



StoraEnso

Partner of Stora
Enso

SEQUOIA Residence

SCEAUX, France

An elegant wood and concrete residence on a narrow spot close to the railway.

SEQUOIA – Low-Carbon city central residence

Located in the heart of Sceaux (Hauts-de-Seine, France), the SEQUOIA project represents a new generation of low-carbon residential buildings.

Developed as part of an initiative by RATP Solutions Ville, in partnership with Woodeum Cogedim, the project aims to enhance strategically located urban land while demonstrating a strong commitment to sustainable construction. The development includes 66 housing units distributed across six storeys, along with 3 retail spaces on the ground floor, for a total surface area of 3,763 m².

Construction began in April 2024, with completion scheduled for 2026.

Sustainable design

The building was designed by Atelier WOA, an architectural firm renowned for its expertise in timber design and its sensitive approach to urban architecture.

The project combines architectural quality, environmental performance, and user comfort, within a simple and elegant volumetric form that integrates harmoniously into Sceaux's residential fabric.

The design takes into account the narrow, sloping site along the railway line, while offering apartments of varied typologies, each featuring wood-and-steel balconies designed to minimize carbon emissions and create a natural, serene atmosphere.

Smooth urban integration and logistics

Located in the immediate vicinity of RER Line B – Robinson Station, SEQUOIA has been designed to promote sustainable mobility and reduce on-site disturbance. Thanks to the use of timber prefabrication, construction requires six to eight times fewer truck trips than a conventional building site, thereby minimizing disruption to residents and impact on local traffic.

Smart structure and construction methods

The base of the building consists of two concrete levels equipped with vibration dampers to counter the effects of nearby railway traffic. The superstructure is built using mass timber, with [Sylva™ CLT walls and floors by Stora Enso](#), prefabricated and delivered with [integrated lifting systems](#). This construction approach allows for fast and precise assembly, while significantly reducing transport-related emissions and construction waste.

High environmental performance and low carbon impact

SEQUOIA stands as an exemplary low-carbon building. The use of Sylva™ products enables the structure to store 9.91 tonnes of CO₂, directly contributing to the project's carbon neutrality goals. Compared to a conventional structure, the use of mass timber reduces greenhouse gas emissions by several dozen tonnes over the building's life cycle.

The renewable materials company



StoraEnso

Labels and certifications

The project targets the highest levels of environmental performance:

- BBCA Excellence label
- NF Habitat HQE certification
- Compliance with 2028 thresholds of the RE2020 environmental regulation

These certifications highlight the project’s commitment to energy efficiency, low embodied carbon, and high indoor comfort standards.

Optimising landscape and biodiversity

A small landscaped park at the foot of the building and a green roof with 30 cm of soil substrate promote urban biodiversity and natural rainwater retention. These features enhance the residents’ living environment and strengthen the presence of nature within the urban fabric.

With SEQUOIA, Sceaux welcomes a landmark low-carbon residence, combining technical innovation, understated aesthetics, and environmental responsibility. The project exemplifies the synergy between public and private stakeholders working together to build the sustainable city of tomorrow.

Winner of the Silver Pyramid Award for ‘Low-Carbon Building’ from the FPI IDF – Federation of Property Developers of Île-de-France

General

Delivery year	Building type
2025	Multi Residential
Area (m²)	Storeys
3,763	6
Units	
66	

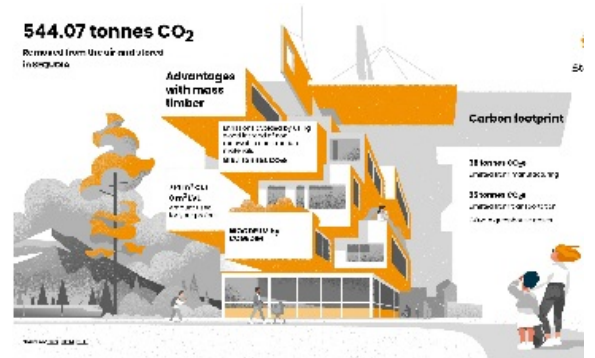


Photo credit: Stora Enso



StoraEnso

Products

Products and Services

Sylva™ CLT Floors and Roofs,
Sylva™ CLT Walls, CLT,
Preinserted lifting devices ,
Insecticide

Product quality

NVI

Product volume (m³)

714

Team

Partner of Stora Enso

Woodeum

Architect

Atelier WOA

Timber Engineer

Ingébois

Developer

RATP

Specialist Timber Subcontractor

CMPBP