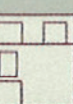
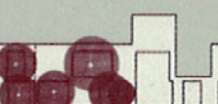
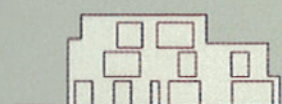
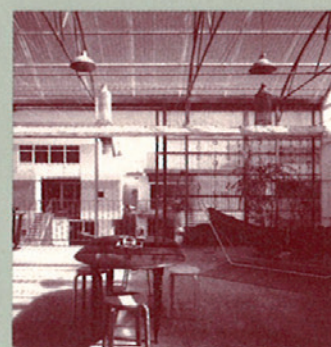
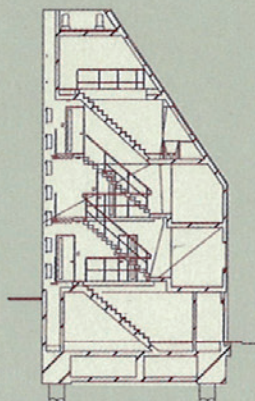
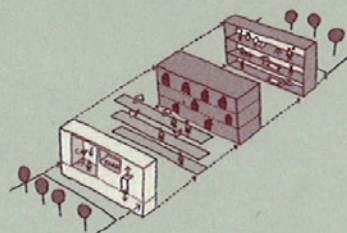
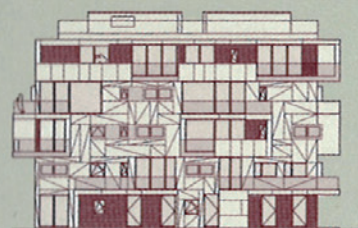
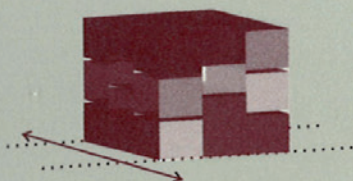
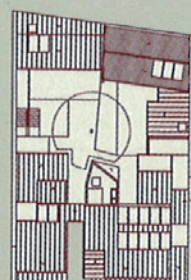
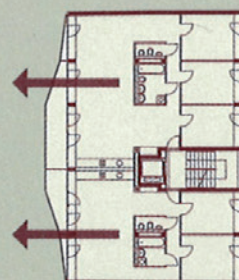
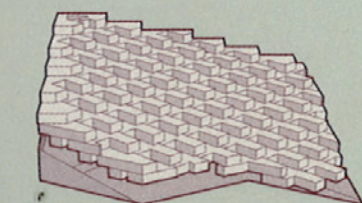
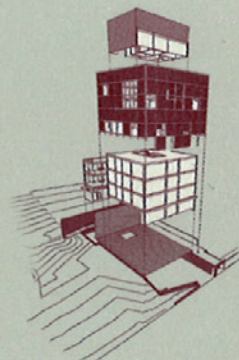
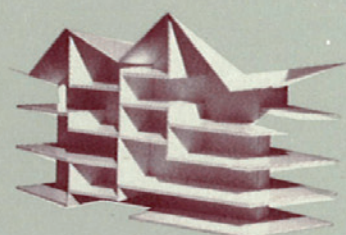
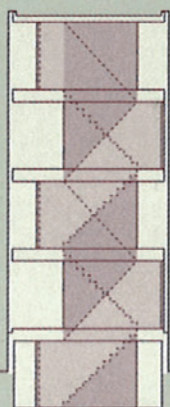
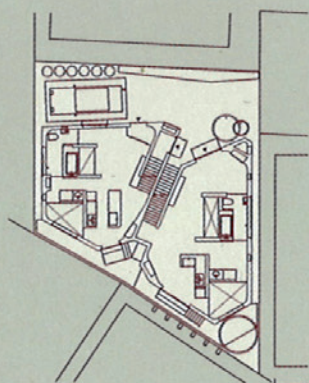
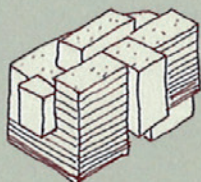
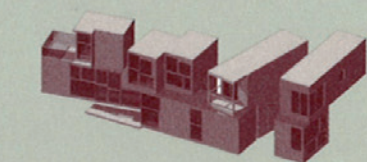


