

FREDERIC DRUOT ARCHITECTURE

## THE « BOIS LE PRÊTRE » TOWER METAMORPHOSIS

**AWARD WINNER EQUERRE D'ARGENT 2011**

Conversion of 100 social dwellings, operation in occupied site and high environmental quality, 5 Bld du Bois le Prêtre, Paris 17ème



The project of metamorphosis of the "Bois Le Prêtre" Tower consists in a radical transformation of the conditions of comfort and habitability of the 100 residences of the occupied building. The tower built in 1962 by the architect Raymond Lopez, develops on 50m height, 16 levels serving each one 4 or 8 residences. By addition of heated extensions, winter-gardens and balconies, the overall surface of origin of 8900m<sup>2</sup> is carried to 12460m<sup>2</sup>. This new organization of surfaces and the precise technical improvements make it possible to adapt the rental offer while meeting by the creation of new typologies the needs for the families, to return lime pit foot the access to all the residences, to reduce passively, the consumption of energies of more than 50%, mainly by the addition of the winter-gardens.

### **Maître d'ouvrage**

PARIS HABITAT

### **Architecte mandataire**

Frédéric Druot Architecture

### **Architectes associés**

Anne Lacaton & Jean Philippe Vassal

### **Etudes Fluide : INEX**

### **Etudes Structure : VP Green**

### **Economie : E2I**

### **Acoustique: Gui Jourdan,**

### **Sécurité incendie et accessibilité**

Vulcanéo

### **Pilote MOE : BATSCOP**

### **Surface SHON**

12 460 m<sup>2</sup> (dont 8900m<sup>2</sup>existant)

### **Coût des travaux**

11,2 euros HT

### **Livraison (en cours)**

Octobre 2011

### **Missions**

Mission de base + Diagnostic + Concertation

### **Spécificités :**

Travaux en site occupé

Certification CERQAL HQE



Tower Bois le Prêtre : Existing building



Tower Bois le Prêtre : Project building

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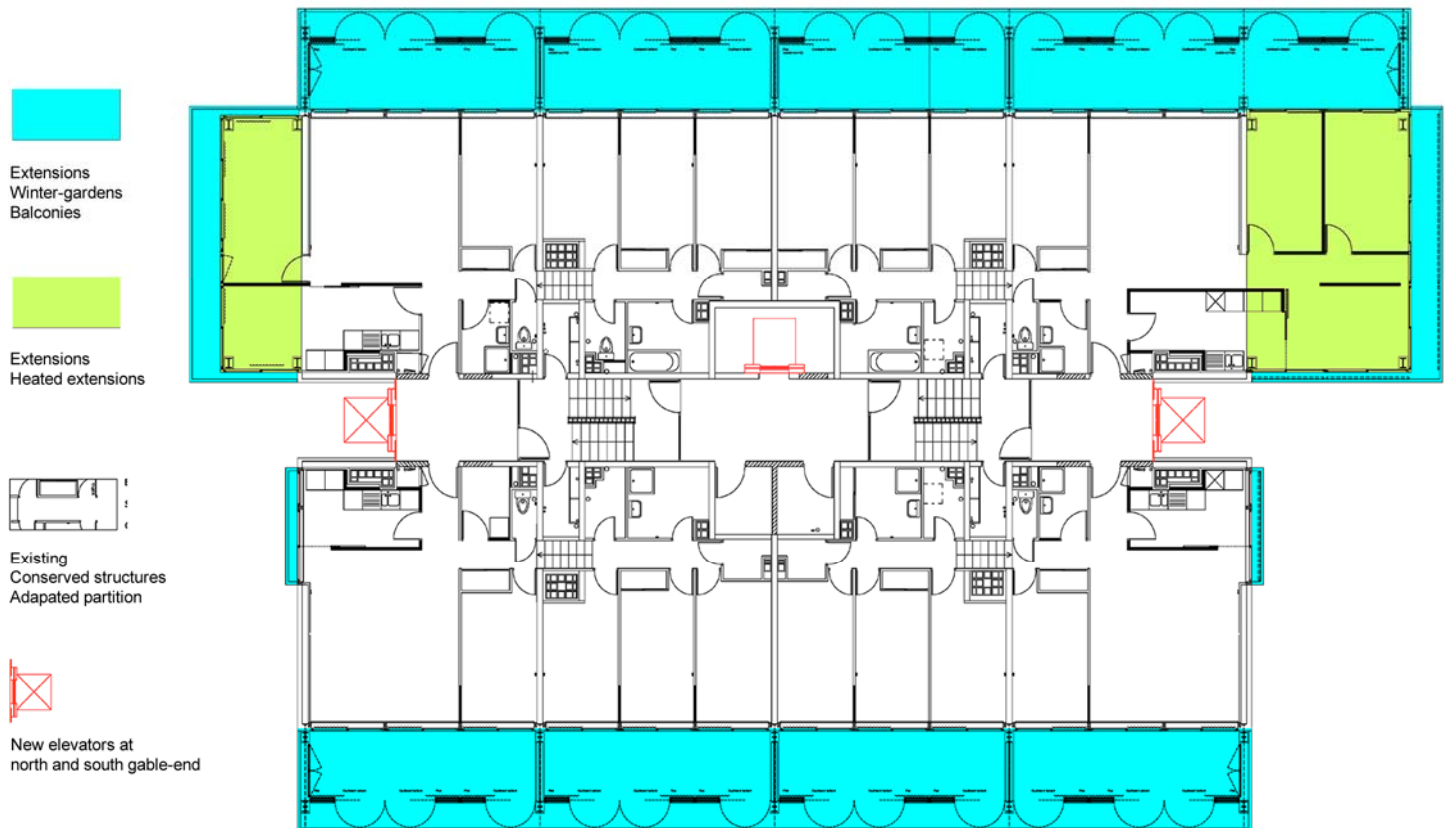
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### Principle of metamorphosis

