



Rook

Hamonic + Masson & Associés
architectes - urbanistes

Hamonic+Masson&Associés

Hamonic+Masson & Associés is Gaëlle Hamonic, Jean-Christophe Masson and, since 2014, Marie-Agnès de Baillencourt, partner. The firm was founded in 1997, and was nominated for the Mies van der Rohe award in 2001 and awarded the Nouveaux Albums de la Jeune Architecture (Naja) in 2002.

The agency came to the attention of the general public in 2003 with the design of the Maison Métal, exhibited in the Parc de la Villette. This event placed it at the confluence of art and architecture, a flexible space that allowed for some exciting adventures and inaugurated a series of exhibitions and scenographies: co-curator of the French Pavilion at the Venice Biennale in 2008 as part of the French Touch collective, Cité de l'Architecture et du Patrimoine, etc.

In 2012, the agency was awarded the special AMO Saint-Gobain prize for its 62-home project on rue Villiot in Paris XII. Hamonic+Masson & Associés works with public and private clients in all types of contexts and logics (housing, facilities, commercial property). It currently employs over 20 people and has some forty projects under way or completed.

For several years now, Hamonic+Masson & Associés has been one of the players in the current debate on high-rise residential buildings in France - as with the design of the Home building, ZAC Masséna Bruneseau, in Paris 13 - and is continuing its reflections on the scale of Greater Paris, initiated with its proposal for the Avenue Foch, which became one of the major projects of the City of Paris during Anne Hidalgo's 2014 municipal campaign.

The agency is also questioning our relationship with history and our heritage, with the Alta project in Le Havre, overlooking the Bassin du Roy and the Bassin du Commerce, in the heart of Auguste Perret's rebuilt centre and close to Niemeyer's Volcano.

In 2018, the agency won the international Imagine Angers consultation, with its Métamorphose project: a mixed-use programme of offices, co-living, block rooms, fitness, spa, public passageway and restaurant.

It has also won other «large-scale» consultations such as Inventons la Métropole du Grand Paris II in 2019, with the mixed-use High Garden program for the Arsenal eco-district in Rueil Malmaison.

Today, Hamonic+Masson & Associés is invited to take part in various international consultations and conferences to share its expertise on living well at height and new ways of living in changing cities.

Architecture

NOS PROJETS

HOMES



Tour Alta, 63 homes + nursery, site Videocoq, Le Havre
Sogeprom
Floor area: 6 000m²
Delivery: 2023



Home, 96 homes for first-time buyers + 92 social housing + shops, ZAC Masséna, Paris XIII
Bouygues Immobilier
Floor area: 13 750m²
Delivery: 2015



High Garden, 240 homes + shops + co-working spaces, Rueil-Malmaison
Pitch Immo
Floor area: 18 000m²
In construction - Delivery dec. 2024



Ateliers Vaugirard, 96 apartments + retail + nursery, Paris XV
Emerige + ICADE
Floor area: 7 900m²
In construction - Delivery dec. 2024



Emblem, 116 housing + offices, EuraLille, Lille
Groupe Duval + ICADE
Floor area: 17 000m²
Delivery : 2024



New'R, 156 homes + shops + offices, ZAC EuroNantes, Nantes
Kaufman&Broad
Floor area: 10 350m²
Delivery: 2017



Villanova Icône, 120 homes + shops, ZAC Chandon République, Gennevilliers
Nexity
Floor area: 7 720m²
Delivery: 2021



Rue Camille Claudel, 330 homes + crèche, ZAC du Bac d'Asnières, Clichy-la-Garenne
Sogeprom
Floor area: 24 000m²
Delivery: 2017



Villiot-Rapée, 62 social housing + office space, Paris XII
Paris Habitat
Floor area: 5 120m²
Delivery: 2011

PUBLIC FACILITIES



Groupe Angevin headquarter + 28 social housing, Rennes
Groupe Angevin
Floor area: 5 000m²
In study - Tender file phase



Mon Nuage, panoramic restaurant + public space, High Garden project, Rueil-Malmaison
Pitch Immo
Floor area: 400m²
In construction - Delivery dec. 2024



Métamorphose, layered programmes: co-living + climbing gym + sports hall + offices + restaurant + forecourt + a Mediterranean greenhouse + car parks, Angers
Investir Immobilier - Floor area: 25 000m²
In construction - Delivery dec. 2024



Urban Quartz, offices + retail, ZAC EuroRennes, Rennes
ICADE Promotion + Poste Immo
Floor area: 14 000m²
Delivery: 2019



Restructuring and extension of the Douai Law Courts
APIJ
Floor area: 2 000m²
Delivery: 2019



Marne Departmental Archives, Reims
Conseil général de la Marne
Floor area: 5 145m²
Delivery: 2014



Pasteur II school group, 8-class nursery school + crèche, Épinay-sur-Seine
Ville d'Épinay-sur-Seine
Floor area: 1 485m²
Delivery: 2013



Primary schools with 6 classes, Paris IX
Ville de Paris
Floor area: 1 600m²
Delivery: 2009



Fontainebleau Contemporary Archives Centre
Ministère de la culture et de la communication
Floor area: 5 600m²
Delivery: 2007

ALTA LE HAVRE	55 meters	63 homes + crèche + car parks	Client Sogeprom
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Overlooking the bassin du Roy, the bassin du Commerce and the heart of the city centre reconstructed by Perret, whilst also being located next to Niemeyer's Volcan and the city's historic monuments such as the Town Hall and the Saint-Joseph church, the Alta tour is a building that sits within the unique city of Le Havre, whose history is formed by architecture. By taking into account the specifics of this context, the project attempts to link two territories: the city and the sea. Its architectural style and affirmed expressiveness combine to create a new piece in the port town's skyline.

The site is located at the nodal point of Le Havre's history and reconstruction. This strategic position, at the articulation between the two urban fabrics of Perret's proposed general plan, bestows a remarkable character and geometry upon the building. Benefiting from great visibility and exceptional views overlooking the docks, the building offers varied scales for neighbouring local residents and a diversity of spaces for the inhabitants. The project plays with the idea of movement, background and multiplicity. Its volume works alongside the differing scales, creating a sculpted fan effect where the concrete netting wraps around the building's body accentuating the transforming, rising twist.

Living here allows people to understand and appreciate the vast richness of the urban tissue that makes up this astounding site. Residents will not only be aware of the city's heritage which unfolds before their eyes, but also of the fantastic opportunities that await this territory.

Both an emergence and a signal, the Alta tour strives to provide remarkable apartments. The free floor plan allows different typologies to be created upon request. This personalization is possible from the building's conception. The question of housing here carries values such as quality of use, diversity, dynamism and optimism. Embracing the future with ambition, the building will be demonstrative of vertical housing in the urban environment.

It is rare to have the opportunity to confront a subject with this much symbolic power and evocative force. During the buzz of Ré-inventer Paris, Inventons la Métropole, Réinventer la Seine and other international architecture competitions, this project primarily poses the question of our connection to history and heritage. Invention is introduced within historic continuation and not via style or dogma, but through a certain state of mind. Le Havre is Perret and Niemeyer, but above all it has a sense of modernity and architectural adventure on the same scale as its original history: a town built as the starting point of the quest for new territories.



Alta, Le Havre. 63 homes + 60-bed crèche + car parks. **Client:** Sogeprom. **Fluid and design office:** BET Boulard 14. **Electrical design office:** BET BADER. **Environmental approach:** RT 2012 -20%, Bioclimatic design: solar masks according to sunshine on the south-east and south-west facades (awnings on the balconies of the upper levels), Project compliant with the BBIO Conventional Climate Requirement, with a BbioMax value of 76.30, Aeraulic design according to prevailing winds: windproof aspect of the general geometry and solid railings acting as windbreaks (glazing), Heating via the district heating network connected to heat production from the Résocéane renewable energy network. **Floor aera:** 6 000m². **Under construction - delivery 2023**









IMAGINE ANGERS MÉTAMORPHOSE / QUAI SAINT-SERGE

Offices, shops, businesses, co-living accommodation, climbing gym, sports hall, restaurant + car parks

Client
Groupe Giboire

The city of Angers initiated our reflection on this exceptional site.

This project will be emblematic of the city's ambition that animates all national and European cities. Innovation is a conception tool that transforms unknown places and territories. Innovation in urban landscape is about finding new ways of living in harmony with the public space. Innovation is a tool for attractivity. This research provides new programme, technical and spatial solutions, which allow the project to become a strong signal.

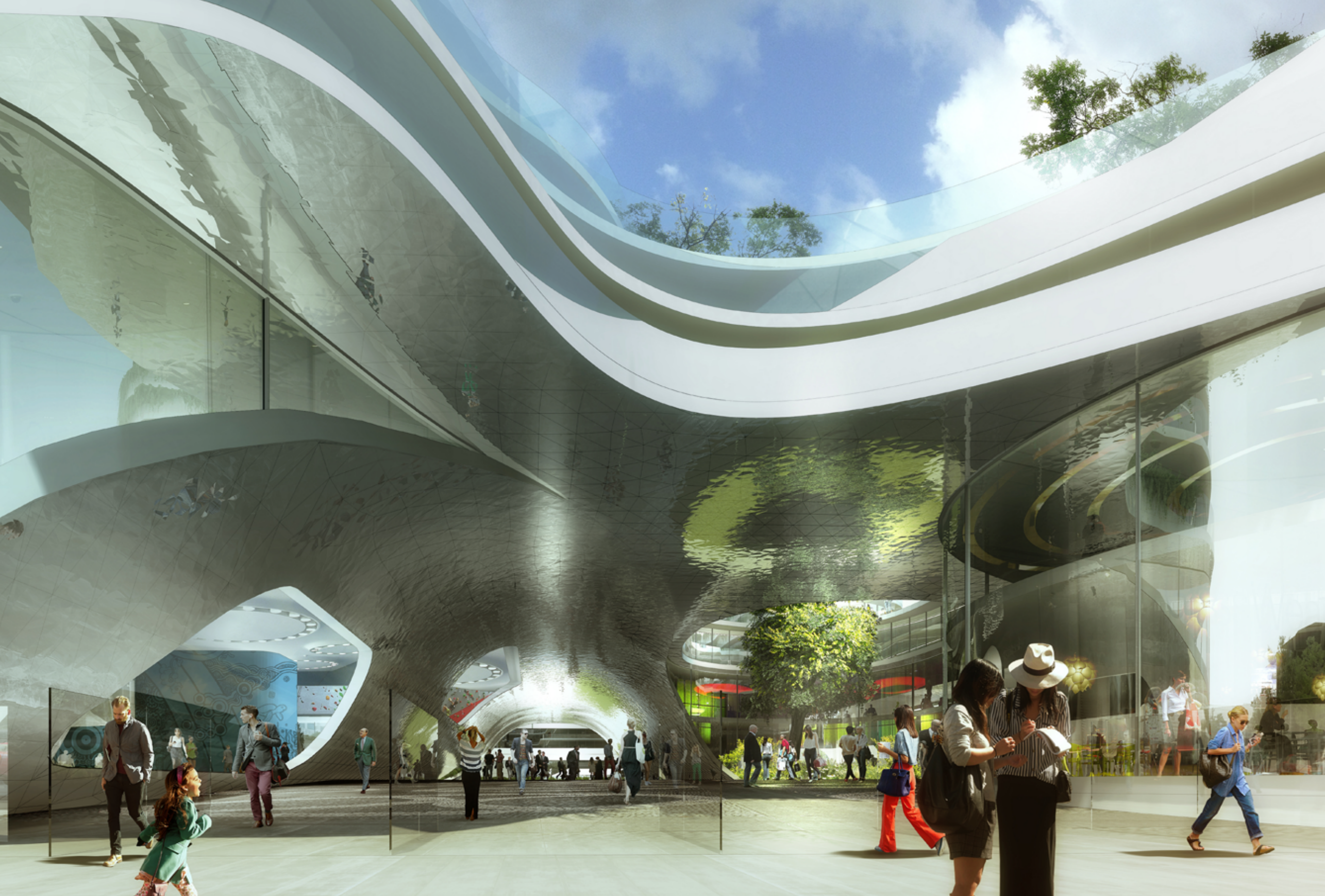
Our project is a synthesis that will implant itself in the site and become a new typology. We are going to create adventure, surprise and emotions alongside our willingness to conceive a project that represents the city's ambitions. The context combined with this exceptional site enabled our team to enhance the project in order to propose a new way of living in Angers. We have introduced fluidity by linking filled and empty spaces and treating them as different topographical levels, avoiding ruptures. The building therefore becomes an extruded piece of the territory.

It is therefore a confluence project. We do not wish to differentiate or to provoke, but to create a dialogue and to reconnect in order to invent. This exchange will create a pioneering project, a symbol of the 21st century: the project Métamorphose.