TOTAL HOUSING

ALTERNATIVES TO
URBAN SPRAWL

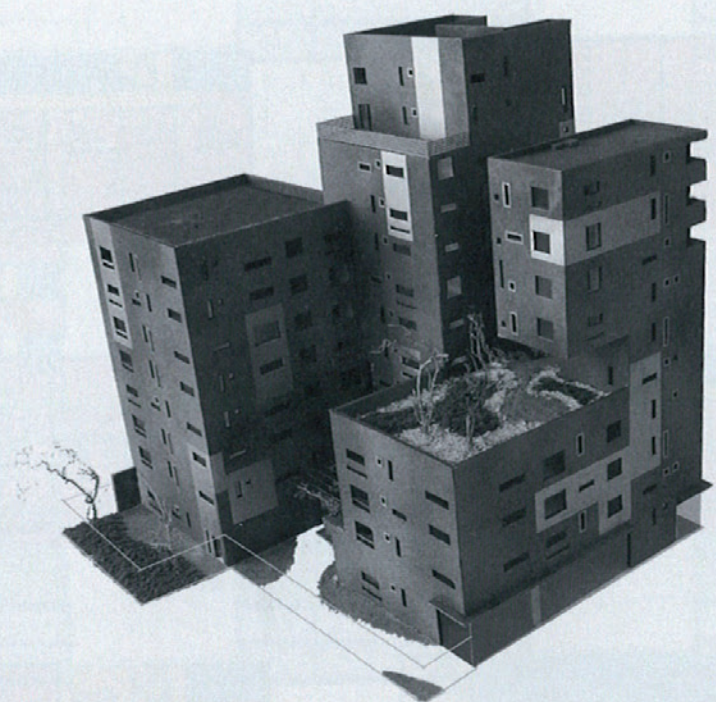


This large housing development combines massiveness and fragmentation, anonymity and personalization in an exercise in landscaping, public space and the redefinition of the urban fabric.

ZAC MASSÉNA

BECKMANN-N'THÉPÉ

KEYWORDS urban-suburban, building-landscape, community building, unit variety SEE ALSO 100 Apartments (→ p. 252)