The existing structures are preserved, the bays are opened, the prefabricated balconies of three depth meters are piled up and juxtaposed with the existing frontages, the interiors are adapted to the rental needs, the consumption of energies is reduced at least of 50%, in particular thanks to the passive energy management of the winter-gardens. The basic calculation of the rents is preserved. The surface of the winter-gardens is near 25m<sup>2</sup> for each 42m<sup>2</sup> of existing housing.



Current floor

Plan scheme of extensions

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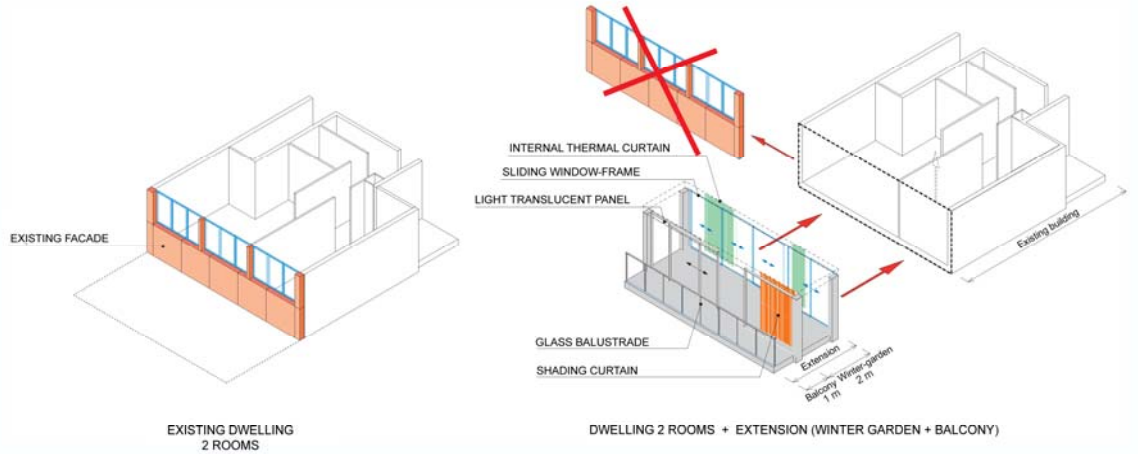
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General view of the existing building



General view of the project



Winter-gardens, competition perspective

Principe of metamorphosis with additional winter-gardens and balcony. Total dimension +3 meters



Existing building



Existing building



Workings: Assembly works of balconies and winter-gardens, prefabricated structures of 7,5m x 3m

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**METAMORPHOSIS OF THE « BOIS LE PRETRE » TOWER**

Transformation of a building of 100 residences, operation in occupied site and high environmental quality, Bois le Prêtre, Paris 17<sup>er</sup>



East side existing access



East side project access



Existing hall



Project : Hall metamorphosis

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Existing living room



Existing bedroom



Project : Apartment metamorphosis, Linving room and new outside view

outside view in the existing living room



Project : Apartment metamorphosis, living room

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Project : Apartment metamorphosis, winter-garden, West side



Project : Apartment metamorphosis, winter-garden, East side

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Project : Apartment metamorphosis, balcony, South side



Project : Apartment metamorphosis, bedroom extension, South side