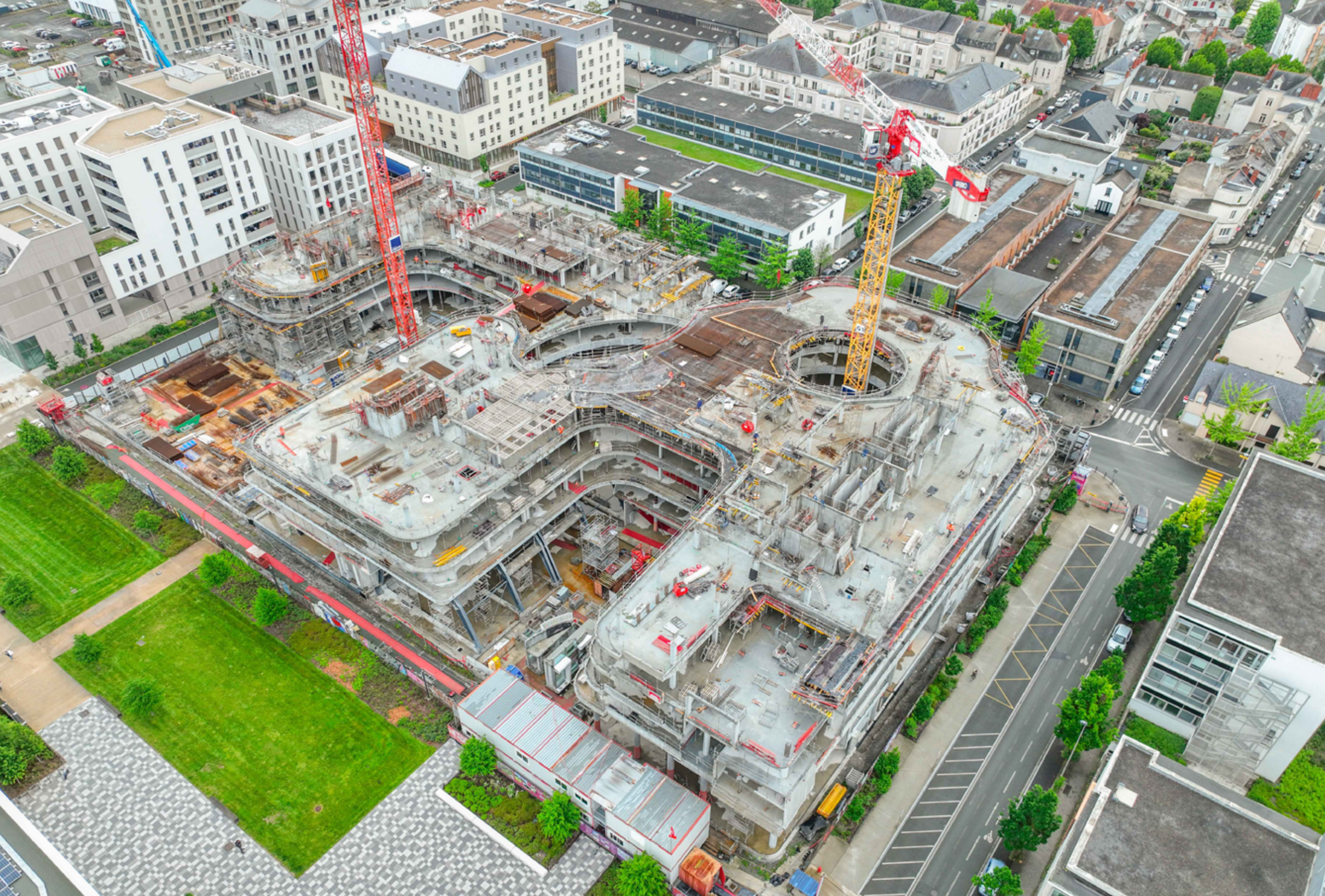


Quai Saint-Serge, Angers (49.) Program: Offices, shops, businesses, co-living accommodation, climbing gym, sports hall, restaurant + car parks in Angers, site Quai Saint-Serge. **Client:** Giboire. **Structure engineer:** Atelier Masse. **Thermal fluids engineering office:** Isocrate. **Construction economics:** Cetrac. **Acoustic engineering office:** ITAC. **Environmental consultancy:** Franck Boutté Consultants. **Landscaper:** BASE. **Environmental approach:** RT2012 -20%, Bbio ≤ Bbiomax, Cep ≤ Cepmax de 50 kWhép/m²SHONrt.an modulé, Tic ≤ Tic,réf, Pont thermique L9 ≤ 0,60 W/ml.K, Pont thermique moyen ≤ 0,28 W/m²SHONrt.K, étanchéité à l'air de 1,2 m³/h.m² sous 4 Pa.. **Floor area:** Program of 25 000m². **Under construction - delivery for 2024.** Competition winners «Imagine Angers» 2018.











INVENTONS LA MÉTROPOLE
DU GRAND PARIS 2
HIGH GARDEN / RUEIL-MALMAISON

Homes + retail +
co-working spaces +
gourmet hall + brasserie
+ panoramic restaurant
+ belvedere + public space

Client
Pitch Promotion + I3F

Rising above the canopy, High Garden embraces the Parc de l'Arsenal. Its lofty heights invite passers-by, local residents and Rueillois to contemplate an open horizon overlooking the Greater Paris metropolis.

An emblematic development in the west of Paris, a symbol of iconic architecture, High Garden aims to reveal the personality of the people of Rueillille, who want to make the Arsenal a new destination: a district of culinary culture and well-being, a benchmark of environmental excellence.

Situated at the junction between the different facets of the district, High Garden is developed around the Arsenal park, which runs through its centre. Nature permeates every aspect of the project, and a symbiosis is created between the different elements. The first of these is housing. The generosity and diversity of the outdoor spaces create a landscaped building, designed as an extension of the urban park.

The heights of the project encourage passers-by, local residents and the inhabitants of Rueil-Malmaison to appreciate the unobstructed horizon of the Greater Paris metropolis. High Garden is an emblematic project, a symbol of iconic architecture and public space. The project reveals the personality of Rueil-Malmaison, which aims to make the Arsenal a new destination: a district dedicated to innovation, environmental excellence, well-being and culinary culture, exemplary of the art of living in the 21st century.



Program: Homes, retail, co-working, a food hall, brewery, panoramic restaurant, view point and public space, Éco-quartier de l'Arsenal, Rueil-Malmaison. Competition winner Inventons la Métropole du Grand Paris II.

Client: City: Rueil-Malmaison, Developer: SPLA Rueil Aménagement, Urbanist: Bécardmap.

Team: Investors : Pitch Promotion, Immobilière 3F, Androma, Gaïa Promotion, Perl
Lead architect and coordinator: Hamonic+Masson & Associés.
Landscape: A+R; Light design: Concepto.

Technical project management assistance: TZ Ingénierie (Structural engineering), Maître Cube (Wood construction design office, VIZEA (Environmental consulting firm), EDF (energetic), Lumicene (bioclimatic window space designer), Aaqius (hydrogen capsule designer), Topager (urban agriculture).

Operators: Knot (scooters), Veloptimo (shared bike service), Zephyre (electric charging point), Cuisine et Santé (culinary course leader).

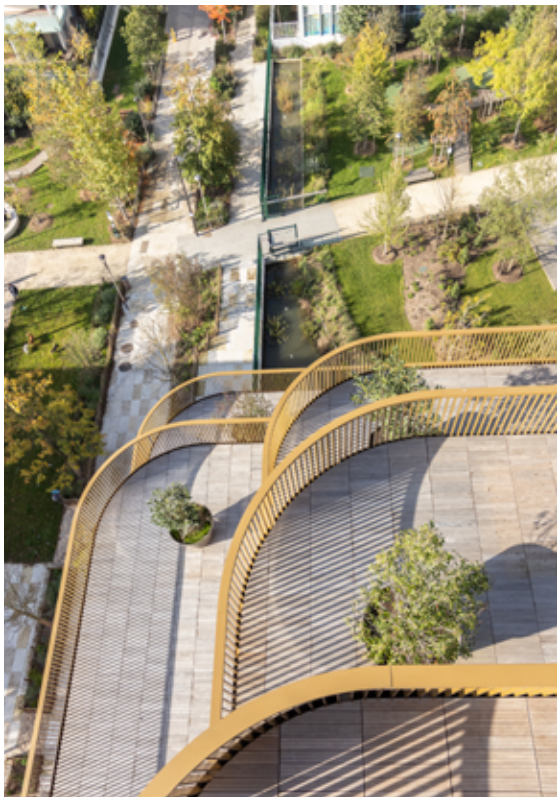
Environmental approach: RT 2012-20% et de la certification NF HABITAT HQE Excellent, Label E3Ci, BEPOS Effinergie 2017 et Biosourcé

Floor aera: Program of 20 000m².

High Garden: Under construction, delivery in the 1st quarter of 2025. Mon Nuage restaurant: Delivered, 4th quarter of 2024.











EMBLEM LILLE

55 meters

116 homes + offices
+ car parks

Client
Groupe Duval +
ICADE

The site's strategic location is at the confluence of motorway and rail infrastructure and the parc Matisse. The area will become a new entrance to the City of Lille by 2022.

We have invented a project that synthesises different programmes and is well rooted in its site. The diverse typologies and programme enhance the building and propose a new way of living and working in Lille, in line with city's ambitions. Fluidity is at the centre of the project.

The building's curved morphology accompanies the nearby park and the organic flux that surrounds the project (pedestrians, bikes, cars, bus, tram and rail.)

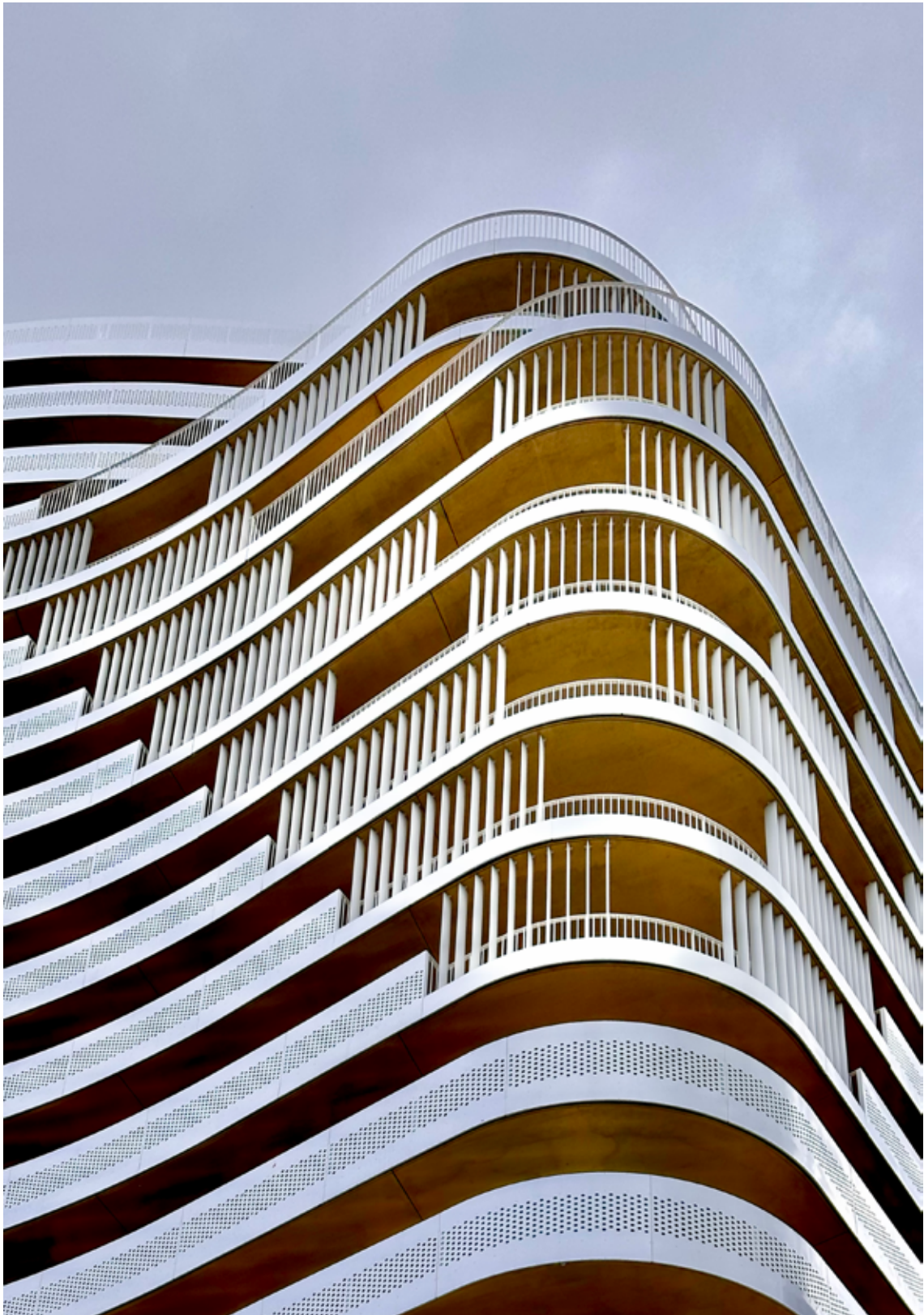


Emblem, Lille (59). 48 social housings, 68 homes for first-time buyers + 9 000 m² of offices + car parks. **Client:** Groupe Duval + ICADE. **Associated architects:** RED CAT. **All trades design office:** HEXA. **Acoustic and environmental engineering office:** PROJEX. **Landscaper:** Atelier Altern. **Environmental approach:** RT 2012 -20% logements et bureaux, Logements : NF logement – RT 2012 - 20%, bureaux : BREEAM EXCELLENT, WaredScore niveau SILVER, Certification E+C-. **Floor area:** 17 000m² **Cost** : NA. **Delivery** 2024.









ATELIERS VAUGIRARD PARIS XV

97 homes + nursery
+ retail + car parks

Client
Emerige + ICADE

Multiplicity and coherency

Covered in terraces and providing each home with a garden, our project is a hedonistic building. Sensual and diverse, it embraces the site and forms its own landscape. The project is 130m long, and is a true manifestation of pleasurable living space. Providing desirability is our main focus and commitment for housing in the city. The building's morphology compliments the site because of our focus on diversity, which creates a sequence within the global volume via the various inhabited levels. The linear dimension and the surrounding impact engender a range of interpretations and sensations depending on one's proximity to the building. The work on the skyline allowed us to vary the building's silhouette and also make use of roof space. It offers the neighbours a view of differing scales and levels, as well as providing some diversity for the inhabitants. The design plays on the idea of movement, backgrounds and multiplicity.

