an urban scale

In contrast to the classic housing block that had been put forth in the initial working brief, the collective Plan01 instead chose diversity and proposed a varying building height that created a skyline devoid of monotony and with multiple views. Various types of housing units were placed side by side for the entire, 4-lot project, ranging from a maximum collective size of 9 stories to 1-story single-family homes.



The 5 firms that make up the collective PLAN01 worked side by side on this project, each one working separately on portions of the buildings that had been preliminarily assigned according to a master plan. In this way, each part retains its own characteristics (facades, colors, etc.) that bear the imprint of the firm that designed it. Because the firms work together in a workshop setting, the whole of the project is carried out with a sense of cohesion, and at the same time, it contains a diversity of architectural expression that usually only time brings to the building of a city.









Technical specifications

Program: Construction of 360 housing units for staff of the Gendarmerie Nationale

Address: Zac Bossut 95300 Pontoise (France)

Procedure: Design-build

Clients : Immobilière 3F and Immobilière 3F for Val d'Oise Habitat

Architect: PLAN01 (collective of architects consisting of: Atelier du Pont, Ignacio Prego Architectures, Jean Bocabeille Architecte, Koz and Philéas)
(Project manager: Eve Honnet, Site supervision: François Giannesini and Xin Luo)

General contractor: Léon Grosse

Team:

Engineering : Incet

Sustainable engineering : PLAN02

Landscape designer: Paula Paysage

Light design: Lumesens

Stakeholders:

Communauté d'agglomération de Cergy-Pontoise

Ville de Pontoise

Cergy Pontoise Aménagement

Agence Pierre Gangnet

LGX

Sustainability: BBC - H&E Profil A

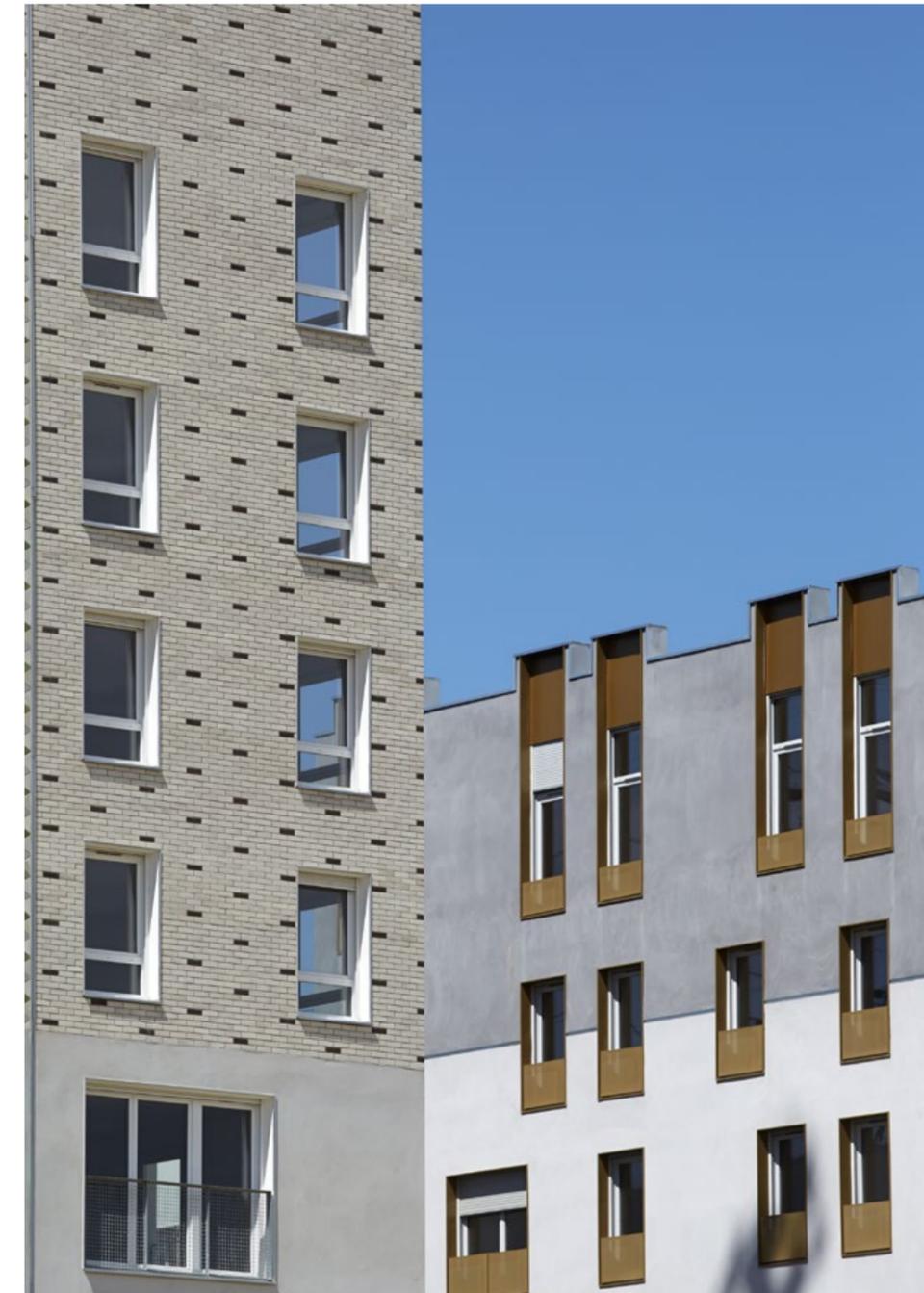
Construction cost: 45 251 000 € (pre-tax)

Construction cost ratio: 1 450 €/m² inhabitable surface area, parking included

Surface: 31 068 m² inhabitable surface area
Collective terraces: 3 507 m²

Delivery: april 2015

Photos : Frédéric Delangle and Plan01



PLAN.01



Immobilière 3F





Founded in 2002, PLAN01 initially brought together 10 partners from the firms of Atelier du Pont, Ignacio Prego Architects, Jean Bocabeille Architect, Koz, and Philéas. It is a truly atypical ecosystem, and its wealth resides in its abundance of ideas, a collective dynamic, and a practice that is always renewing itself. The collective's projects include the Vendée History Museum and the Rennes Municipal Crematorium, which were nominated respectively for the l'Equerre d'Argent Prize and the Mies van der Rohe Prize.

Our member, colleague, and friend Stéphane Pertusier left us at the end of 2014, a few months before the delivery of this project in Pontoise. PLAN01's adventure continues with 9 hands, but 10 of us signed this project.

PLAN.01

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