

This typical street in the seventeenth arrondissement of Paris was the former site of a music and dance school which was bought by the city of Paris for the construction of **10 social housing units and a business space**. Following a call for tender, the Avenier Cornejo architecture firm was selected.

Contrasting sharply with the original streetscape, this unusual building imposes its presence and sets off the preexisting adjacent buildings. **The street façade is a series of vertical, perforated metal panels. A pattern stretches across the multiple panels like a net to give the building a uniform feel. The cladding covers both solid and glazed sections.** Over the windows, the metal panels act as full-height shutters that rotate outwards and animate the building facade.

This system is perfectly adapted to the exterior insulation, and **reduces thermal bridges to respect low-energy housing standards**. The building's **compact volumes also limit energy loss**, while the shutters enable flexible management of sun and light as the facade faces south-east. The fixed cladding and folding panels soften the building's stark aspect and allow the facade to evolve throughout the day.

Vertical accesses are located in the center of the building, freeing up the street-facing rooms for daytime living. The calm garden façade is light-colored in order to reflect natural lighting and has fewer glazed sections to prevent energy loss. This peaceful, harmonious exposition is ideal for the bedrooms. All apartments have double expositions.

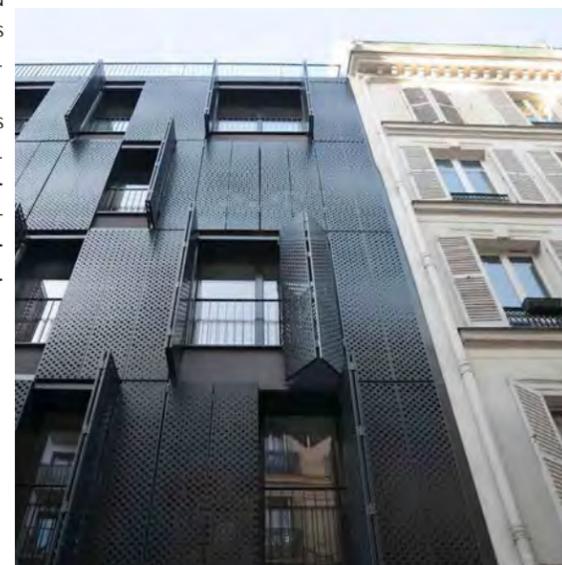
The rear courtyard side of the building has a diaphanous quality which is partially created by the frosted small windows that punctuate the facade. **Behind the business and lobby area there is a small, surprisingly lush garden** with ground cover plants and a red blood maple tree. **This space infuses the entrance hall with a gentle softness that contrasts with the minerality of the neighborhood.**



FLOOR PLANS OF DIFFERENT LEVELS IN STRUCTURE



LEFT TO RIGHT, FROM GARDEN; WITH CLOSED SHUTTERS; FROM INTERIOR TO GARDEN.



LEFT TO RIGHT. EXTERIOR PERFORATED METAL PANELS; INTERIOR SPACE LOOKING TOWARDS THE STREET.

What is successful and what is not.

I am biased in terms of success, where I believe it lies in what is simple. This building compliments the idea of comfortable living in its interior, while making the exterior functional in terms of eliminating thermal bridging, which lower energy costs.

How it addresses the three primary goals listed above (or other specific ones)

It successfully addresses sheltering and community development. Although not stated, I'm positive any byproducts of building development does not hurt anyone.

How it feels to live in this environment (safety, privacy, natural light, common spaces...)

It appears as though the residents would have a large amount of privacy as well as natural light, which is penetrating from both the courtyard and street side.

How does this precedent study fit into its environment (or not)?

This project is completely obtuse to its environment. I don't believe this to be a disadvantage to the overall design. There is a lovely feeling that comes with gazing at such an environmentally friendly beauty.

Any other thoughts / design principles uncovered

Overall, in many multi-family affordable housing units, the problem will be space and appearing as though you have it. I believe this design to be successful in making the space feel spacious.