A building connected to the ground

The question of public space and its extension through the project was a prerequisite and is a condition that will not only invite different activities and interactions, but also establish a strong link between the shared, public space of the road and the building. The city's flow of pedestrians, cars and bicycles and the mixed programme (parking, retail, office space and housing) interweave and embellish the ground floor, creating an active ground level. The building's transparency, depth and various perspectives engender a dynamism and liveliness around the perimeter of the project, consequently enriching the surrounding environment.

Complexity and diversity

We have provided diversity within the collective by creating multiple exterior spaces and apartments with a range of typologies. There are 37 different typologies for 96 apartments, meaning the repetition inherently found in collective housing projects is offset by uniqueness, which seeks to provide a sense of belonging and identity. The introduction of outside spaces allows for different uses and practices. Offering an average of 20m², these spaces provide residents with a plethora of opportunities, including the planting of herbs, flowers, vegetables... This exterior depth also acts as a visual filter to reduce vis-à-vis from the neighbouring building. With a south facing orientation, our project acts as a huge hanging garden, bathed in light for surrounding neighbours to admire.



Ateliers Vaugirard, lot A, Paris XV. 97 homes + crèche + retail + car parks. **Client:** Emerige + ICADE. **Structural engineering:** VP Green. **Fluid and design office:** Amodév. **Environmental consultancy:** Oasiis. **Biodiversity project management assistance:** Gondwana. **Acoustic engineering office:** Jean-Paul Lamoureux. **Landscaper:** David Besson Girard. **Environmental approach:** Bâtiment bio sourcé niveau 1, NF HQE Profil excellent, Label BiodiverCity, Label Efficacité +, Label E3C1, Plan Climat de la ville de Paris. **Floor area:** 8 000m². **Cost:** NC. **Under construction - Delivery end of 2024**









LES TERRASSES CLERMONT-FERRAND

54 apartments + an
underground parking

Client
Bouygues Immobilier

The project is part of the historical site of the former Hôtel Dieu, a complete restructuration and rehabilitation operation. *Les Terrasses* dashes elegantly to the meeting of the natural heritage of the chain of Puys.

The generosity of outdoor spaces, multiplication of views, natural light and quality of materials echo this exceptional place. The plot inducing a slender volume from east to west, is inserted between two wooded classified areas.

Its volume is refined in the bow to the west and comes to mark the entrance to the plot on boulevard Charles de Gaulle. It takes place in a rugged topography with a strong elevation which allows it to have two separate pedestrian accesses on two different levels, one from the east and the second from the west.

The building which rises in ground floor+5 in the west dialogues with the polyclinic, and in ground floor+6 in the east responds to the Rousseau building.



Les Terrasses, Clermont-Ferrand (63) 54 apartments + an underground parking. **Client:** Bouygues Immobilier. **Structure engineer:** SCORETUDES, **MEP engineer:** BERGA, **quantity surveyor:** SAS CAMPAGNA. **Environmental approach:** NF Habitat et Label Eco-quartier. **Floor Area:** 6 448m² **Cost :** NA. Delivery 2024









SITE DE LA PATINOIRE

PLACE PAUL ASSEMAN, DUNKERQUE

100 homes +
retail + electric car
parks

Client
Groupe DUVAL +
PROJECTIM

Located at the convergence of the seaside resort of Malo-les-Bains and the Grand Large district, the site is exceptionally well situated, backing onto the Exutoire canal, integrated into the green setting of Parc Fénelon and in the immediate vicinity of the beach. The ice rink site is an ideal location for an ambitious and iconic project. The proximity of the sea, with its obvious qualities and difficult-to-tame constraints, the openness of the park, and the shady canal promenade will all be contextual elements that inspire the project.

Linking the built-up area with the various facilities (sports, cultural and play facilities), it fits into a heterogeneous environment where urban forms are juxtaposed and empty spaces are intended to be inhabited. The park, the swimming pool, the beach and the walk along the canal are all moments in the landscape that lead to a view of the project. These are all sequences that help to create a new landmark in this changing district. The work on the seafront and the redevelopment of the square are all points of attraction that the project will echo.

Our building is like a ball-and-socket joint in the landscape. In this context and on this exceptional site, our team decided to sublimate the project in order to propose a new way of living in Dunkirk. Here, we have opted for fluidity. The curves of the building create a sensual dialogue with the existing volumes and its landscaped surroundings.

A true synthesis project, our proposal takes root in the site to invent a new urban form, supporting typological and programmatic diversity.

The image consists of two side-by-side panels. The left panel is an aerial photograph of a coastal urban area in Dunkirk, France. It shows a canal (Exutoire canal) flowing through the city, a sandy beach, and various buildings. A red heart icon marks the specific location of the project. The right panel is a site plan or conceptual diagram. It shows the building's footprint in a light grey color, surrounded by green spaces, trees, and other urban elements. A red line outlines the project's boundary.

Site de la patinoire - Place Paul Asseman Dunkerque. 100 homes + retail + electric car parks. Client: Groupe DUVAL + PROJECTIM. Environmental consultancy: ZEFCO. Associated architects: REDCAT Architecture. Landscaper: LAND. Environmental approach: RT 2012, Label E+C- niveau E3, Projet conforme au Besoin Climatique Conventionnel BBIO avec valeur BbioMax 76, Vegetation on roofs, connection to a heating network supplied with more than 50% renewable or recycled energy Surface: 6 879m². Cost: NC. Under construction.

This is a large architectural rendering of the proposed building. The building is a tall, multi-story structure with a distinctive curved, tiered design. It features extensive greenery, with trees and plants growing on the balconies and terraces. The building is situated in an urban environment, with a street and other buildings visible in the background. The sky is a clear, bright blue.





SAFRAN LORIENT

67 homes including 6 for
social renting and 13 for social
home ownership + offices +
car parks

Client
Groupe Giboire

Block 4C is conducive to the establishment of an ambitious and iconic project. The proximity of the sea, the opening onto the gardens, the quay promenade, the historic buildings, the history of the site itself, are all contextual and inspiring elements for the definition of the project.

The ambition of the project is to link the different scales of the site and to give everyone views and orientations towards the sea and the gardens.

Asserting a frank frontality on the quay facing the sea, the building then develops through a stepped architecture to finally dialogue with the resting garden, the mall and the printers' house. The orientations and views are multiplied by the rotation of the volumes overlooking the streets and the garden. This makes it possible to avoid masks and direct contact with the neighbouring buildings on the northern and southern streets, and to allow visual openings to the sea and the wider landscape.

Sunlight and views are multiplied by the geometry of the plan.

The attention paid to the "skyline" makes it possible to introduce variations in the silhouette that is cut out of the sky, but also to multiply the different appropriations of the roofs. It thus offers a vision of varied scales to the surrounding inhabitants, and diversified places for the users of the building. The project thus plays on the idea of movement and depth of field.



Safran, Lorient (56) 67 homes including 6 for social renting and 13 for social home ownership + offices + car parks. **Client:** Groupe Giboire. **Scheduling, management and coordination** Lead Ingénierie. **Structure engineer:** SERTCO, **MEP engineer:** Become 56, **quantity surveyor:** Racine Carrée. **Environmental approach:** RT2012: Sobriété énergétique - Qualité énergétique des bâtiments. **Floor area:** 5000m² **Cost :** NC. **Under construction**







MAÇONNERIE
MOSSINO
CONSTRUCTION

GROUPE ANGEVIN HEADOFFICE RENNES

Groupe Angevin
headoffice + 28 social
housing

Client
Groupe Angevin

Located at the heart of a dynamic, fast-growing district, our project, composed of several buildings with different programming (head office, housing for first-time buyers, social housing), presents itself as a true architectural landmark.

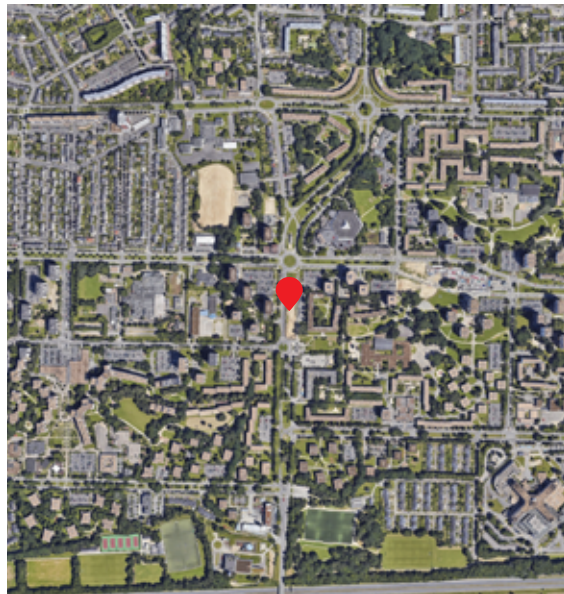
Seeking to express the values and aspirations of the Angevin company, the project overturns codes to offer a bold vision of office architecture.

The various buildings that make up the whole development are set in the public space, offering passers-by and residents a visual experience that contributes to enriching the local skyline.

The atypical architecture is in dialogue with its immediate surroundings, while offering a dynamic and stimulating place to live for its occupants. Each space is carefully designed to encourage people to meet and exchange ideas, creating a setting for collective living.

By adopting a passive approach and optimizing the building envelope, this project aims to achieve high energy performance, minimize its impact on the environment and provide optimum comfort for occupants.

Both a remarkable architectural landmark and a future place to live, the project combines bold architecture, a strong identity and a commitment to the environment.



Groupe Angevin headoffice, Rennes (35). Groupe Angevin headoffice, 28 social housing. Client : Groupe Angevin. MEP engineer and environmental: SOLAB, structure engineer and quantity surveyor: CETRAC, acoustics engineer: ACOUSTIBEL Bim manager : BIM Services. Landscape designer: A+R. Environmental approach: Biosourced building: level 1 for offices, level 2 for housing, Passive building, RE 2020, Milestone 2025, NF habitat HQE, Low carbon performance, Clean site. Floor area: 5 000m² Cost : NA. Delivery : 2026







THE DOCKS SAINT-OUEN

62 apartments
+ retail

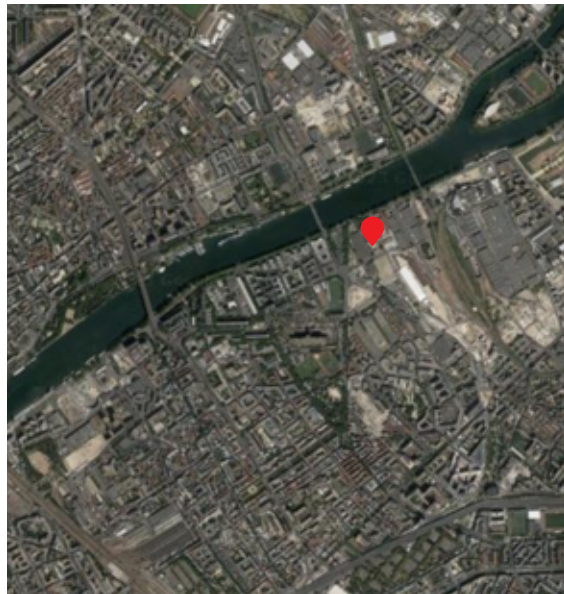
Client
Réalités

This project will be a landmark of the Docks eco-district.

An emergence on the Seine, it is a building that articulates the future park, the banks, the new square with its existing buildings and the future developments. It is the point of articulation of all the constituent elements of the site.

Its architecture reflects this attention to the context, with the first levels clinging to the low scale of the existing buildings, and gradually rising in successive levels, geometrically shifting so as to offer views of the great landscape to all the inhabitants.

Each dwelling benefits from a generous exterior extension (terrace, balcony, solarium on the roofs) allowing the development of real planted universes throughout the project. A real laboratory for biodiversity architecture in an urban environment, this project will be the emblem of a new relationship between nature and housing.



The Docks, Saint-Ouen. 62 apartments + retail. Client: Réalités. **All trades engineer:** AMODEV, **structure engineer:** KUZU CONCEPT. **Landscape designer:** Vé paysage. **Environmental approach:** Environmental requirements in line with the Saint Ouen Housing Quality Charter, NF Habitat HQE Excellent level (7 to 9 stars), Primary Energy Consumption (CEP) Cepmax RE 2020 level -20%, Biosourced building label: Level 1 (18 kg/m2.sdp) with at least 2 different families of materials, from recycling or reuse, and recyclable, Acoustics: performance 2. 3 of the HQE reference system, Bioclimatic design of the dwellings, BBIO level RE2020- 20% indicator, NF environnement / Ecolabel Européen certified paints, Emission EC1 + label, Effinature certification, Végétal Local label, Green roofs, Double orientation of the dwellings, Rainwater management, Post and beam construction processes. **Floor area:** 9 116 m². **Cost :** NC. **Delivery:** 2026





HARMONY OF THE SKY SAINT NAZAIRE

55 meters

150 homes +
crèche + car parks

Client
Les Nouveaux
Constructeurs

At the opening of the Plaine des sports, the Maison des Sports is the perfect site for an ambitious and iconic project. Linking the built city and its sport facilities, the project is located in a heterogeneous context where surrounding urban forms juxtapose each other, and where empty spaces call out for housing projects. The park, stadiums and green walkway are all elements of the landscape that lead to the project. They are also sequences which fabricate a new landmark in a transforming city. The regeneration of the seafront, the national theatre and the Docks are numerous points of interest that the project echoes.

The project is linked to the sports ground and the park that leads to the nearby estuary, and acts as an important articulation in the landscape. The building's curves sensually link the existing volumes to the first signs of the new green passageway. This exchange will engender an innovative project.



