

Social Housing in Pantin

10 rue Berthier, Pantin,
France

8 apartments

5 T2 / 2 T3 / 1 T4

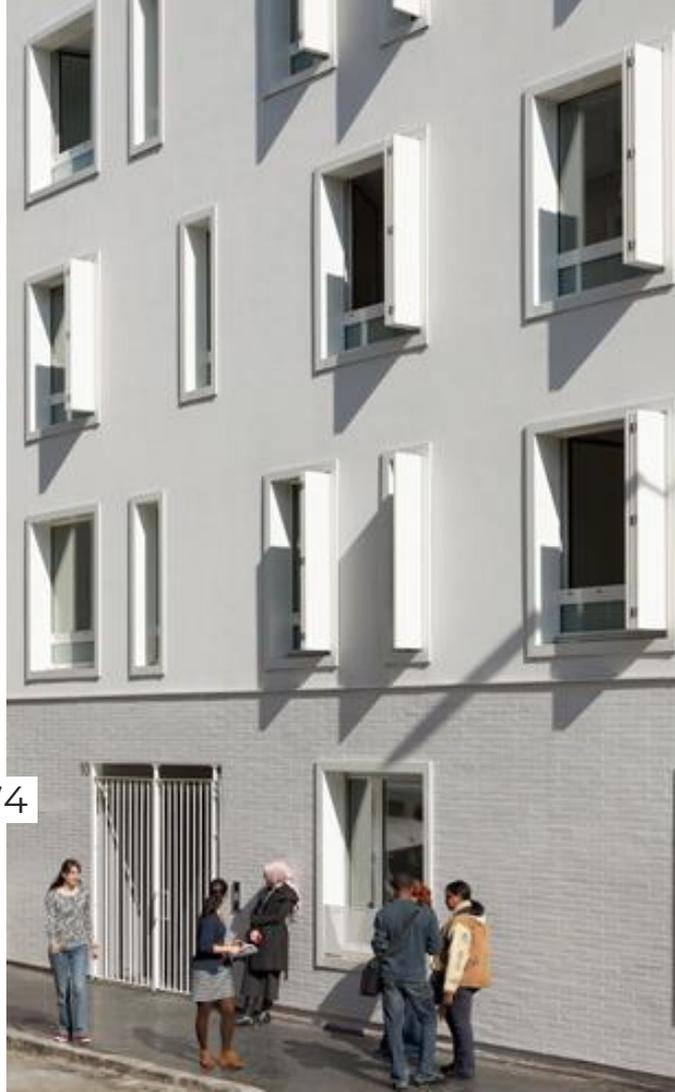
Date : Avril 2014

Firm : Atelier Benjamin
Fleury

Budget : 1,25 millions €

Project parcel surface :
470 m²

Total housing surface : 574
m²



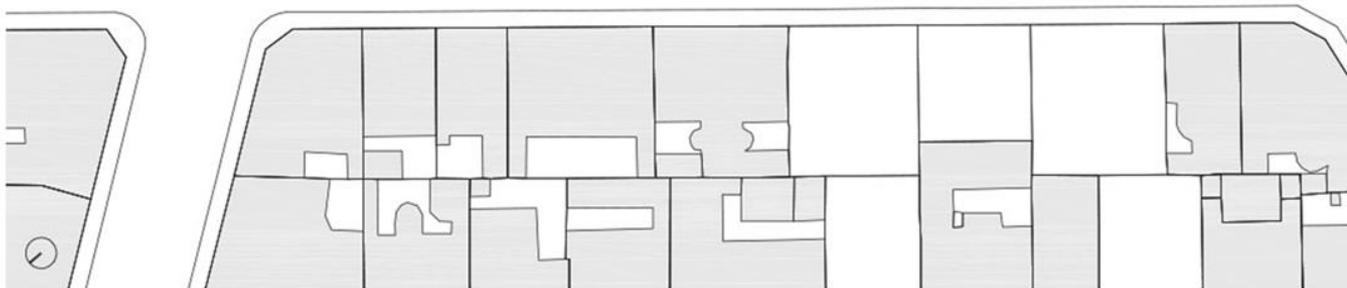
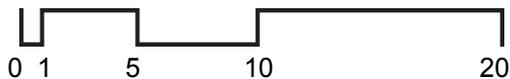
Master plan

The project take place into a disadvantaged area : the quatre-chemins neighborhood. The goal is to diminish the part of unsanitary dwelling, and to attract middle class worker into high standing social housing.