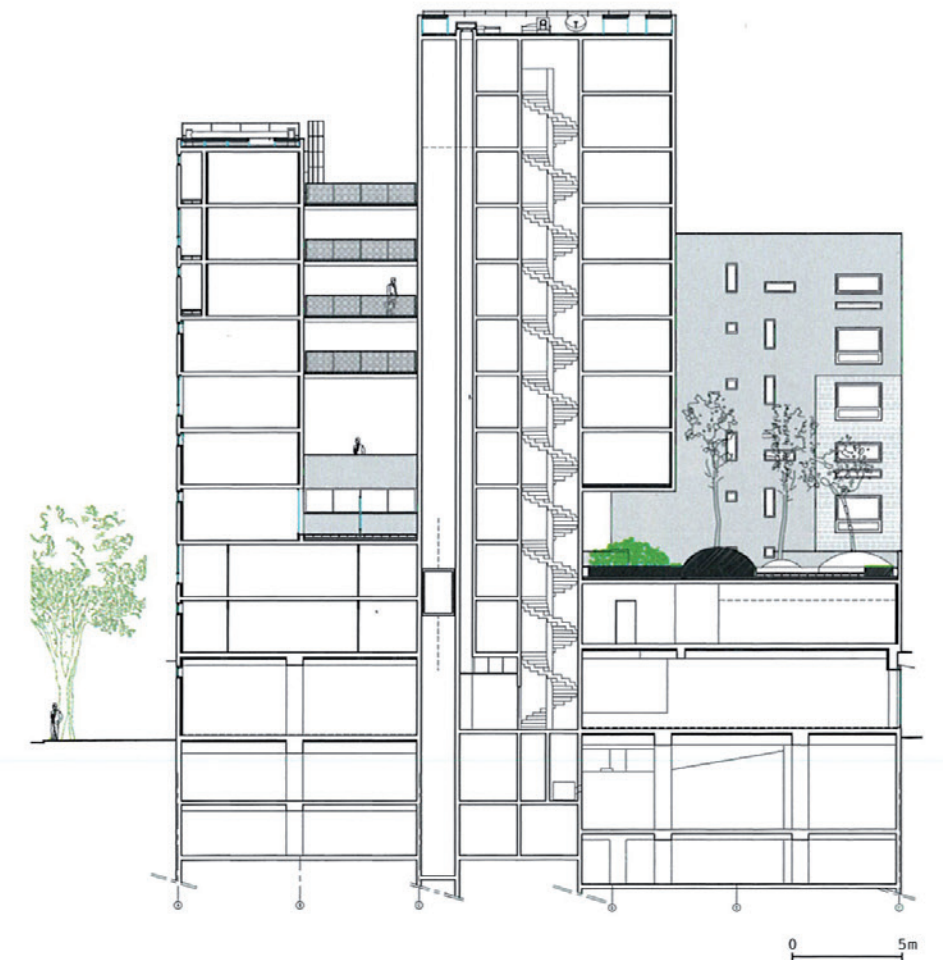
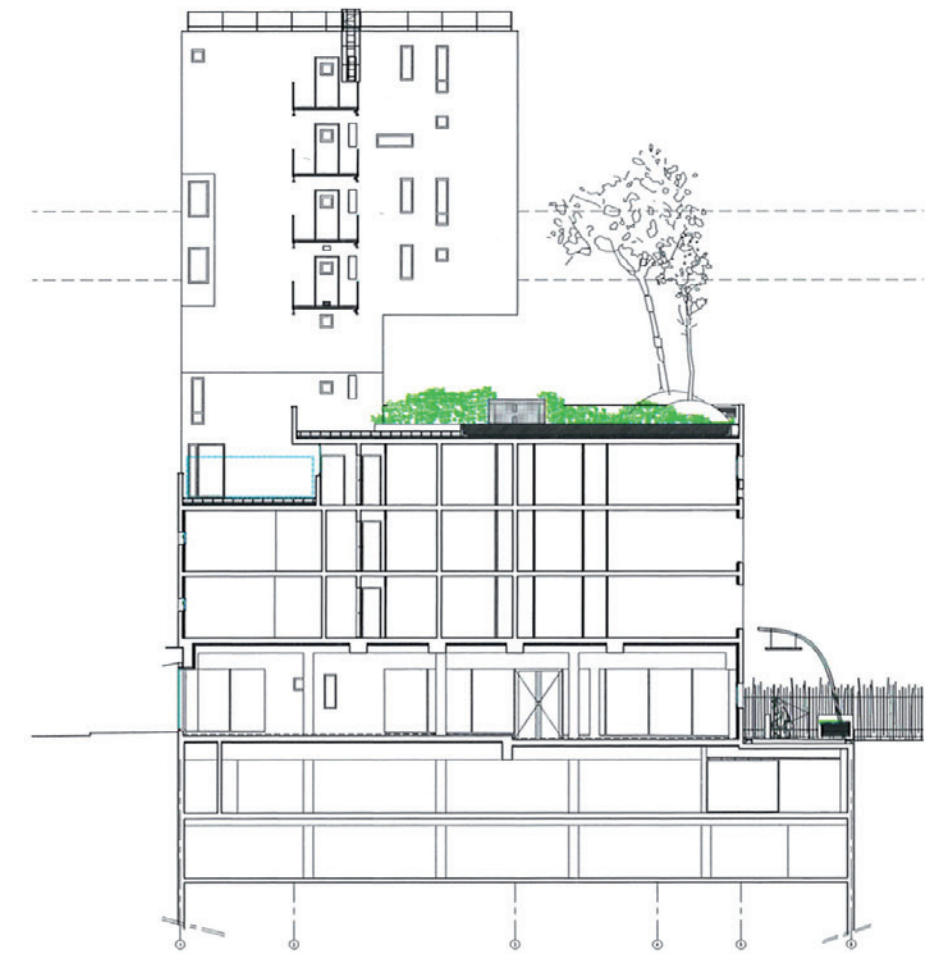
Paris, 2007. Program 48 PLUS type social housing units, community spaces and shops, 52 car parking. Area 4,850m² (incl. 630m² retail area) Cost 5.7M € excl. VAT. Architects Beckmann-N'Thépé Agency. Owner SEMIDEP. ZAC (mixed development zone) planner SEMAPA. ZAC architect coordinator Atelier Christian de Portzamparc. Project manager Nicolas Gaudard. Architects Stéphane Maîtrejean, Mathilde Malher. Assistant architects Amélie Authier, Maïté Dupont, Caroline Huybrechts, Tiphaine Leclère, Aimé-Issa N'Thépé. BET TCE (all building trades technical design office) COTEC. Fire protection BTP Consultants. Landscaping consultant Ecovégétal. Control bureau VERITAS. Health and safety coordinator ANM Consultants. General contractor HERVE SA. Concrete Holcim. Photographs Stephan Lucas.