Maison des Sports, Saint Nazaire (44). 150 homes + crèche + multi-purpose hall + car parks. **Client:** Les Nouveaux Constructeurs. **Structure engineering:** IBA, **MEP engineer:** SOLAB, **landscape and roads engineering and land surveyor:** A.G.E., **quantity surveyor:** MOTEC Ingénierie. **Landscape designer:** Lignes de Champs. **Environmental approach:** RT 2012. **Floor area:** 12 000m². **Cost :** NA. **Building permit phase.**





ZAC CHARENTON-BERCY CHARENTON-LE-PONT

283 homes +
retails

Client
Bouygues Immobilier

With its 283 homes and commercial spaces, this program contributes to the overall silhouette of the ZAC. Located at the heart of the Charenton-Bercy operation, lot G plays an essential role, linking two levels of land and creating a new continuity between the Bois de Vincennes and the Seine.

The project features a strong landscape accompaniment spread across all the plots of the lots. Thanks to its location, it punctuates this organization and reinforces the density of trees and shrubs at all levels of the project. It also raises the question of the use and activities of these spaces between the project's floors.

This island will become an observation point with an intermediate height of 50 meters, which has an educational value. Living here means understanding and learning about the surrounding city, offering a CinemaScope architectural experience.

The morphology developed will allow for a wide diversity of typologies and housing styles. This typological richness brings a more intimate and individual scale to the homes, offering a variety of living choices.



ZAC Charenton-Bercy, Charenton-le-Pont (94). 283 homes + retails. **Client:** Bouygues Immobilier. **Associate architect:** Comte & Vollenweider. **All trades engineer:** TEM Partners, **acoustic engineer:** LASA. **Landscape designer:** LAND ACT. **Environmental approach:** NF Habitat HQE niveau excellent, RE2020, Biodiver'City Ready, C1 du label E2C1, label biosourcé niveau 1. **Floor area:** 23 700m² **Cost :** NA. **Building permit phase.**





LES PETITES SŒURS GENNEVILLIERS

Two buildings with 42
apartments each
+ parking spaces

Client
Legendre Immobilier

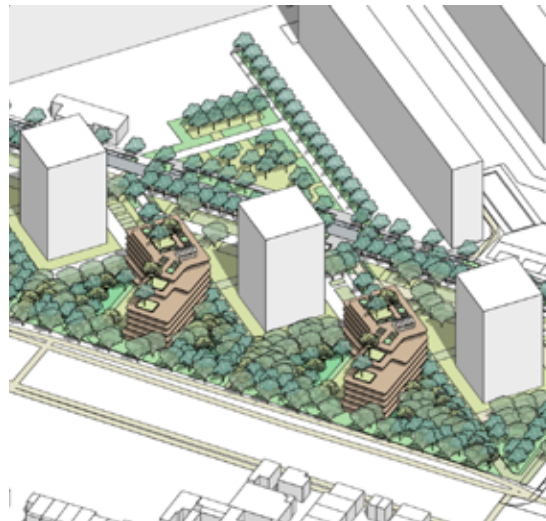
Our project is part of the transformation of the Agnettes site through an ambitious architecture that engages with its immediate environment. Combining a contemporary appearance with refined details, our design is also distinguished by the elegance of its morphology.

The project aligns with the surrounding heights, featuring a volumetry that descends towards rue des Bas and the south, creating a play of superimposed layers that highlight the «Grandes Sœurs.» This interplay of volumes creates a radiant living space that adapts to all site conditions.

The entrance porch, located at the intersection of pedestrian pathways, serves as a true gateway. It is accompanied by common areas, promoting transparency and visual breakthroughs that extend the neighborhood's perspectives toward the heart of the block.

The principle of diversity is reflected in the various living modes, combining a wide range of typologies (duplexes in the attics, cross-ventilated apartments, double and triple orientation) and multiple outdoor spaces for everyone (private terraces, collective terraces, private rooftop, contemplation garden). This diverse offering meets a variety of desires within a collective housing environment.

The landscaping aims to extend and amplify the existing green framework to reconnect these precious green enclaves. We create a cool island that ensures comfort during the hot seasons. Various plant strata interweave and coexist, forming a continuous planted cover. An ambiance of rich vegetation and landscape envelops this new living space at all levels.



Les Petites Soeurs, Gennevilliers (92) Two buildings with 42 apartments each + parking spaces **Client:** Legendre Immobilier All trades engineer: BITP, BET environmental engineer: ATPS, landscape and roads engineer: LOGABAT, Landscaper: Marco Rossi Paysagiste. **Environmental approach:** RE2020, Logements : RE 2025, Label Biosourcés Niveau 1, clean construction site, green roof, rainwater harvesting. **Floor area:** Two buildings of 3 000 m² **Tender file phase.**





HOME PARIS

50 meters

188 homes +
retail + parkings

Client
Bouygues Immobilier

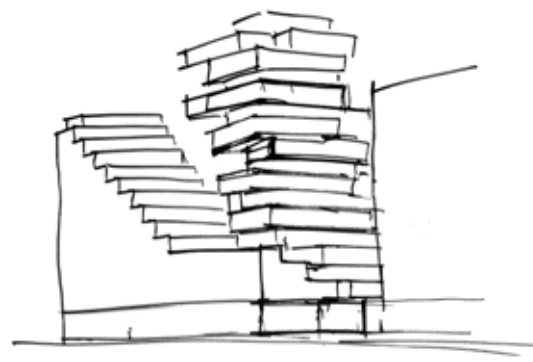
Home is the first residential high rise building constructed in Paris since the 1970s. There is therefore a huge responsibility to be the spearhead of the new approach to vertical housing in the urban environment. The debate surrounding height in Paris is stuck between a vision of the past, and the desire to advance, to start something new, to reconsider the city as an opportunity for new horizons.

It is therefore not a question of ignoring the past, or looking to errors previously committed, but to reconsider the original heritage in order to question today's image, and to carry the values of optimism and sharing. We must look to the past in order to move forward today and to seize the future with ambition. Paris remains a place of invention and carries values of modernity.

Housing constitutes 80% of the city. It's a bit like water for the human body. We must therefore make this 80% exceptional. The life and richness of a city are its inhabitants. Many people aspire to live in suburban style, individual housing. There are many reasons for this, but in particular being able to create a true identity for one's own home. Secondly there's appeal of eating outside, having direct contact with the outdoors from the comfort of your own house, all whilst owning ones own land. These desires must be integrated in to the scale of the apartments in a collective building. We have responded to this search for individual identity, ownership and differentiation by creating apartments with various, differing typologies within the collective, alongside multiple exterior spaces.

This building reveals an adventure, the unexpected, and combines surprise with emotions in a willingness to reveal the potential of an exceptional site. By taking into account the specifics of this context, the project attempts to link two territories: the centre of Paris and 'Grand Paris.' It's also a building that transforms, and speaks of the transition from a horizontal city with imposed height restrictions, to a vertical one with a dynamic and rich skyline. Its unique urban form and architectural style are emblematic of this change.

50 meters is an intermediate height, and it carries a pedagogical virtue. Living here allows people to understand and appreciate the vast richness of the urban tissue that makes up this fantastic city and also to be at the boundary between Paris and the Grand Paris. Overlooking Ivry, Vincennes zoo, the railway landscape, Paris' historical monuments and the different types of residential buildings dating from different eras that form this large territory, we hope that the residents will not only be aware of the city's heritage which unfolds before their eyes, but also of the fantastic opportunities that await.



ZAC Masséna, Paris XIII. 92 social housings, 96 96 apartments, 92 social housing units + shops + car park. **Client:** Bouygues Immobilier. **Associated architects :** Comte&Vollenweider. **All trades design office and environmental consultancy:** SIBAT. **Urbanist:** Ateliers Yves Lion. **Environmental approach:** Certification Habitat & Environnement Profil A, Bâtiment Basse Consommation - Effinergie, Plan Climat Paris. **Floor area:** 13 750m² **Cost :** 24,5M€ HT. Delivery 2015.







URBAN QUARTZ RENNES

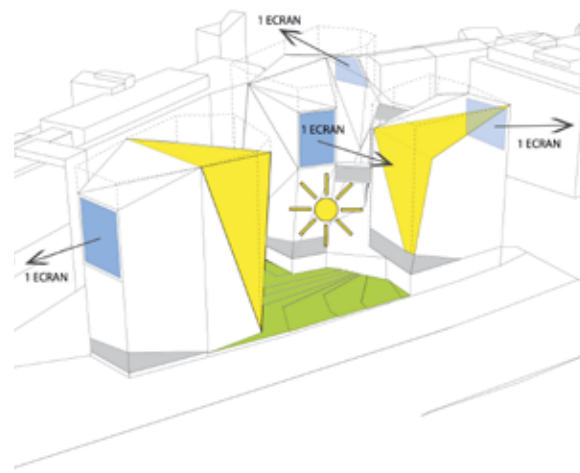
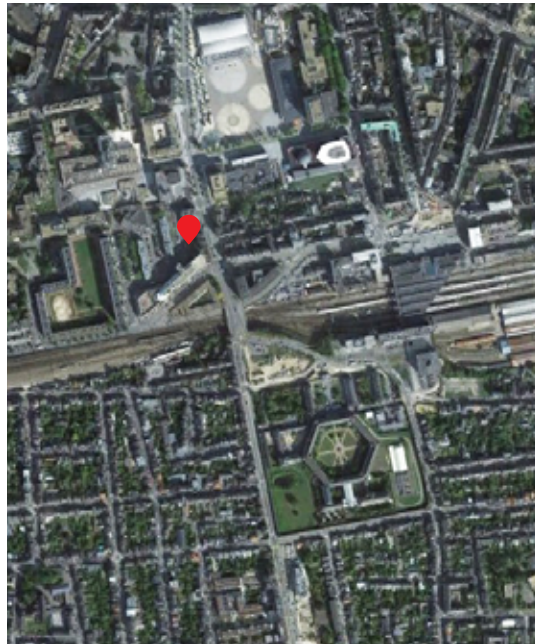
Offices + retail
+ car parks

Client
ICADE
+ Poste Immo

Close to the station, Urban Quartz is the start of the EuroRennes urban development project. The development plan for the area, designed by FGP, is an invitation to bold, radical architecture.

Three chiselled buildings stand out in the railway landscape, awakening a sleeping skyline. The lapidary cut of the volumes reveals a rift, a canyon where the urban space infiltrates to the heart of the block and discovers a belvedere towards a wild garden.

This unusual design offers a lively, generous and alternative interpretation of the office programme.



ZAC EuroRennes, îlot Trigone, Rennes (35). 13 700m² offices + 300m² retail + car parks. **Client:** ICADE + Poste Immo. **Associated architects:** a/LTA. **All trades design office:** BETOM. **Acoustic engineering office:** Jean-Paul Lamoureux. **Environmental approach:** NF HQE Batiment tertiaire : très performant, certification BREEAM. **Surface:** 14 000m². **Cost:** 19,4M€ HT. Delivery 2019.









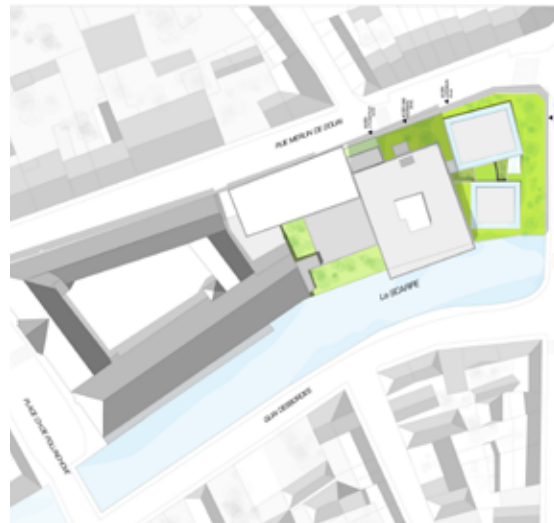
COURTHOUSE DOUAI

Extension of the
Douai Courthouse

Client
APIJ

The land given over to the extension of the Palais de Justice dictates the main orientations of the project. The work on the slope accentuates the sensation of gradually discovering the Scarpe from the street, the hall and the salle des pas perdus. This extension is firmly anchored to the land, with a mineral lower section.

The volume of the courtrooms is atypical. We wanted to bathe them in light and crown them with glazing. While they preserve confidentiality, these glass windows make the reality of the outside world present. They counteract any grandiloquent theatricality or the anxiety associated with dark rooms. Do these spatial arrangements reinforce the idea of transparent justice? Yes, and one that is secular, down-to-earth and part of the course of things.



Extension of the Courthouse (Cour d'Appel et TGI), Douai (59). Client: APIJ. All trades design office: Scoping. Environmental consulting firm: Cap Terre. Acoustic engineering office: JP Lamoureux. Surface: 1 500m². Environmental approach: BBC. Cost: 6,7M€ HT. Delivery 2019.







NEW'R NANTES	55 meters	156 homes + offices + retail + car parks	Client Kaufman&Broad
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A unique building in a strategic location.

All curves, with its 100% spindly balconies, New'R is at once a tribute to Oscar Niemeyer, to French seaside architecture of the 1970s such as «Marina Baie des Anges» by André Minangoy and Michel Marot, and to the hedonistic fantasy of Miami Beach! Sensual and multidirectional, it is a link, a pivotal building between the Picasso Mall and the new part of the district that is developing along the railway infrastructure. Framing and capturing the existing site, New'R embraces the site and becomes a landscape within the landscape.

A veritable «signal», its massing accompanies the different scales of the site in a play on the spread of levels. The volume is sequenced by the use of intermediate landings. Through its «pistons!» morphology, New'R introduces a gradation in the way in which height is experienced. The work on the skyline introduces variations in the silhouette that cuts into the sky, but also multiplies the different ways in which the roofs can be used. The project thus plays on the idea of movement, background and multiplicity.

A building connected to the ground.