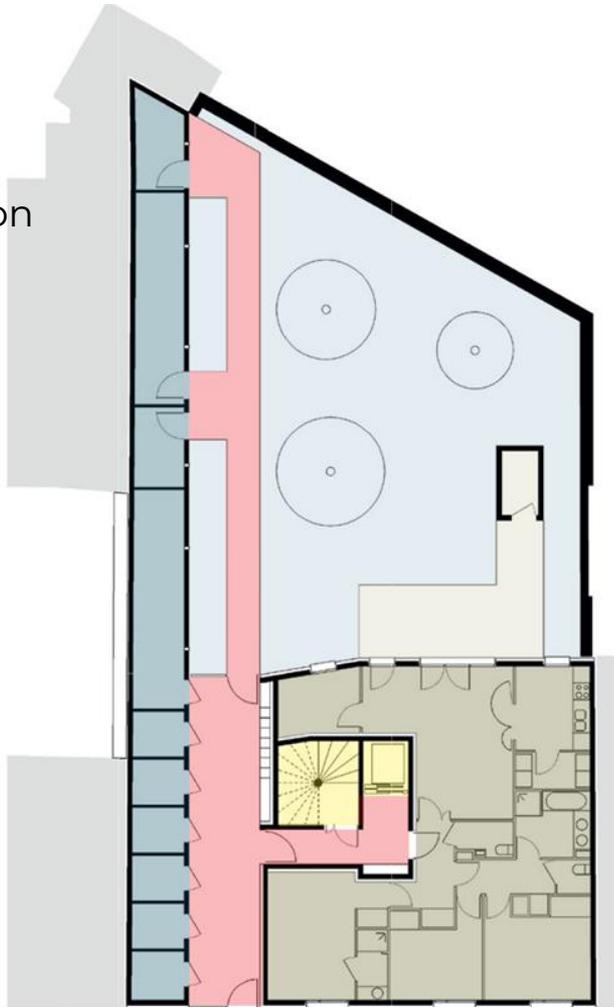
Rue Berthier

 Project parcel

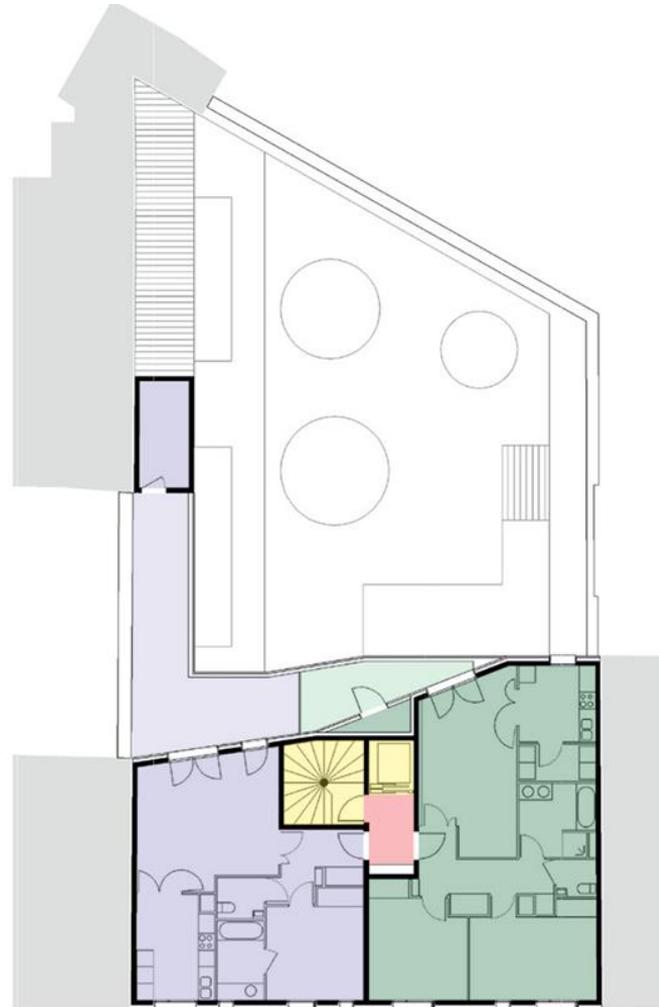


Plans

- Horizontal circulation
- Vertical circulation
- Inside communal area
- Outside communal area
- T4 interior
- T4 exterior
- T3 interior
- T3 exterior
- T2 interior
- T2 exterior