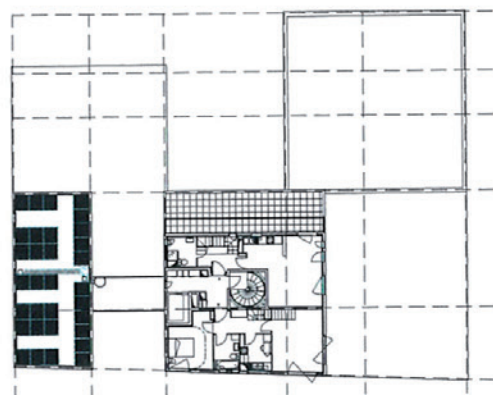


This autonomous project contributes to the new urban ambitions of the Masséna district in the 13th arrondissement of Paris, following Christian de Portzamparc's master plan guidelines. Overhangs, recesses, terraces and a crevasse structure the expression of the blocks, allowing the neighboring buildings to benefit from the "open island hub" of the development plan. At the crossroads of the various traffic axes, this structure imposes its density by means of a deep and somber bulk, as well as its mathematical fenestration game. Ornamentation is avoided, and nature springs from the roofs of the various volumes, forming a new "green" Paris.

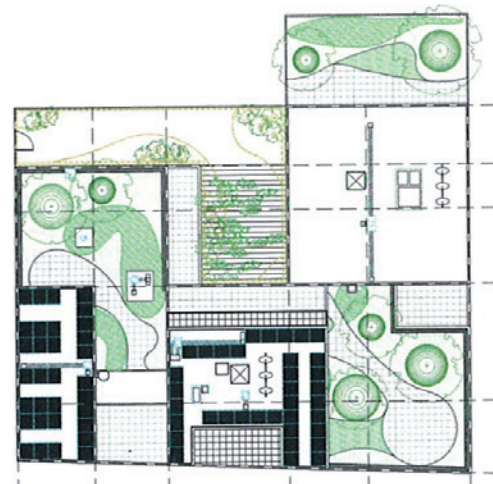


The project is divided into various three-dimensional blocks that create depth in every direction. The bright metallic strip creates a luminous effect that contrasts with the darker parts of the façade.