The question of public space and its extension to the heart of the scheme is posed here as a prerequisite, a condition that will irradiate practices and provide a very strong link between the shared space of the street and the project. The interweaving of all the flows of the city and the various programmes (car parks, shops, offices, housing) create visual openings at ground level that accompany the «pedestrian volume».

This building is first and foremost a residential building.

The life and wealth of a city are its inhabitants. By offering a wide range of housing types and outdoor spaces here (40 different types out of 156 homes), we are offering diversity within the group. The repetition inherent in the theme of collective housing is counterbalanced here by notions of uniqueness, belonging (typology, outdoor space, views, etc.) and conviviality: integration of planted containers in the railings, vegetable garden and shared greenhouse on the 10th floor, collective platform and solarium deck on the 16th floor. A shared future...

Finally, this building is a manifesto.

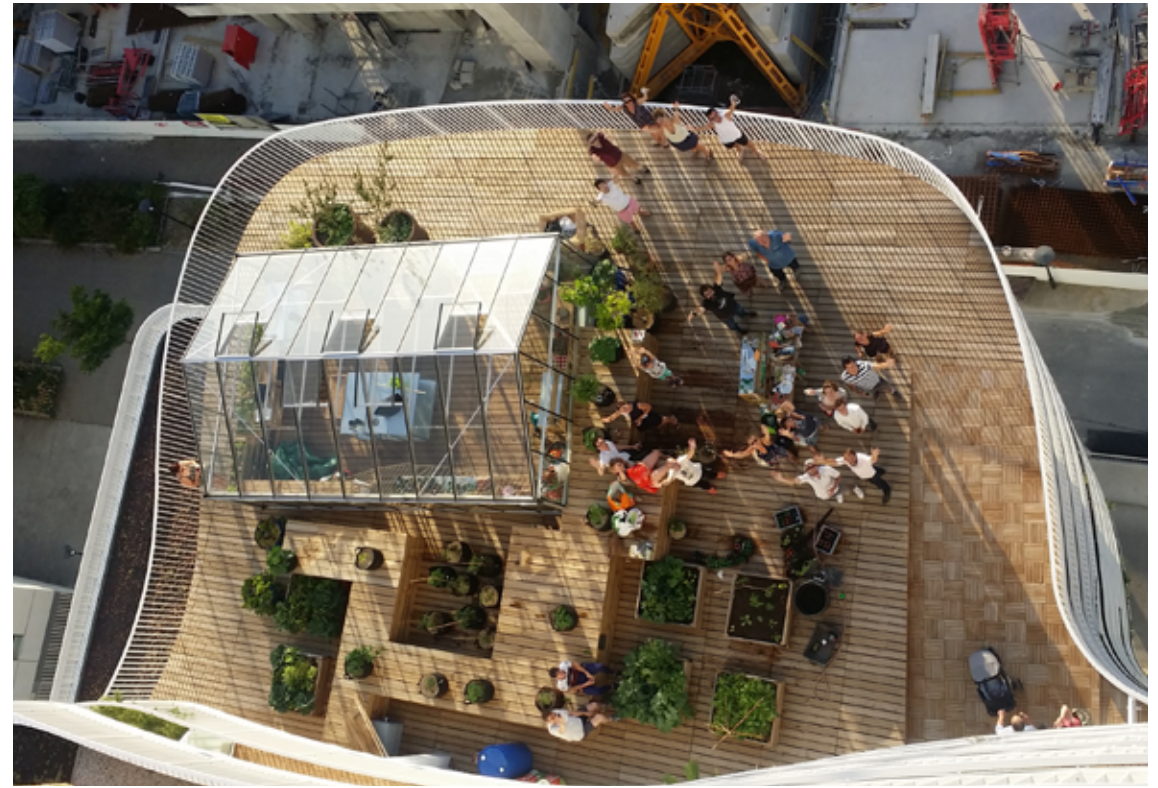
Architecture is not about systems or profitability, it's about beauty and pleasure. We need to rediscover this freedom to experiment with form, style, materials and typology. Aesthetics - i.e. everything to do with art and the feeling of beauty - must once again become a positive value, a genuine ethical, modern and democratic project.



ZAC EuroNantes, Nantes (44). 156 homes + offices + retail + car parks. **Client:** Kaufman&Broad. **Urbanist:** Atelier Ruelle. **Structural engineering:** BETAP. **Fluid and thermal design office:** ALBDO. **Execution:** Polytec. **Environmental approach:** RT 2012. **Surface:** 10 350m². **Cost :** 13,5M€ HT. Delivery 2017.









RUE CAMILLE CLAUDEL CLICHY-LA-GARENNE

330 homes +
crèche + car parks

Client
SOGEPROM

The river and the new Impressionist Park: the site has plenty to offer. Nestled in a loop of the Seine between Nanterre and Saint-Ouen, Gennevilliers and Neuilly-sur-Seine, the Bac d'Asnières ZAC is at the heart of Greater Paris. This situation prompted us to develop a specific project, with a strong identity and anchored in a metropolitan vision: a veritable park of buildings with distinctive morphologies and multiple views over the Seine.

The project is organised around seven buildings on two different plots of land linked by a public thoroughfare. Each building will have its own way of being lived in, while being closely linked to the neighbouring buildings. All will offer communal spaces overlooking the new thoroughfare and views towards the Seine. Diversity within unity seems to be the watchword of the project. The whole contributes to the unity of the site through the use of lacquered perforated sheeting. The motifs differ, but the whole creates a unitary atmosphere that serves the overall cohesion of the project.

Particular attention has been paid to the Seine frontage. It will become a strong landmark in the city, with three buildings forming the head of the district.

All homes have an outdoor extension. With 100% wrap-around balconies, winter gardens, full-height metalwork and balustrades, each outdoor space is treated in its own unique way.



Rue Camille Claudel, ZAC du Bac d'Asnières, Clichy-la-Garenne (92). 160 social housings and 170 homes for first-time buyers + crèche + car parks. **Client:** SOGEPROM. **All trades design office:** ARCOBA. **Landscapers:** CoBe. **Urbanist:** Obras. **Environmental approach:** RT 2012. **Surface:** 24 000m². **Cost:** 37M€ HT. Delivery 2017.







VILLANOVA ICÔNE GENNEVILLIERS

50 meters

120 homes + retail
+ car parks

Client
NEXITY

Conscious of the importance of this eco-district, our response takes into account the unique specificities of this lot. A true example of architectural and ecological quality, this specific zone will allow for the articulation between the different surrounding urban fabrics: the 'Agnettes' sector, the Chandon-République eco-district and the 'Calmette' sector. This is a pivotal position, at the intersection of the town's different construction periods.

The building's volume works alongside the differing scales, creating a sculpted fan effect. The implementation of intermediate floors allows a sequence to emerge within the building's volume. The retail units, porches and hallways embellish the ground floor, creating a pedestrian level volume. Transparency, depth, various perspectives and porosity enrich the town by offering a dynamism and liveliness around the perimeter of the project, and the landscaped garden at the heart of the block merges and blends with the local surrounding park.

Located in a strategic area, this project is an urban signal that structures the new neighbourhood.



Villanova Icône, ZAC Chandon-République, Gennevilliers. 120 homes + retail + car parks. Client: NEXITY. Acoustic and environmental engineering office: Bérim. Landscaper: BASE. Environmental approach: Certification Habitat & Environnement Profil A. Surface: 7 720m². Delivery 2021.







VILLIOT-RAPÉE PARIS

62 social housings
+ association centre
+ public space + car
parks

Client
Paris Habitat

Seizing the opportunity of a competition and proposing a social housing project that emerges from a public space. A programmatic hybrid that will create a real place to live. Based on the idea that the strongest reference point of the individual house is to have its own floor, we have created our buildings through an accumulation of floors. Each level and each dwelling has a different floor with its own practices and uses. Here we can talk about garden floors that wrap around the edges of the homes, giving them a different kind of living space. Residents can make this 20 to 35m² space their own. The collective dwelling then becomes an individual dwelling, and life takes over like the plants and trees in the collective garden. Landscape and architecture become one, outside all the codes of social housing.

Appropriation, use, collective spaces... this is life!



Villiot-Râpée, Paris XII. 62 social housings + association premises + public space + car parks. **Client:** Paris Habitat. **All trades design office + économie :** SIBAT. **Environmental consultancy:** Franck Boulté. **Landscaper:** Pena&Pena. **Environmental approach:** BBC Efficergie, certification H&E profil A, Qualitel Millésime 2005. **Surface:** 5 120m² **Cost :** 8,3M€ HT. Delivery 2011.





GOLDEN CUBE BOULOGNE-BILLANCOURT

156 student homes
+ cafeteria + car
parks

Client
NEXITY

The guiding principles of these student halls of residence were standardisation, self-regulation and a maximisation of internal space. This project, with its 156 rooms in an 8-storey building taking up almost the entire plot, is no exception to this rule. There is nonetheless a secret garden, as the project coordinators, Loci Anima, were keen to reintroduce some biodiversity onto the island.

Every flat has an outdoor area. A 1.5-metre recess allowed us to include loggias along almost the entire façade. The building's outline is blurred by the use of filters, water effects and openings in the perforated sheets of steel. It is also dotted with birdhouses. The occupants cannot interfere with them and they require no maintenance.



Golden Cube, ZAC Séguin, Boulogne-Billancourt (92). 156 student homes + cafeteria. **Client:** Nexity. **Coordinating architect:** Loci Anima. **All trades design office:** Arétec. **Environmental approach:** BBC-effinergie®, Photovoltaic panels. **Surface:** 3 200m². **Cost:** 4,5M€ HT. Delivery 2014.



TRIOLET II MONTPELLIER

315 student
homes + shared
accommodation

Client
SNI Nouveau Logis
Mérional

Making something extraordinary out of the ordinary? The location of the Triolet University Campus plays with an urbanism of objects, buildings that are each independent from one another. The ambition of building new university halls of residence has to be done with a view of unification that is as physical as psychological, so that students who share these rooms become part of a common whole.

The challenge of this project goes beyond the mere matter of students' rooms in order to address the notion of a contextual campus. Reinventing the 'cell' makes no sense today. What a student wants is a computer and an immediate connection to the world. Creating the ideal conditions for sharing and socialising is much more important than the design. An 'ideal' room is not the best possible solution for shaping young citizens to be curious, inventive and altruistic. The ideal is not found in a room; it is outside. A student residence has to be a place open to each individual's interpretation and ownership. By placing human relations at the centre of the equation ideas and knowledge can circulate better, allowing people to interact and mix. What makes this project unique is its balance between functionality, a quest for spatial performance, the consideration of shared territory and, at the same time, plenty of contrasts.

Artists has installed art in the hall and on the facades of the building. This intervention has been led by the street art association Line Up for the Crous of Montpellier – Occitanie. The artist Zest and Monsieur BMX have integrated their artistic installations into the student residence. Zest operated in the hall and designed an immersing work composed of chromatic sequences which make full use of the building's architecture and its concrete interior. As for Monsieur BMX, he embedded a used BMX bike in the concrete outline of cornice which seems to either ram against the facade or emerge from it.



Résidence universitaire Triolet II, Montpellier (34). 315 student homes + cafeteria + minimarket + offices. **All trades design office and economist:** BETOM. **Environmental consultancy:** Cap Terre. **Environmental approach:** Certification H&E profil A du référentiel Millésime 2012. **Surface:** 9 000m². **Cost:** 12,4M€ HT. Delivery 2017.





Crous
appartement
étudiant

Cité et résidences
universitaires

Triolet

Crous

MARNE DEPARTMENTAL ARCHIVES REIMS

17 km of storage +
reading room, exhibition
room, conference room +
offices + car parks

Client
Conseil général de
la Marne

This project for the Reims archives calls for several readings. It tells different things, depending on the distance or the proximity, we discover different elements, multiple sensations while browsing it.

More than a building, it is a setting, a journey. Taking advantage of a gently sloping site, the building is positioned so as not to distort it or load it. It's a line that we discover from the back of the stage. Visitors take a route which gradually gives way to the access ramp while the reception constitutes an interlude before opening to the interior garden.

The entrance orchestrates the functional organization of the building which can be seen through the transparency of the patio. The raw materials allow time and its patinas to take hold. Through their richness, their textures and their vibrations, these industrial materials such as glass, metal and golden brown stained concrete gain poetry. An aesthetic refinement which, implemented with care, gives the building coherence and identity.



Marn departmental archives, Avenue de l'Yser, Reims (51). Annex of the departmental archives of Marne: 17 km of storage + reading room, exhibition room, conference room + offices + car parks. **Client:** Conseil général de la Marne. **All trades design office and environmental consultancy:** SIBAT. **Acoustic engineering office:** JP Lamoureux. **Environmental approach:** RT 2005, Bâtiment Basse Consommation - Effinergie, Double flow ventilation system, External insulation, Vegetable roof, Gas central heating **Surface:** 5 145m². **Cost:** 6,3M€ HT. Delivery 2014.







URBAN DOCK BORDEAUX

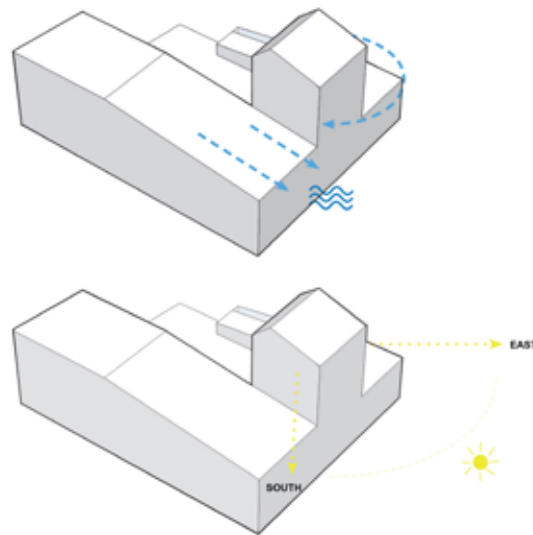
56 homes for first-
time buyers + car
parks

Client
Eiffage Immobilier
Atlantique

The Bassins à Flots are a 162 ha niche site, a high-quality port and manufacturing district for which Bordeaux City Council has development plans. Nicolas Michelin's instructions are to create a link between the site and the horizon and to build on the metaphor of the factory, warehouses and the navy.

