StoraEnso

Partner of Stora Enso

BOUYGUES BATIMENT FRANCE

PARMENTIER
Paris, France

The deep retrofit, transformation and elevation of the old Peugeot garage into a modern residential and retail complex was completed in April 2025. Every effort was made to retain the existing structure for ecological and historical reasons. Multiple layers of stakeholders coordinated to ensure that 60% of the units would be low-income housing, with spectacular living spaces.

Background

The Peugeot garage located at 58-60 avenue Parmentier in the 11th arrondissement of Paris, is a district with a high density built, with a wide variety of building typologies.

The garage was built in 1957 by the architect Claude Beraud and extended many times over the years.

Residential Units

The retrofit project created 63 residential units in three sections, ranging from T2 to T5, including two T3 duplexes. In sections A and B, the structure of the existing building, in the form of half-levels, allowed for two landings, each with its own elevator for 3 to 5 apartments per level. There is also a commercial retail unit.

The staircase is shared by both structures, serving the half-levels at each intermediate landing. Section C was independent and operated autonomously at the plot's end. Most apartments have unique links to the exterior, such as winter gardens, loggias, or terraces. Ground-floor units have private gardens. The preserved exposed beams in the renovated part enhance the building's history, creating unique accommodations with a nod to the former use as a garage.

Vertical Extension

The application of mass timber enabled the increase of usable space in the existing building because of it's relative lightweight nature. This method sometimes called Optoppen is becoming increasingly popular as it directly addresses the housing crises in Europe by expanding floorspace without demolition, using a high carbon storing material.

Structural Reinforcement:

The foundations consist of a network of hight-strength micropiles and horizontal structural stringers installed under the lower levels of the buildings. The rehabilitated part of the garage was enabled by new concrete posts that directly supported the structure of the extension. These new columns were strategically located to avoid disrupting the layout of the apartments. This structural principle allowed the loads of the extension to pass through the existing building without transmitting additional stresses. By using lightweight enegineered wood for the elevation it was possible to create the new levels.

Sylva Products and Services

The highly complex project was simplified with the application of a prefabricated Sylva™ kit of parts. 121 cubic metres of cross laminated timber were custom fabricated into Sylva™ CLT Floors and Roofs.

This project leveraged Stora Enso's Sylva™ Services preappling Hydrophobic Coating, End Grain Sealer, Insecticide, and preinserting lifting devices in Stora Enso's mill in factory-controlled conditions, so when the elements arrived on-site, they were ready to install safely, and immediately.

Winter Gardens

On the Avenue Parmentier side, the existing façade was preserved in its entirety, with the concrete restored and repainted white. Sliding metal joinery was integrated into the existing fascias, while a new façade in Fermacell and CTBX poplar plywood was recessed to create a double skin. Sliding wooden folding windows opened the entire dwelling onto the winter garden created in the gap between the facades. This acoustic and thermal buffer space can be used year round allowing the residential spaces to be enlarged.

Creating Light and Views:

A "light well" was created in the middle of the garage to allow light to enter the back of the building. Courtyard gardens are watertight to delay rainwater discharge into the city sewage system. Terraces featured large planters for natural infiltration, and the roof is partially planted, offering a shared vegetable garden.

A wide porch provides a view of the central garden and served three entrance halls.

Sustainability

The project was designed with targeting various sustainability certifications and labels:

For the existing section:

Compliant with the City of Paris' Climate and Energy Plan version 2012
NF Habitat HQE Renovation V3.2 certification
Territorialisation: BBC Effinergie Renovation label
Label B - Cep < 80 Kwhep/m²/year

For the new section:

Compliant with the City of Paris' Climate and Energy Plan version 2012
NF Habitat HQE Construction V 3.1 certification
Effinergie + label
Bio-based building label
Label A - Cep = 40 kWhep/m²SRT/year (RT2012 – 20%)
Thermal level: RT 2012 -10 %
The bio-based ratios of the project are as follows

Percentage of bio-based material of the whole of housing = 31 kg/m² SP
Rate of bio-based material of the elevation = 99 kg/m² SP

Source

Timeline

The project, completed in April 2025, is now open. The design was won in 2018 by the architects.

Read more about this project

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Prix regional de la construction bois IDF shortlisted

Photo credit: Atelier Téqui Architectes

General

Delivery year

2023

Building type

Multi Residential

Area (m²)

4,728

Storeys

8

Units

63

Products

Products and Services

Sylva™ CLT Floors and Roofs, End Grain Sealer, Insecticide , Hydrophobic Coating, Preinserted lifting devices

Product quality

NVI

Product volume (m³)

121

StoraEnso

Team

Partner of Stora Enso

Bouygues Bâtiment France

Developer

QUADRAL
BATIGERE

Architect

Atelier Téqui Architectes

Structural Engineer

OCD34

Main contractor

BOUYGUES CONSTRUCTION

Specialist Timber Subcontractor

BOUYGUES CONSTRUCTION

Timber Engineer

B27

Others

Construction duration (months)

27