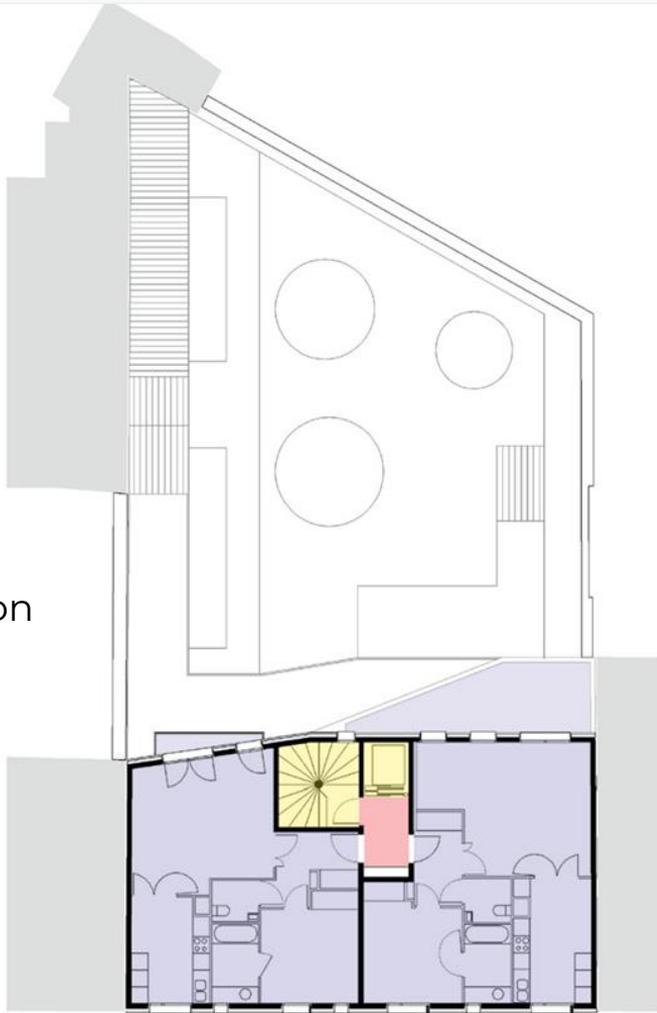
Ground floor



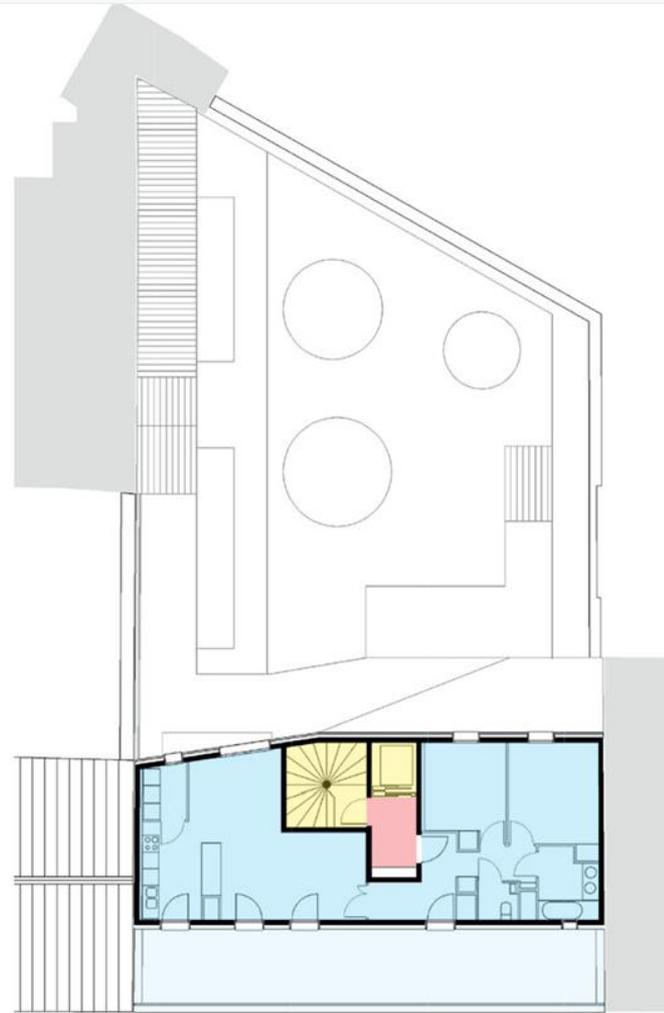
First floor

Plans

- Horizontal circulation
- Vertical circulation
- T3 interior
- T3 exterior
- T2 interior
- T2 exterior



Second/Third floor

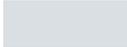


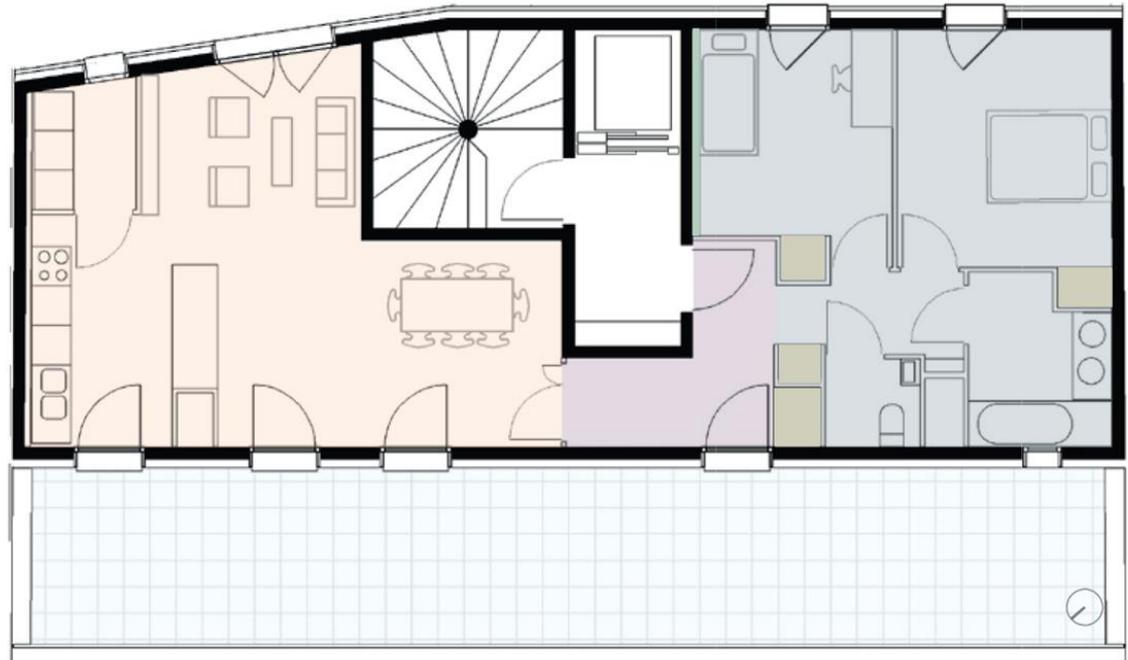
Fourth floor

Qualities

R+4 Apartment
80 m² - 3 people

- Double oriented apartment
- Living and private part separated
- Natural light in the bathroom
- Noise insulation against the elevator
- Large private outside area

-  Living part
-  Private part
-  Circulation
-  Patio



Social housing in France

4.5 millions of social housing
69.2 social housing for 1000 inhabitants
57 % of owner and 43 % of tenant
70 % of the french population can pretend to live into a social housing

Most of the cities with more than 1 500 inhabitant need at least 20% - 25% of social housing. (2013-671 decree)

Maximum annual ressources with the PLUS (2019)

Number of people	Paris	Ile-de-France	Other regions
1	23 721€	23 721€	20 623€
2	35 452€	35 452€	27 540€
3	46 473€	42 616€	33 119€
4	55 486€	51 046€	39 982€
5	66 017€	60 429€	47 035€
6	74 286€	68 001€	53 008€