Our project is very "industrial" in that it is solid, compact and metal-clad. There is the occasional raised element, one 9-storey building jutting up like a periscope. That is what the project is all about: putting together a serene skyline and creating an urban form similar to a village at ground level, with footpaths to maintain a feeling of wilderness.

Green space is at the core of the project. The ground, the length of the façades and the rooftops all incorporate vegetation, with the objective being to create an intimate link with the pedestrianised pathway, which is completely covered in plants and vegetation. The architectural and green structures interact with one another



Urban Dock, ZAC Bassins à flot, lot Tam Tam, Bordeaux (33). 56 homes for first-time buyers + car parks. **Client:** Eiffage Immobilier Atlantique. **Concrete engineering office:** Bernadberoy. **Environmental approach:** BBC-effinergie®. **Surface:** 4065m². **Cost:** 4,3M€ HT. Delivery 2015.





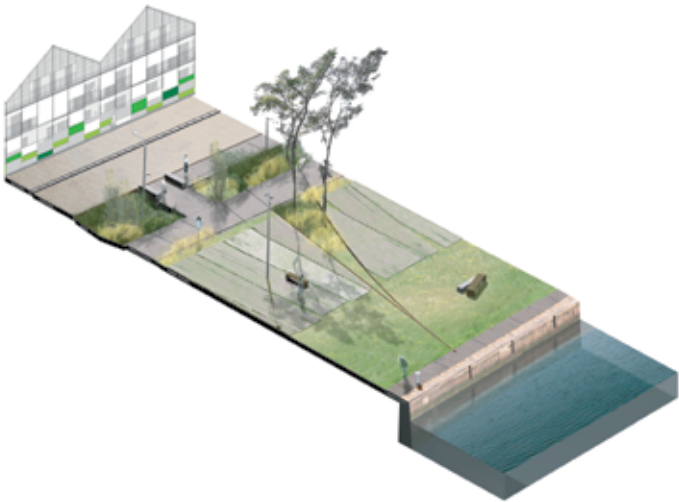
DOCKS DOMBASLES LE HAVRE

Rehabilitation,
extension and
construction of 25
homes + offices + car
parks

Client
Investir Immobilier

Gentrification seems almost impossible here. This mixed-use project required the agency to do some careful insertion work. The site was already very built-up and dominated by the horizontal lines of the bay, as well as being marked by a working-class past, evident from the warehouses scattered along the industrial quayside. It's an in between area. The starting point was a burnt-down warehouse. We renovated it and put in offices to perpetuate the idea of work even if the nature of the activity has changed. Then we used its honeycomb shape to design the housing units along the water. The project has a bit of a seaside resort feel about it.

The agency Obras did the landscape design of the public areas, using the water and the port to full effect. We scaled the façades to the length of the planted alley - like a reflection. The project fits in well with its surroundings, but it is also highly contemporary. We wanted to make sure that the quintessence of the site was clearly visible in the project. So even the materials we use – the prefabricated concrete and the metal frames – are the products of local craftsmanship. Nevertheless, we have kept our feet firmly in the real world with all its economic constraints, public opinion, social and environmental requirements. The “raw” material is in harmony with this very specific site. The docks die hard.



St Nicolas district, Docks-Dombasles au Havre (76). Rehabilitation and extension of industrial buildings along the docks. Construction of 25 homes + offices + car parks. **Client:** Investir Immobilier. **Structural engineering:** Prim'inter. **Fluid engineering:** EGCL. **Environmental approach:** HPE 2000 Cref -8%, H&E/Qualitel Millésime 2005. **Surface:** 3 024m². **Cost:** 3,2M€ HT. Delivery 2009.





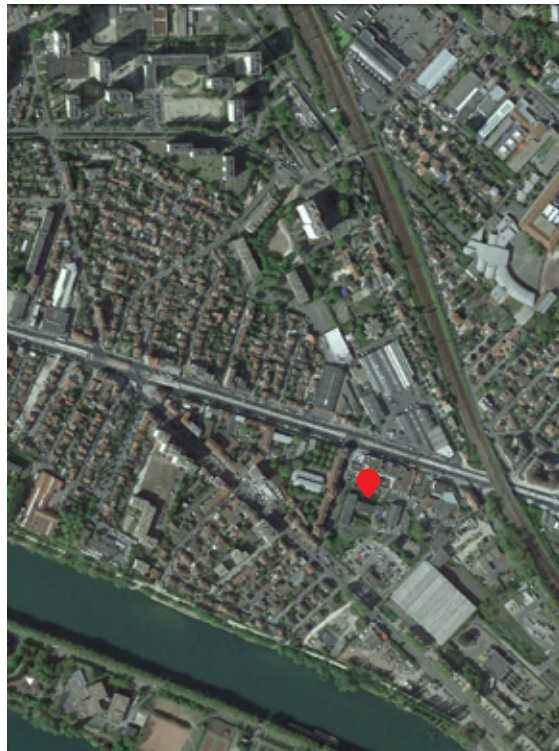
GROUPE SCOLAIRE PASTEUR II ÉPINAY-SUR-SEINE

8-class nursery
school + crèche

Client
Ville d'Épinay-sur-Seine

The pine trees at the northwestern corner of this site form a gateway into the site.

The pine grove brings people together and locals are free to meet up here. It gives onto a succession of patios, lawns, green roofs, pines, other trees and plant-covered partitions that create a transitional landscape. The building itself hovers between two layers of forest, one indoors, the other outdoors. Reflective annealed stainless steel elements blur the distinction between building and landscape that leads us to dream of faraway places and to learn. Rough and smooth, matt and shiny; the building offers children and visitors alike an 'educational' experience based on the five senses and using natural light without ever going over the top with colour. This nursery school is as simple and 'powerful' as an abstraction. It invites users in and carries them away.



Nursery school Marlène Jobert + crèche "Les P'tits Loups", Épinay-sur-Seine (93). Client: Ville d'Épinay-sur-Seine. All trades design office and environmental consultancy: SIBAT. Acoustic engineering office: JP Lamoureux. Surface: nursery school 1 326m² + structure multi-host 159m². Environmental approach: BBC-effinergie®, RT 2005. Cost: 5M€ HT. Delivery 2013.







LIMASSOL TOWER CYPRUS

55 meters
19 luxury apartments + swimming pools
+ retail + services

Client
Masharii + The Land

Cyprus is an exceptional territory. Sea, sun and beauty adorn its landscape and provide the opportunity for unique housing.

Our proposition for the Limassol Tower seeks to capture this natural splendor for future inhabitants.

The project rises from nature, echoed by the corolla-shaped balconies found in each apartment. Home to private swimming pools and planted green areas, they are like an independent island, but simultaneously have a direct link to the apartment. This creates a luxurious living experience, where exterior meets interior. The corolla system is also found on the ground floor green landscape; round platforms and sunshades engender a distinctive architectural concept.

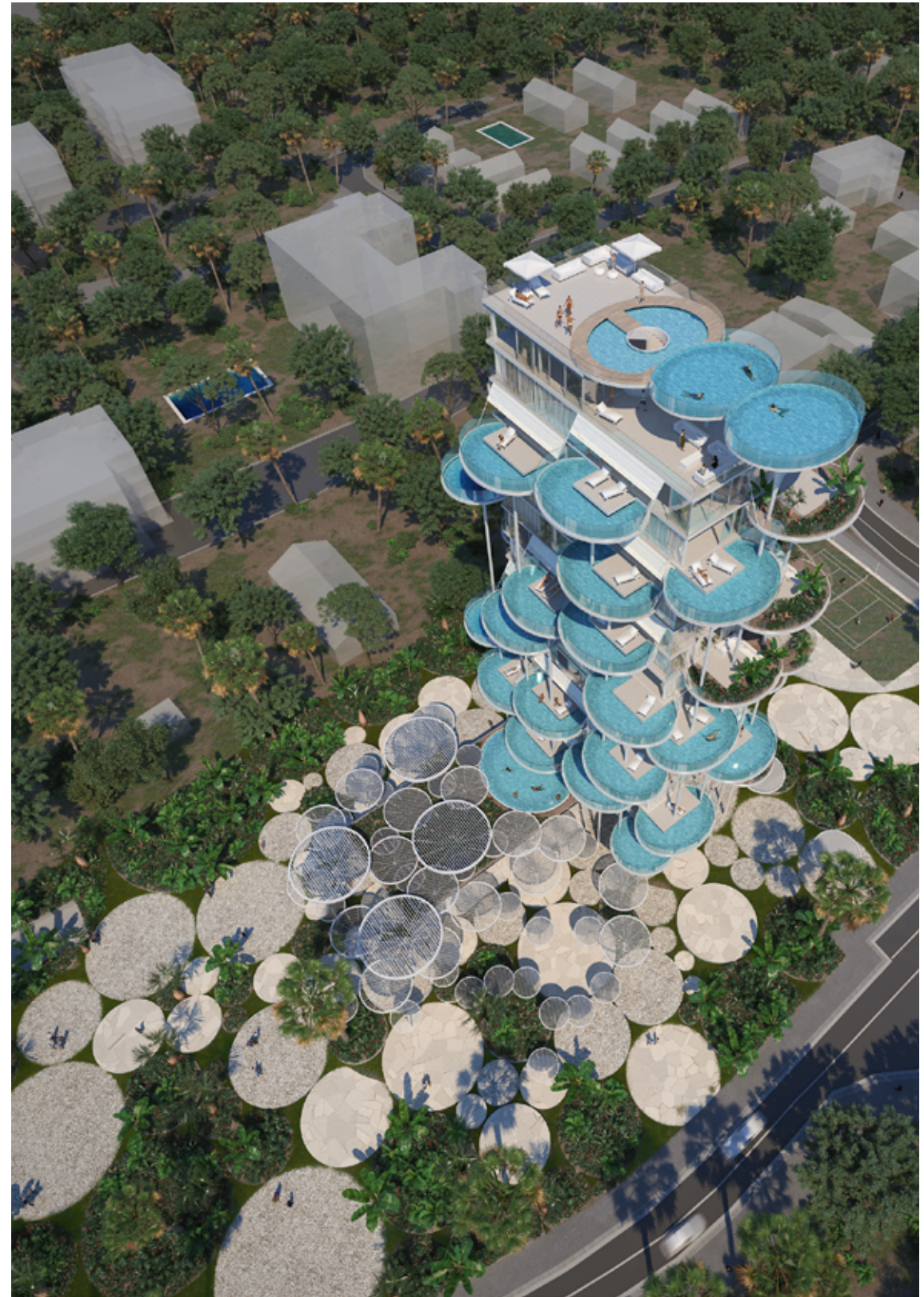
The volume's transparency means unobstructed sea views are maximized. A sliding glass door is the only element separating living areas from the balconies, meaning the feeling of being outside is possible simply by opening the window.

On the ground floor a regal entrance opens the doors to a unique living experience. We seek to enhance quality of living by offering a range of amenities: an underground fitness zone illuminated by natural sunlight, an art gallery on the ground floor and a premium spa on the first floor, all with independent entrances. Wellbeing and luxury combine to create an exclusive living experience.



Limassol Tower, Cyprus. 55 meters, 19 luxury apartments + swimming pools + retail + services. **Client:** Masharii + The Land. **Renderings:** Raphaël Petit + Jean-Charles Augier. **Floor area:** 6 000 m². **Competition:** 2018.





RAINFOREST ABIDJAN, CÔTE D'IVOIRE

Homes + a bank +
car park

Client
Masharii

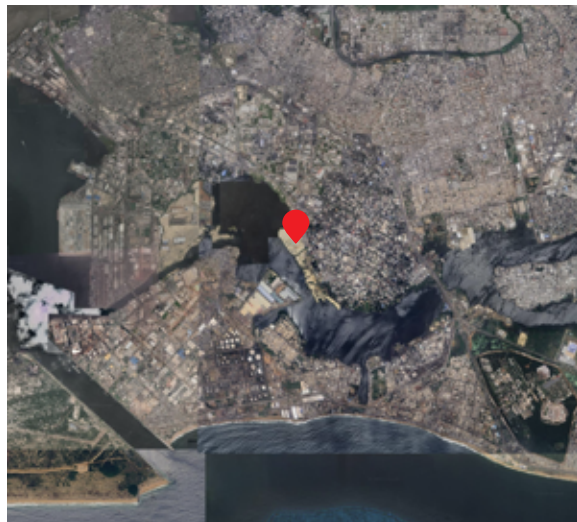
Côte d'Ivoire and the city of Abidjan are exceptionally rich areas.

This site, combining sea, lagoon and lush vegetation, is an opportunity to design unique homes. Our proposal for the plot seeks to embrace these extraordinary landscapes for the future residents.

The project takes root in and emerges from this environment, using trellised architecture that is intimately linked to the abundance of local flora. The building invites and gives a major place to nature throughout the verticality of the housing volumes. The bank area, enveloped by vegetation, becomes a natural green continuity for the area.

This logic is supported by the luxurious design of the flats, all of which have several generous balconies. They are designed as cocoons between indoors and outdoors, with a water point for each flat, echoing the maritime landscape that borders the site. The layout maximises life facing the sea and lagoon. All the flats enjoy privileged views over the beauty of the coast thanks to a sliding glass façade that blurs the boundaries of the landscape.

On the ground floor, a majestic entrance opens the doors to a unique living experience. Thanks in particular to the top-of-the-range fitness and spa facilities, well-being and luxury combine to create an exceptional place to live.



Rainforest, Abidjan, Côte d'Ivoire. Homes + a bank + car park. **Client:** Masharii. **Renderings:** Pavel Vavilov. **Floor area:** 12 000 m². **Competition:** 2020.





Urban planning

AS LEAD AND COORDINATING
ARCHITECT

OASIS 18, ZHENGZHOU, CHINA WINNER OF AN INTERNATIONAL COMPETITION

900 homes + parking +
kindergarten + clubhouse

Client
Central China

Winner of an international competition, the agency is developing the Oasis 18 program in ZhengZhou, China. It includes 900 housing units covering an area of 150,000 square meters, a solar parking area, a kindergarten, a leisure center, a swimming pool, and a garden. Our mixed-use urban development is part of the J18 site, which includes the Tadao Ando museum, the Mad Architects art park, the Nendo Canyon, the Taste of 18 and Tsutaya Books department of architecture, and The Oval Partnership's Oasis Mall.

Sculpted by China's multifaceted geology, our project echoes the country's natural beauties such as the Young River, Mount Zhangjiajie and Mount Huang. The relationship between space and mass is defined by nature due to the erosion of the river. The shape of the material is defined by the natural and symbolic references; the natural landscape of the area infuses a sinuous language and rhythm into the neighborhood.

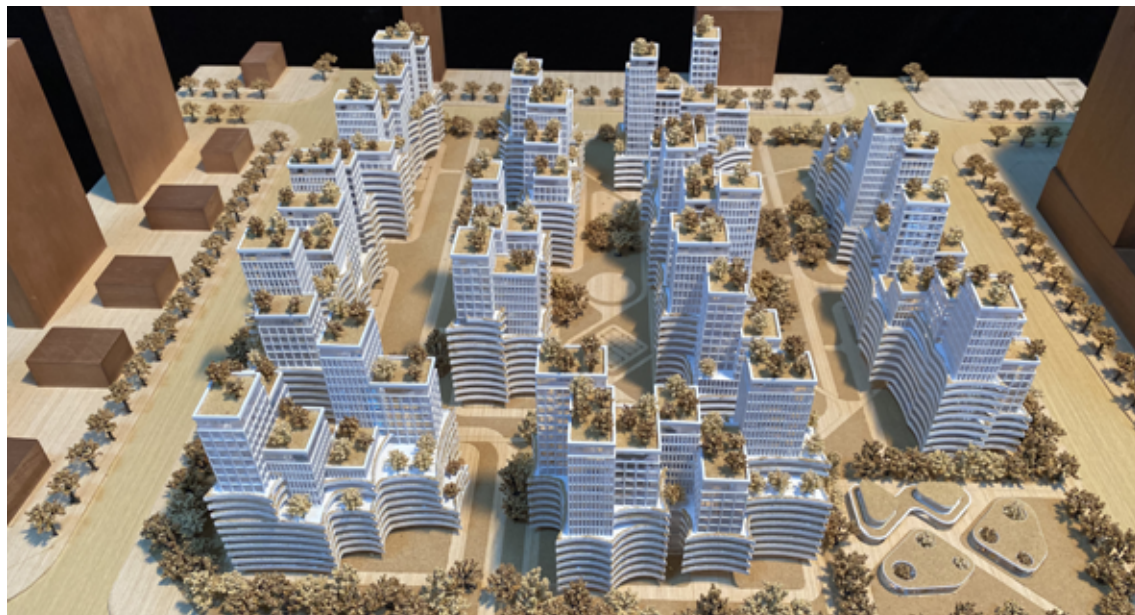
The architecture of the building is inspired by the cultural heritage of the Chinese pagoda. It is hierarchical, vertiginous and punctuated by repetitive columns. All these elements offer visual elegance and transparency.

A new vision of high-density living for future generations in this area is introduced by this 150,000 m² project. It offers a different kind of life from that offered by the conventional real estate market in China today. The aim is to provide more verticality and clarity; to create different lifestyles in different strata; to provide more opportunities for exchange between neighborhoods through collective spaces of different scales; and to promote a harmonious life between the landscape and nature in the neighborhood.

The buildings will be composed of 3 strata, which represent: the wind city, the floating city and the earth city. Each stratum has specificities and identifications that correspond to the uses of its future residents. The site will be largely vegetated, the landscape acting as a natural separation between public and private.

Floor area: 150 000 m²

Project under study.







CŒUR DE CAROLÈS ROQUEBRUNE-CAP-MARTIN

Social housing and
home ownership

Client
Pitch Immo

The role of the Cœur de Carolès eco-neighbourhood is to link all the dimensions of Roquebrune-Cap-Martin, a remarkable site, a rare topography, the link between high and low, the park and the rambla, between mineral and plant, between small and large scale, between the ground of the public space and the sky of the housing.

For us, the identity of the site is the starting point for the project.

We see it as an element that is fully integrated into our proposal. We want nature to invite itself into the homes and for a symbiotic relationship to develop between all these elements.

Timeless, refined architecture.

This is a place for seaside architecture, respectful and contemporary, anchored in a privileged site. Our volumes, through a play of steps and balconies, welcome the park on each of its levels. The park and the homes are one and the same. Living at Cœur de Carolès means living in the landscape.

A quality of life

The strata of living space are detached from the volume and materiality of the base by a play of curves, a light and airy architecture. They open up panoramic views over the surrounding area. The outdoor spaces extending from the flats are deliberately generous, offering additional living space. The richness of a neighbourhood, its quality of life, lies in all the possibilities it offers.

Floor area: 30 300 m²
Competition in 2020.









CHÂTEAU SEPTFONTAINES LUXEMBOURG

Housing + offices +
retail units

Client
ICN

Former place of production and exhibition of Villeroy & Boch porcelain, this site reveals exceptional historical and landscape qualities.

Through an organic urban approach that adapts to the geography of the place, a new type of building emerges from this magnified nature. Driven by iconic architecture, this new district will become an emblematic place in the city of Luxembourg.

Floor area: 50 000 m²: 30 500 m² housing + 12 000 m² of offices + 7 500 m² of retail units
Under study







PANORA'MARNE
VILLIERS-SUR-MARNE
INVENTONS LA MÉTROPOLE DU GRAND
PARIS INTERNATIONAL COMPETITION

Congress center + cinema + housing
+ student housing + hotel + offices +
co-working + crèche + digital school
+ urban agriculture + landscape

Client
Kaufman&Broad
+ ADIM

From the Place du Cinéma to the Palais des Possibles, Panora'Marne embodies an urban and human adventure where the worlds of cinema, fiction, and dreams converge to create a playful universe. Surrounded by sports and culture, it leads to a metropolitan-scale congress center adaptable to all possibilities.

The projects represents an active topography and symbolizes the ambition and competition that drive international metropolises. Innovation serves as a design tool, revealing unknown places and territories and enhancing public space's attractiveness. It fosters research into new programmatic, technical, and spatial solutions, strengthening the project's signal for the eastern side of the metropolis.

The project integrates public space into its core, bridging different practices and linking the street's shared space with the rest of the project. It enriches the town with a dynamic atmosphere, offering transparency, depth, and diverse perspectives. With emerging towers and new-generation public facilities, Panora'Marne creates an adventurous city where each level is exceptional.

It fosters a dialogue with the surrounding space to promote a new way of living together, based on the generosity of exterior, private, and collective space. Architecture and public space are shaped through accumulation and superposition of different levels. Panora'Marne reinvents without provoking difference, emphasizing dialogue and reconnection. It becomes a dynamic landmark, illuminating the metropolis day and night.

As a ground-breaking project, it symbolizes the 21st-century city, offering luxury and panoramic views over a vast territory. It forms a new skyline, evoking movement, depth, and multiplicity, akin to a cinematographic neighborhood.

Floor area: 150 000 m²

2nd phase of the competition in 2017.







PLACE CAMPINCHI AJACCIO, CORSICA

Renovation of the Place
Campinchi + market halls

Client
Ametarra + Ville d'Ajaccio

As a genuine project of reconquest, our work is putting in place the tools of a city that must no longer create divisions, but on the contrary re-establish continuity, fluidity, recreate adventure, the unpredictable, surprise and emotions in a desire to reveal the potential of an exceptional site.

We're talking about a positive project, to reactivate, reprogramme, bring back life, reinvigorate and connect. A project that contains not only urban and economic challenges, but also strong social ambitions through a desire to connect places around a cultural, commercial, collective and festive intensity. Restoring the status of the "noble façade" of the buildings on Boulevard Roi Jérôme, making the Tourist Office (formerly the "Halle des Maraîchers") visible, turning the Town Hall into a new civic space, providing shade and freshness through nature and water, and offering a new space for the market, all within an "architectural economy" that favours the genius of the place, are objectives that we have placed at the heart of the project.

Scope of intervention: 20 600 m²
Competition in 2017.







ECODISTRICT ASNIÈRES-SUR-SEINE

Homes + offices + urban park, +
public facilities + shops + public
space

Client
SEM 92



Scope of intervention: 3.9 ha
Competition 2015.





LE FORUM REIMS CENTRE-GARE

Urban studies and programming and operational monitoring for the Centre-Gare project.

Client
Ville de Reims

The urban project, as we conceive it, is based on a comprehensive concept with the intention that the notions of landscape, urban planning, and architecture are inseparable.

This new public space ensures the articulation of different urban ensembles. It creates comfortable connections, promotes and facilitates smooth movements, occupies intervals, reveals and stages the heritage of Reims. It infiltrates and enriches and complements an existing network of pedestrian paths and bike lanes.

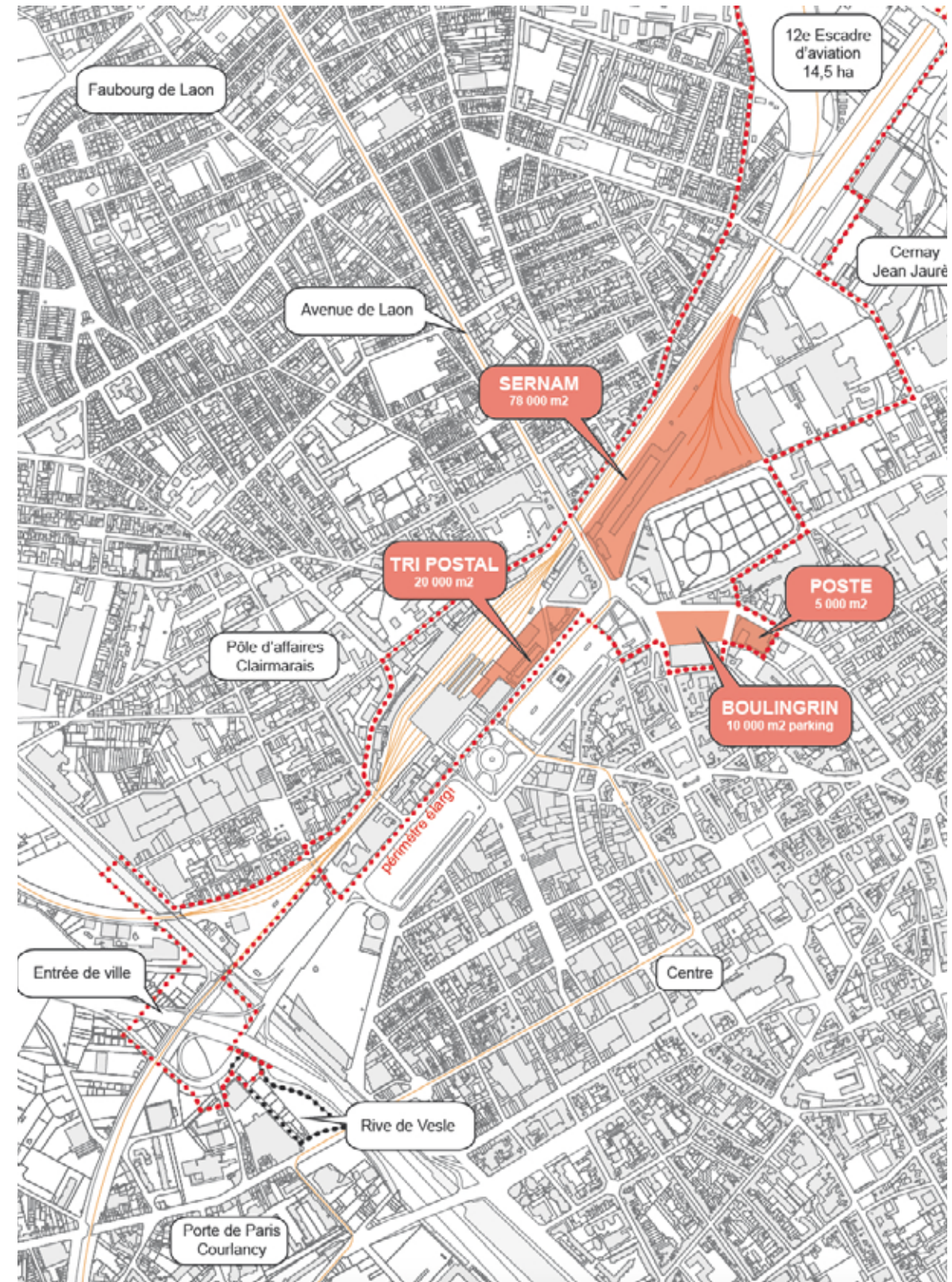
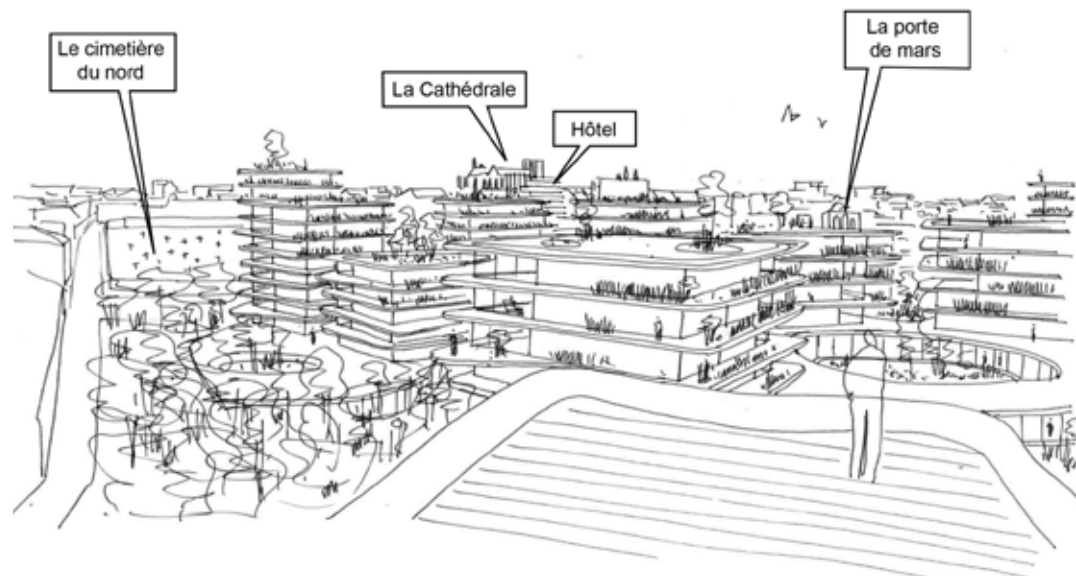
The downtown project involves exemplary and spectacular urban realization. It is, in a way, the trailer of the qualities and dynamism of the city.