FLOOR PLANS OF DIFFERENT LEVELS IN STRUCTURE

Hannibal Road Gardens is social housing project set around a community garden in Stepney. The **proposal replaces a problematic strip of garages** and creates a fourth side to a square within an existing housing estate with 3 slab blocks forming the other sides. The newly landscaped and densely planted community garden created in the centre of the square will be overlooked by a delightful new terrace of **9 contemporary family houses**. The new row of houses is **conceived as a continuation of the timber garden fences of the existing housing blocks**, being **constructed from timber** and configured as a series of stepped and notched south east facing garden terraces. The accommodation is predominantly made up of large family houses (3, 4, 6 bedrooms). These will be 100% affordable, 50% of which are to be socially rented. High density, large houses created on a difficult, single-aspect site. Innovative notched terrace typology, creating a variety of amenity spaces and outlooks. **All courtyard houses have their own front door and a minimum of two large courtyards / roof terraces**. Great example of collaborative approach to planning, working closely with Tower Hamlets Planners and Highways Officers.

What is successful and what is not.

It successfully solves the problem, which was to replace a strip of garages to create a multi-family unit that introduces more planted and environmentally successful area.

How it addresses the three primary goals listed above (or other specific ones)

It successfully addresses the creation of shelter and community development with the other residents of the unit as well as with the existing residents on the site.

How it feels to live in this environment (safety, privacy, natural light, common spaces...)

It seems quite private, none of the larger windows are facing towards the courtyard area, but instead to the neighboring unit which acts as a fence. It does seem isolated, if this was the previous location of a strip of garages, I can't imagine that there would be much of anything nearby.

How does this precedent study fit into its environment (or not)?

It fits into the environment rather nicely, complimenting the existing timber units beside it, as though to be an extension of it.



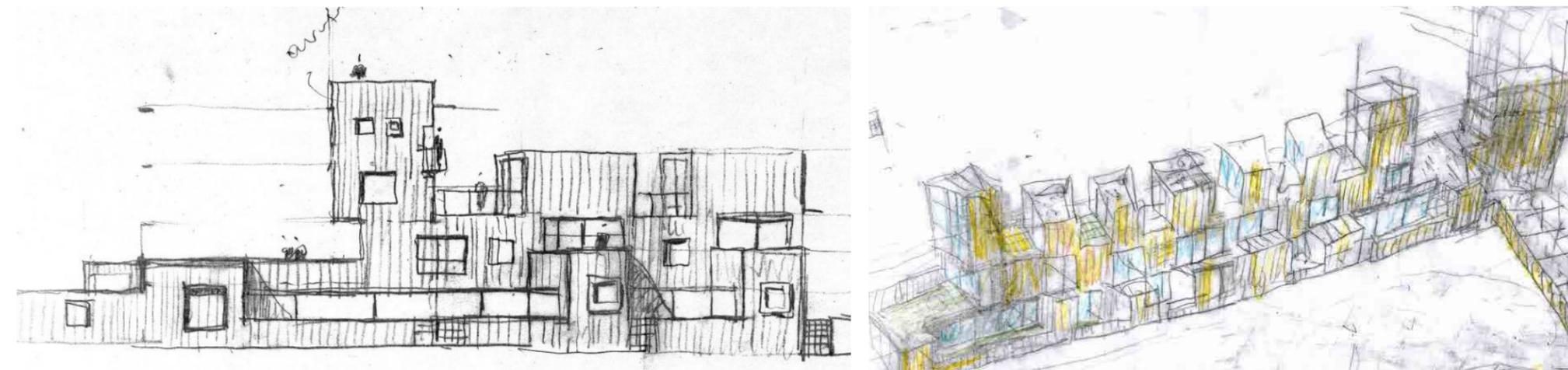
RENDER AXO VIEW OF HOUSING UNIT AT EYE-LEVEL



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RENDER AXO VIEW OF HOUSING UNIT



DESIGN DEVELOPMENT SKETCHES



ELEVATION