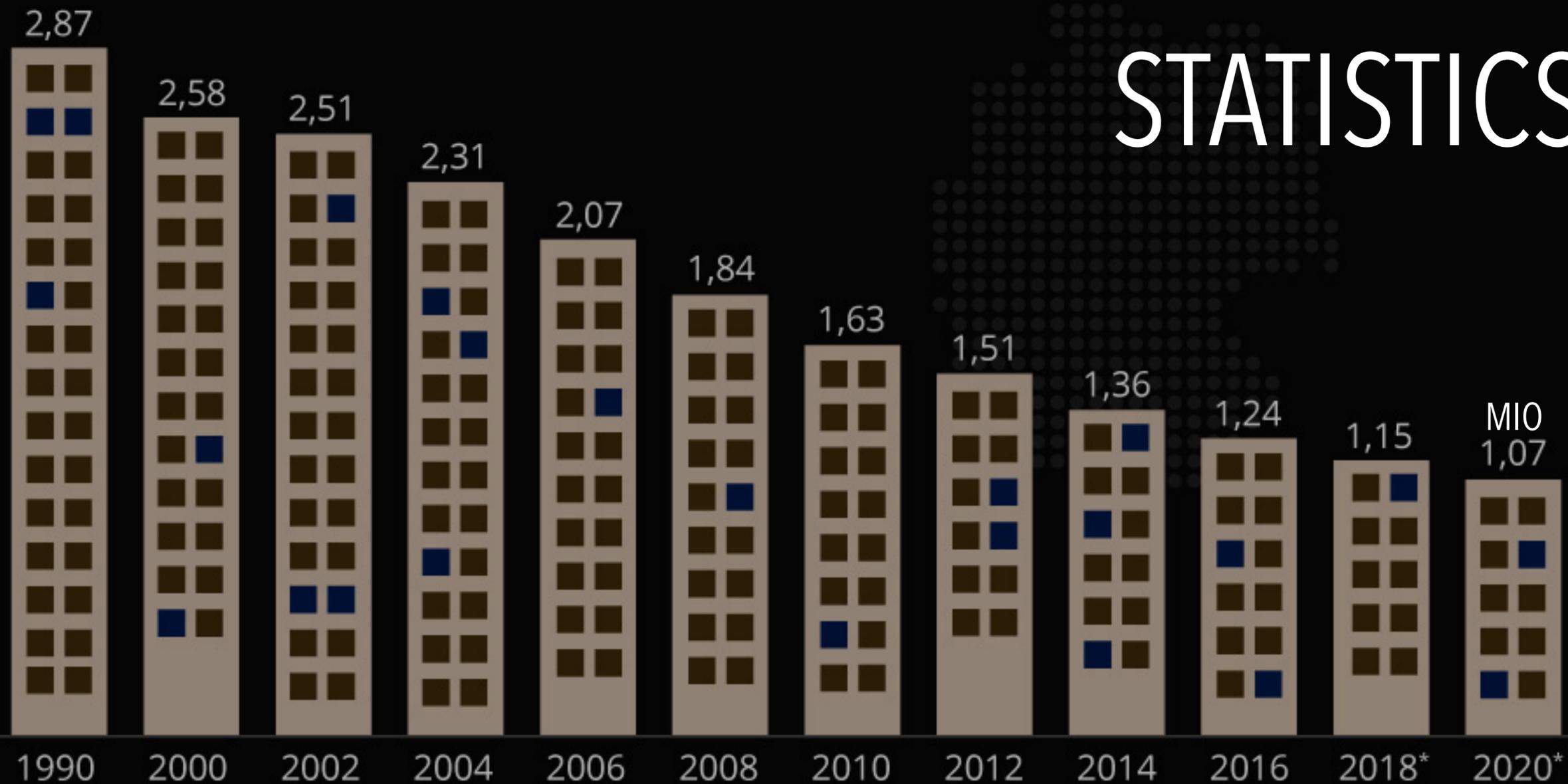
GERMANY SOCIAL HOUSING



SYSTEM

- **GOVERNMENT** SPONSORED
- ESPECIALLY FOR SOCIAL GROUPS UNABLE TO FIND A FLAT ON **FREE HOUSING MARKET**
- LOW TO MODERATE INCOME
- PERSONAL REQUIREMENTS + MAXIMUM **RENT LIMIT** (REGULATED BY GERMAN LAW „WoBindG“)
- RENTS REGULATED BY STATE, RELATIVELY LOW
- USUALLY AFTER 30 YEARS SOCIAL FLATS BECOME REGULAR FLATS (NOT MANY SOCIAL HOUSING PROJECTS IN THE 1980S ⇒ MISSES REPLACEMENT TODAY)