This comprehensive study is a unique opportunity to initiate the process of regeneration, to bring coherence to a site, and to reinvent itself as a pleasant place to live, work, and relax. These lands also have the advantage of offering an interesting urban structure, concerning their organization, history, and the existence of buildings with atypical typologies. These areas are also rich in terms of «spatial materials», such as green spaces, railway tracks...

Harmonizing these qualities with new developments will create a territory that will naturally blend into its environment and contribute to the urbanity of the city. It is a matter of proceeding with a transformation, through a variable order of steps and through punctual micro-interventions and/or large-scale actions. The advantage is to be able to start without unnecessary delay, and the procedure can be adapted according to the current situation.

Scope of intervention: 100 ha

Competition: 2015.





EUROPA CITY GONESSE

Design study for a shopping
and leisure centre

Client
Immochan

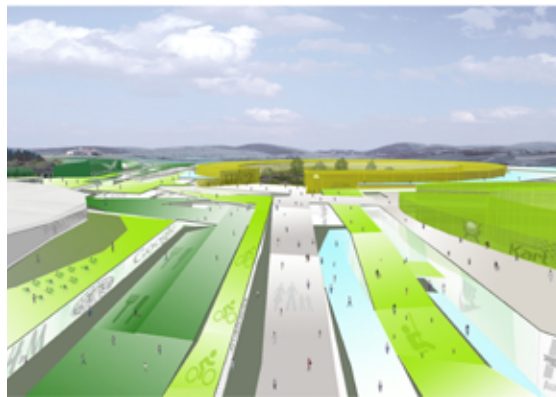
This strong link in the Grand Paris project was to bring together five universes around the creative diversity of the European continent.

This project anticipated new consumption practices and cultural recreation. Rather than answer "infrastructure" or even "building", we proposed a spatial device.

The soil is the structuring element of the project. It covers and contains, binds, deforms and becomes a meeting place. In reality, it stages the different scales of the project.

It is therefore a planning tool. An open scenario. A space of transition between urban, peri-urban and agricultural situations. A bridge connecting two pieces of territory cut by infrastructure.

Floor area: 250 000 m² of retail + 150 000 m² of leisure + 30 000 m² of hotel-restaurants + 182 000 m² of green spaces + 187 500 m² of landscaped car parks
Competition in 2008.





AVENUE FOCH FROM L'ÉTOILE TO PORTE D'AUTEUIL

Homes + offices+
amenities + retail + urban
park

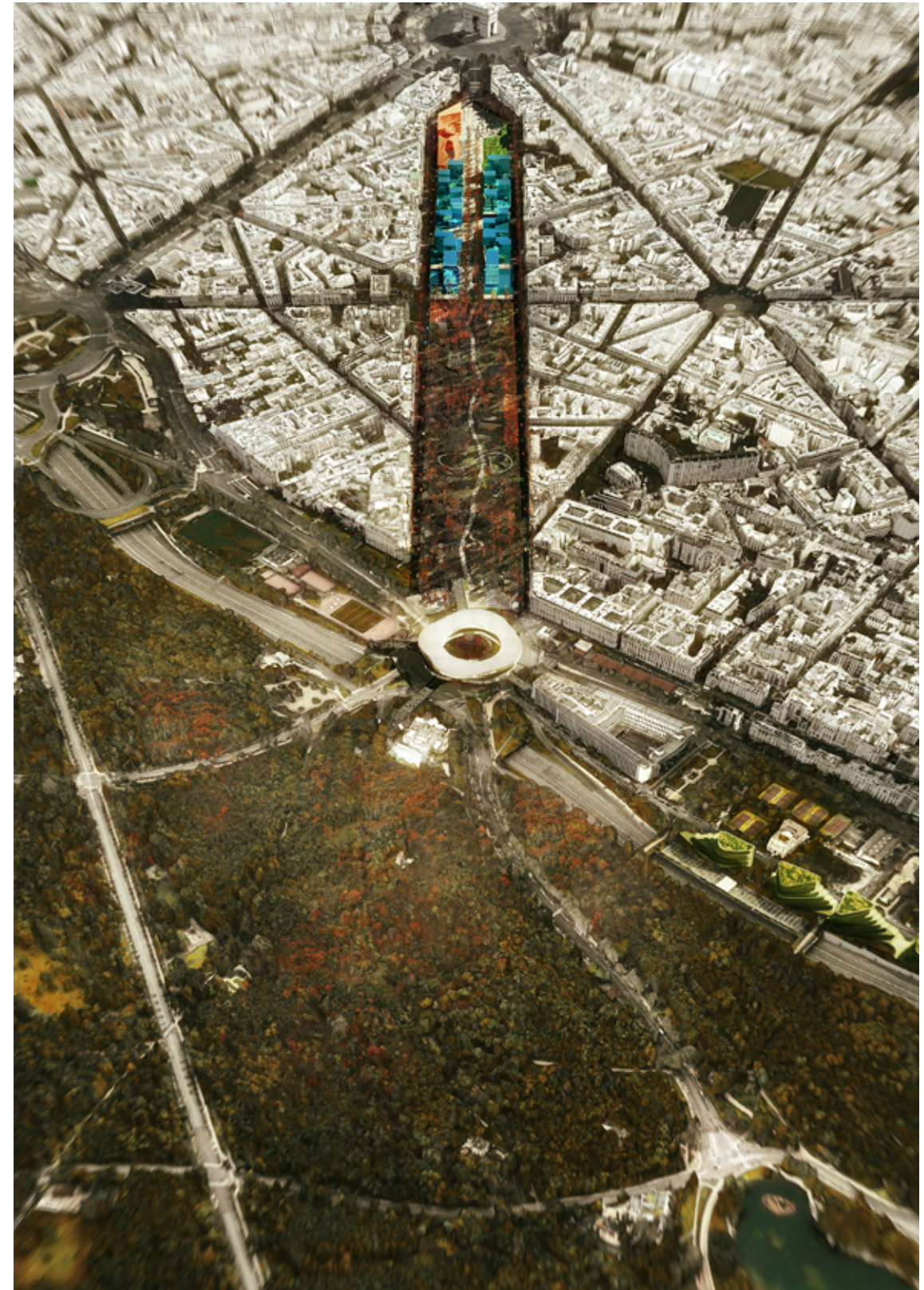
Developed in advance of any commission, this project is forward-looking. It is the result of a sharing of skills that has led to the gradual development of a scenario around an unknown space of extraordinary dimensions: Avenue Foch. A 1.3km long by 140m wide section of the city. There is no metro, no shops, no-one. The aim of this project is to reveal the potential of an exceptional site. As a genuine project of reclamation, our work uses the urban tools of a city that no longer wishes to create divisions but, on the contrary, to re-establish continuity and fluidity. So this is a positive project: it's not about razing, demolishing and rebuilding, but about reactivating, reprogramming and reinvigorating.

This project responds to urban challenges by extending the economic and attractive potential of the Champs-Élysées. It is also underpinned by strong social ambitions and by a desire to rebalance by densifying the west of Paris. The storyboard from Place de l'Étoile to Porte d'Auteuil via Avenue Foch has been transformed. Based on the specific features of the site, this new landscape is a link between two areas moving towards each other: Central Paris and Greater Paris. Ultimately, this project will reveal forgotten potential, reactivate links and give Paris a new look by breaking free from the Haussmannian taboo.

It's a project for a metropolis on the move.



Avenue Foch, Paris XVI. Architect - urbanist: Hamonic+Masson & Associés. **Consultant:** CDU. **Graphist:** Luxigon. **Surface:** 550 000m² + park of 67 000m². **Cost:** NC. **Study phase.**





PARTNERS' CAREERS

Gaëlle HAMONIC, architecte DPLG
Born on 10/17/1968 in Chatou (78)
Vice-president of Maison de l'Architecture de la Région Île-de-France
from 2007 to 2017

Jean-Christophe MASSON, architecte DPLG
Born on 02/06/1967 in Marseille (13)
Teacher at École Nationale Supérieure d'Architecture de Versailles from
2008 to 2014
Teacher at École Spéciale d'Architecture from 2005 to 2007

- > Creation of Hamonic+Masson in 1997
- > Founding members of the «French Touch» association in 2008

Marie-Agnès de Baillencourt, architecte DPLG
Born on 02/09/1980 in Valence (26)
Joined the agency in 2006 and became a partner at Hamonic+Mas-
son & Associés in 2014.

CONFERENCES / EXHIBITIONS

- Conference Architects not Architecture, Paris edition 2025 - with Corinne Vizzoni and Bernard Desmoulin, January 2025
- Great Witness, États généraux du logement (Housing Summit), city of Marseille, November 2022
- Architects not Architecture, Virtual World Tour 2020 - France Edition, with Dominique Coulon, december 2020.
- International Conference on Collective Housing with Universidad Catolica de Bogota, Colombia, september 2020.
- Guest lecturer, Master of Architecture Collective Housing (MCH), Universidad Politécnica de Madrid, may 2020.
- Conferences Works 2019, organised by Works-Hub in Colombia, university de Javeriana in Bogotá, university of Santo Tomás in Medellín, september 2019.
- Guest lecturer, Master of Architecture Collective Housing (MCH), Universidad Politécnica de Madrid, may 2019.
- CANactions : "HOUSING : Heritage and Specificity", october 2018, Gallery DUCAT, Reytsarska Street, Kiev, Ukraine.
- Japan Pavillon "Architectural Ethnography: Portraits on Livelihood", Biennale of Architecture in Venise 2018, Venise.
- Conference "Parler d'architecture...", 'Les Causeries' at DVD architects, april 2017, Paris.
- Exhibition "Habiter Mieux, Habiter Plus", Pavillon de l'Arsenal, april 2017, Paris.
- Conference : "Innovative Housing: France/Denmark" with Jens Holm from 3XN, AIA NY Center for Architecture, november 2017, New York.
- Dezeen x MINI Living talk : "Innovation // Réinventer Paris", september 2017, Paris.
- WAN Urban Challenge: "Urban Task Force: London's Housing Crisis", WAN, may 2017, Londres.
- Design Speaks: "Housing Futures" Symposium Keynote Address, Architecture Media, july 2016, Sydney.
- MasterClasse, "Construire en hauteur : pour ou contre", Index-Design, april 2016, Montréal.
- Debate, "DéplACEMENTS parisiens : débat sur les hauteurs des nouvelles constructions à Paris", Cité de l'Architecture et du Patrimoine, april 2016, Paris.
- Symposium, "LESS QUALITY. MORE QUANTITY? SMART Living: Present Situation and Future Perspectives", Technische Universität Wien, october 2015, Vienne.
- Conference, "Héritage", Architoir New Force of Architecture-Leading Young Architects, october 2015, Shanghai.
- Exposition "Paris Habitat : cent ans de ville, cent ans de vie", Pavillon de l'Arsenal, february 2015, Paris.
- Conference, "Two Brothers in Paris", Pontificia Universidad Catolica del Peru (PUCP), november 2014, Lima.
- Conference "What the Foch ?", les mercredis d'AS, october 2014, Paris.
- Conference "l'équation impossible du logement social dans les métropoles", Days of discussion and reflection in Paris on urban diversity, september 2014, Paris.
- Conference "Works of Hamonic+Masson", École Nationale Supérieure d'Architecture de Nantes, march 2014, Nantes.
- Conference "Jouer Collectif I", CAUE du Rhône, november 2012, Lyon.

AWARDS

- Special 2011 Saint-Gobain AMO award for the construction of 62 social homes in Paris 12^e, rue Villiot
- Pyramide d'or 2008 de l'Esthétique Immobilière winners for the construction of 25 homes at Docks Dombasles in Le Havre
- Nominated for the «Mies van der Rohe Award 2003», Mies van der Rohe Foundation, Barcelona
- Winners in 2002 of the «Nouveaux Albums des Jeunes Architectes 2001/2002» of the Ministry of Culture
- Winners of the 1999 RENOV 99 Grand Prix «Vivre c'est habiter» for the renovation and extension of a house in Gretz-Armainvilliers.

- Confrence "Works of Hamonic+Masson", Tokyo City University, september 2012, Tokyo.
- Exhibition "Vers de nouveaux logements sociaux 2", