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.
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

Maximum annual resources with the PLUS (2019)

<table>
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<th>Number of people</th>
<th>Paris</th>
<th>Ile-de-France</th>
<th>Other regions</th>
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<td>35 452€</td>
<td>35 452€</td>
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<td>3</td>
<td>46 473€</td>
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GERMANY SOCIAL HOUSING
- **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)
NUMBER OF SOCIAL FLATS DECREASES

- 42,500 SOCIAL FLATS (-3.5%)

JANUARY 2019 - 1.15 MILLION SOCIAL FLATS RENTED
REFERENCE

BERLIN - SCHÖNEBERG
ZRS ARCHITEKTEN

COMPETITION ENTRY

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

https://zrs.berlin/de/project/neues-gruenderhaus-gotenstrasse/
DIFFERENT SIZED APARTMENTS

18 APARTMENTS - 30% RENT SUPPORTED

25-30 M² PER PERSON
REFERENCE
AM WASSERWERK 7 - LEIPZIG // KALKOF ARCHITEKTEN
3 BEDROOM APARTMENTS

http://www.kalkof-architekten.de/projekte/wohnbauten/mfh_gletschersteinstr_01.htm
TYPOLOGY 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:**
  - bamboo rotating system.
  - Communication cores (lift, stairs)...  
    
    [FLOOR PLAN]

    1. Type 1: 3 bedroom
    2. Type 2: 2 bedroom
    3. Type 3: 4 bedroom

    [SECTION]