STATISTICS

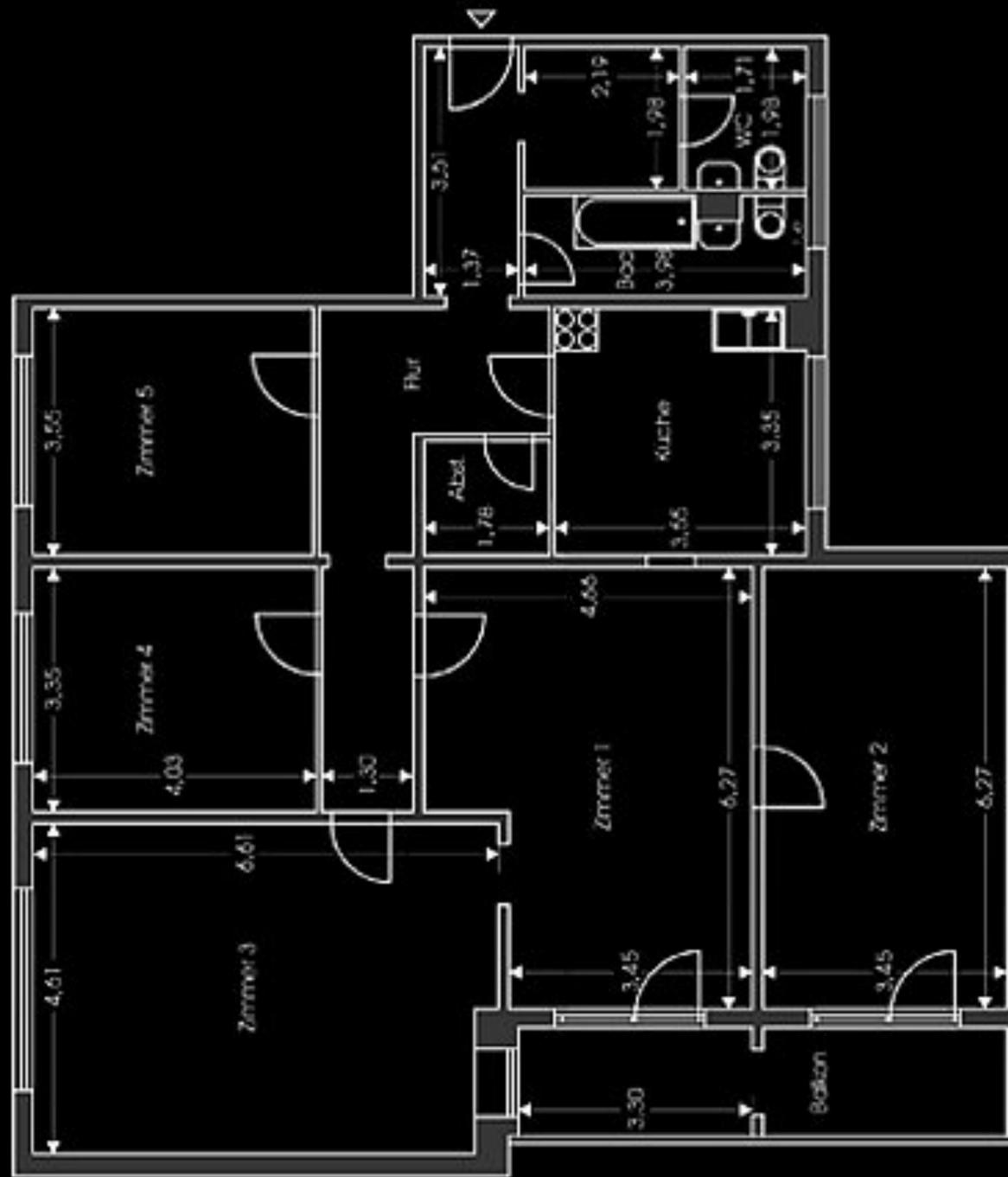


<https://www.zeit.de/politik/deutschland/2019-08/sozialer-wohnungsbau-weniger-sozialwohnungen-deutschland>

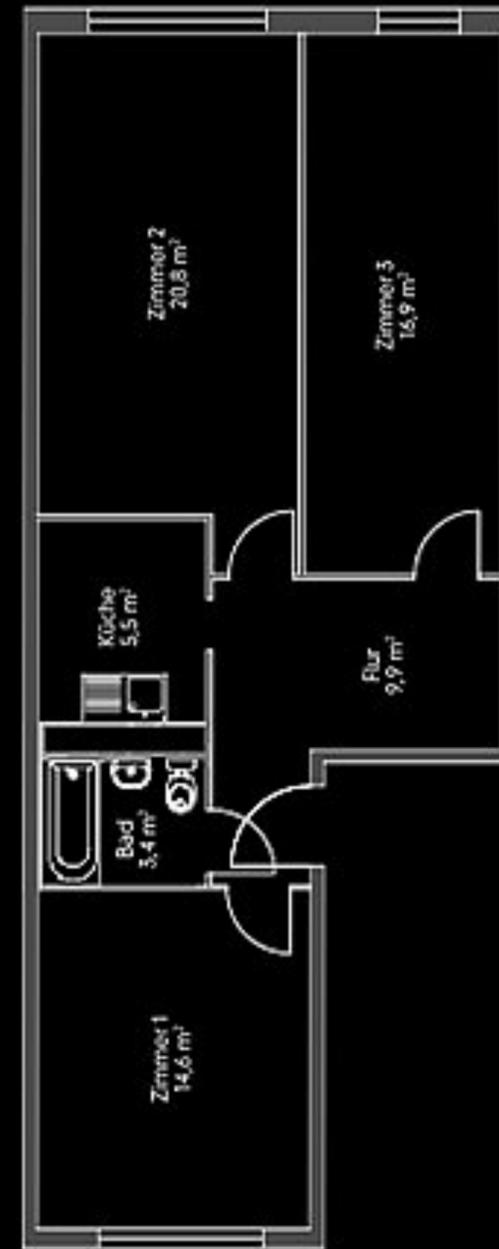
NUMBER OF SOCIAL FLATS DECREASES

- 42.500 SOCIAL FLATS (-3,5%)

JANUARY 2019 - 1,15 MILLION SOCIAL FLATS RENTED



4 BEDROOM APARTMENT



2 BEDROOM APARTMENT

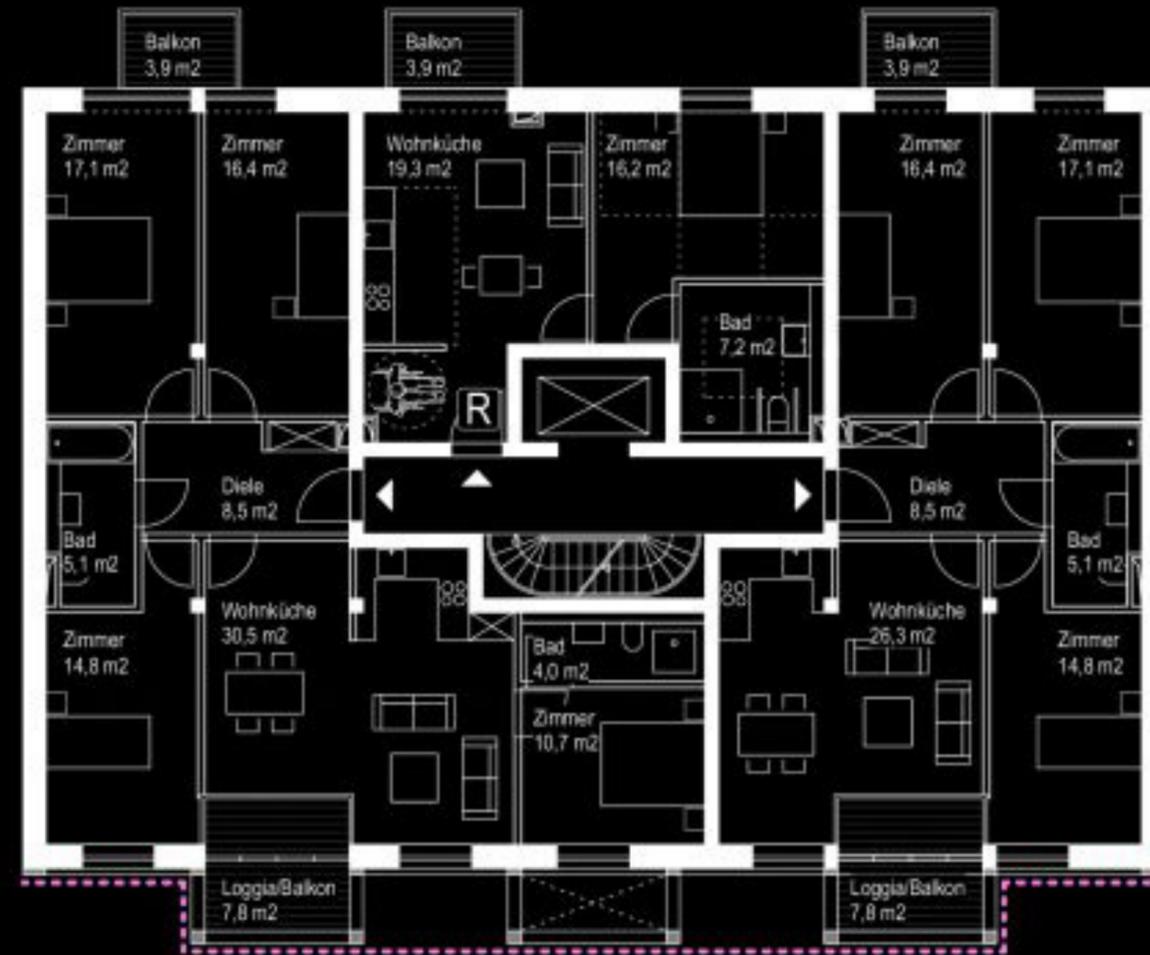
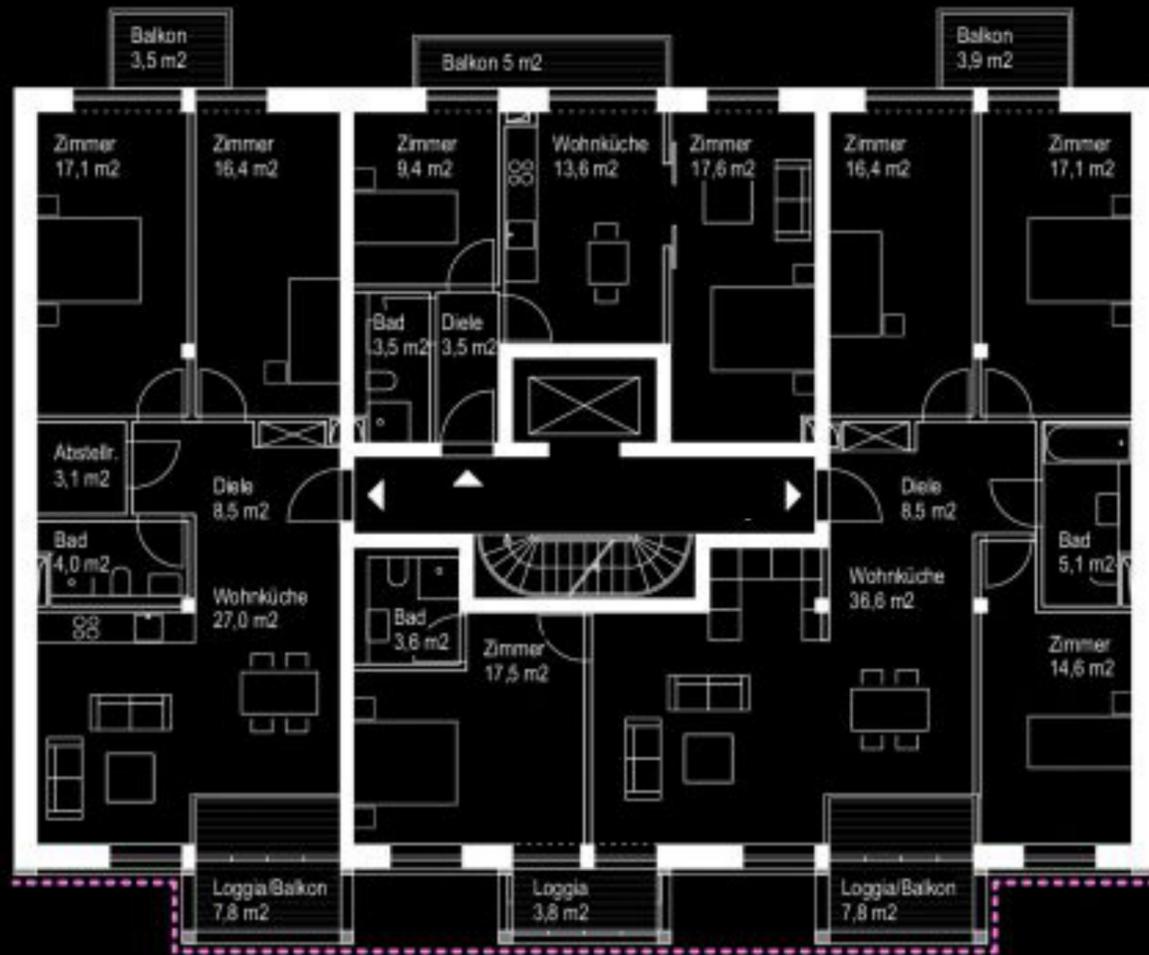


REFERENCE

BERLIN - SCHÖNEBERG
ZRS ARCHITEKTEN

COMPETITION ENTRY

COMMUNAL SHARED FUNCTIONS
(ROOF TERRACE, MULTIFUNCTION
SPACE, ETC)



DIFFERENT SIZED APARTMENTS

18 APARTMENTS - 30% RENT SUPPORTED

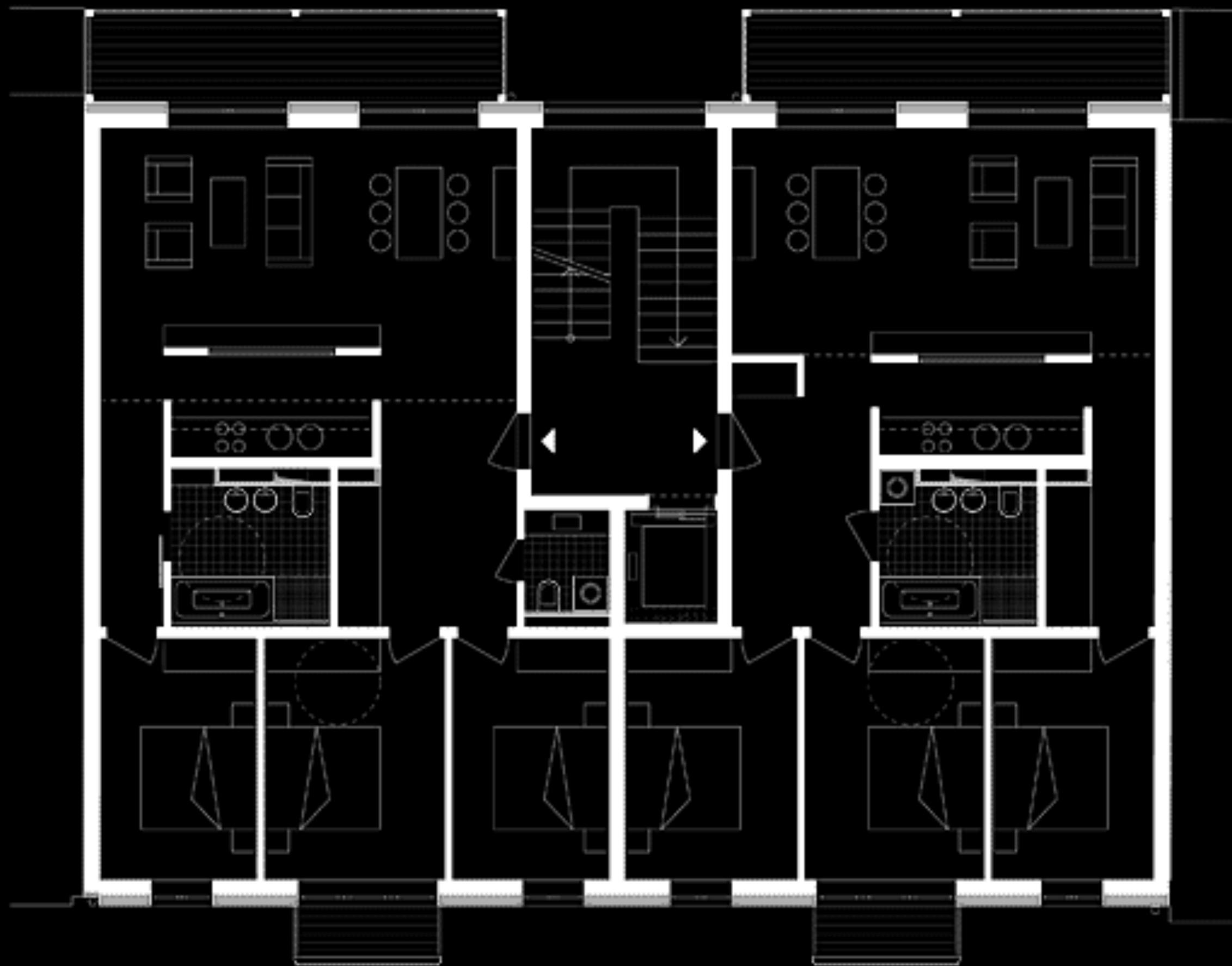
25-30 M² PER PERSON

REFERENCE

AM WASSERWERK 7 - LEIPZIG // KALKOF ARCHITEKTEN

3 BEDROOM APARTMENTS



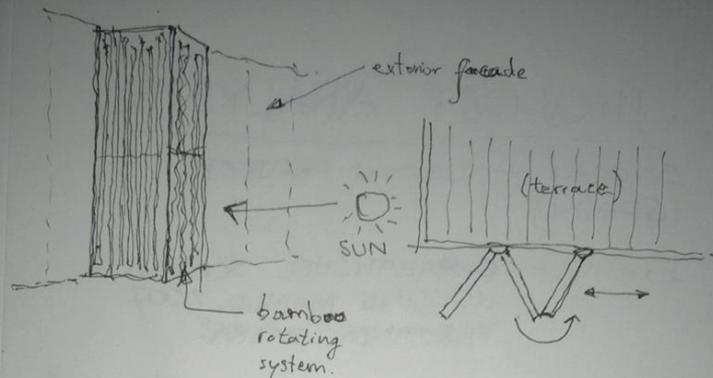
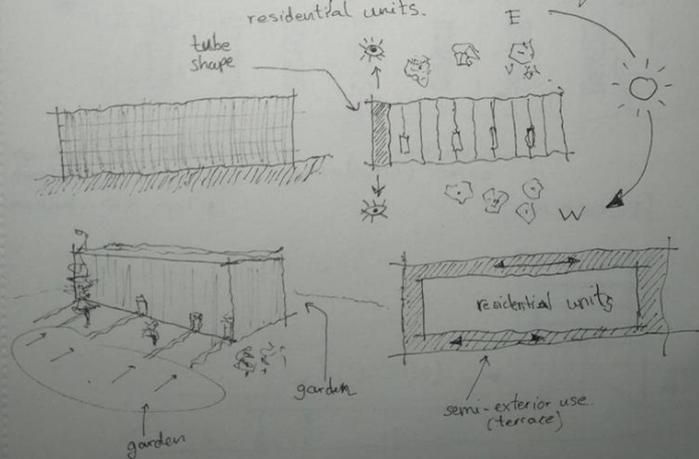


TYPOLGY ANALYSIS

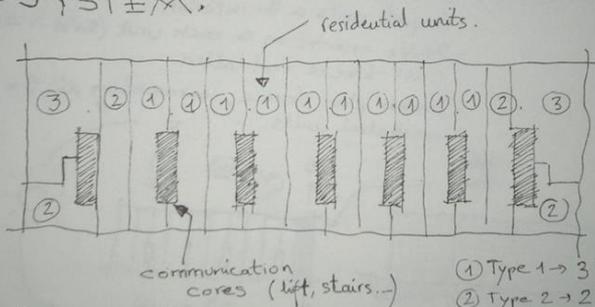
SOCIAL HOUSING PROJECTS [SPAIN]

EXAMPLE: ~~CARABANCHEL~~ SOCIAL HOUSING, MADRID, 2007
"ALEJANDRO ZAERA"

- CONCEPT; - basic parallelogram block, hosting "tube-like" shaped units in the interior.
- Double orientation on each unit (East-West).
- Cross-breeze ventilation.
- Timber floor terrace, surrounding all the residential units.

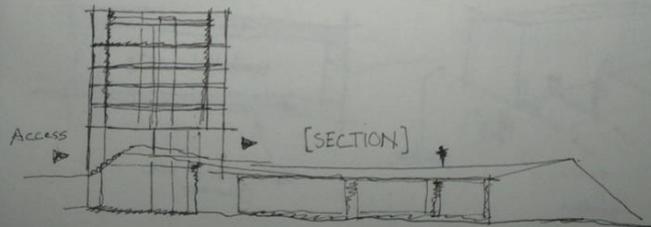


• SYSTEM:

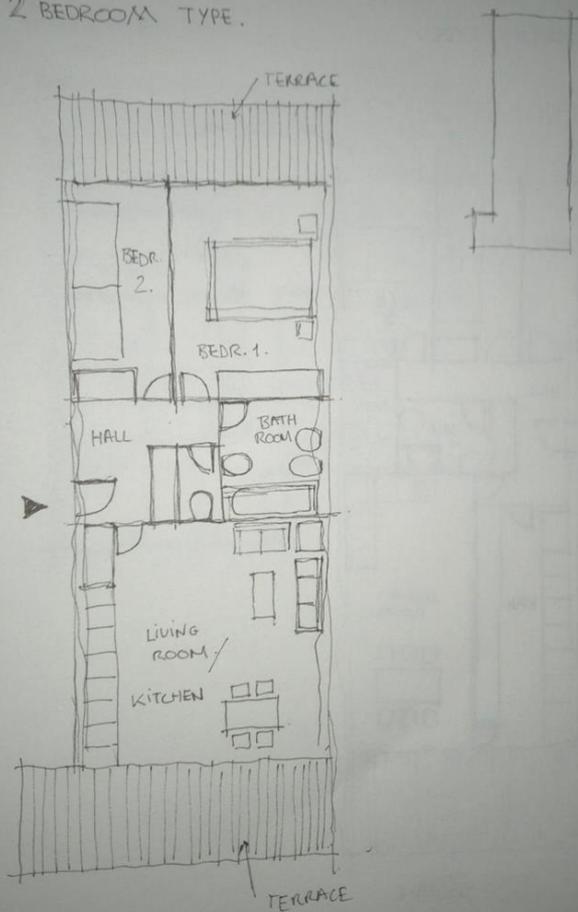


[FLOORPLAN].

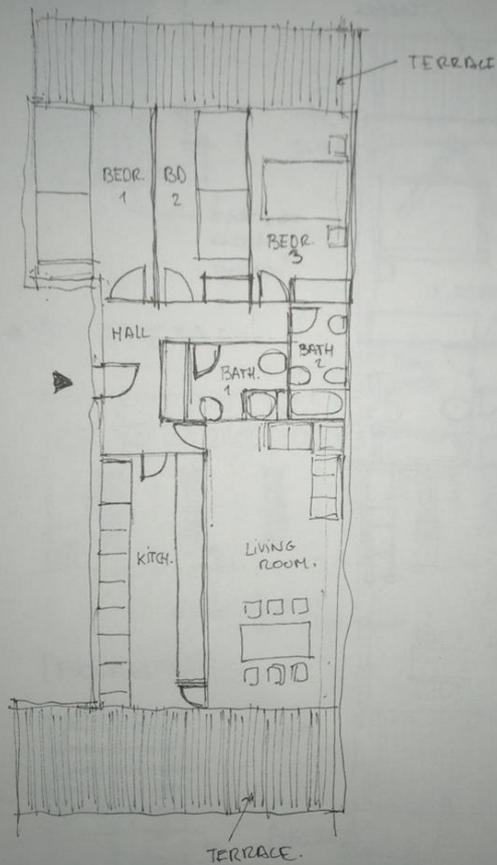
- ① Type 1 → 3 bedroom
- ② Type 2 → 2 bedroom
- ③ Type 3 → 4 bedroom



2 BEDROOM TYPE.



3 BEDROOM TYPE.



4 BEDROOM TYPE.