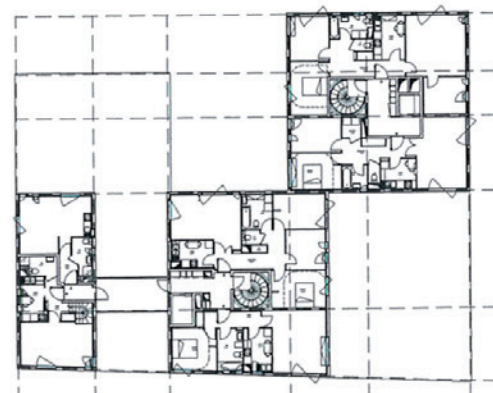




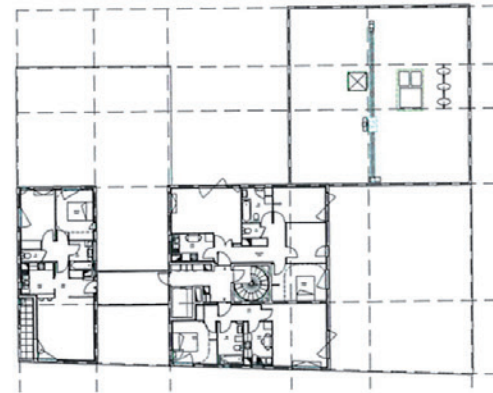
Plan level +10



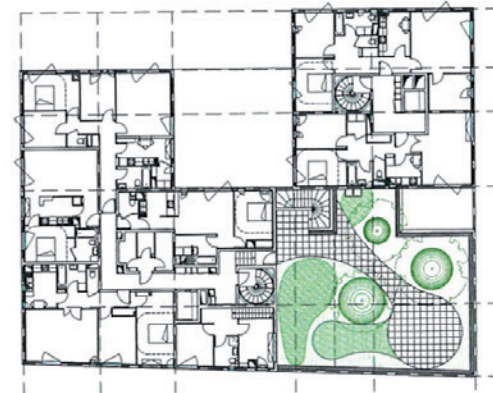
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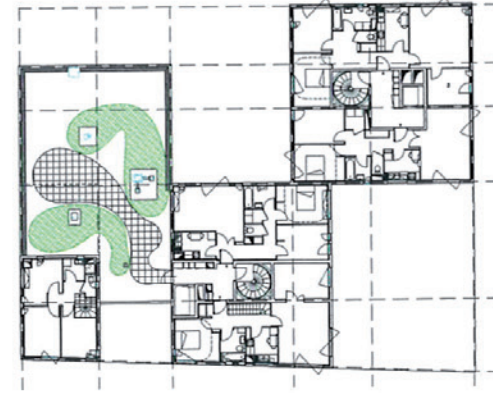
Plan level +6



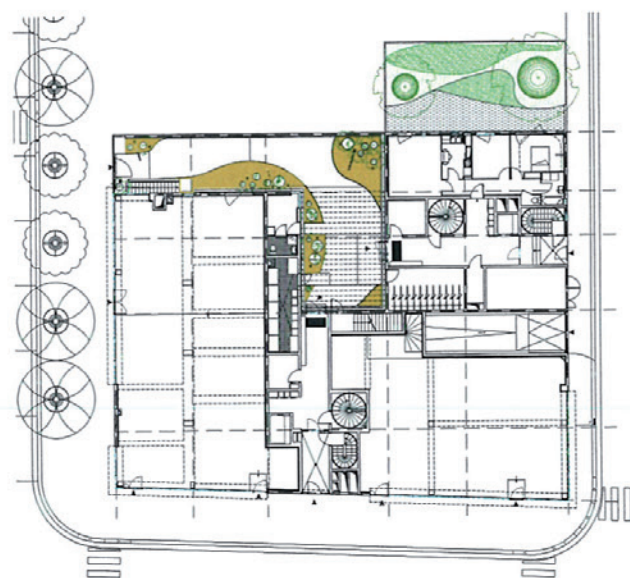
Plan level +8



Plan level +2



Plan level +4



Ground floor plan



Plan level +1

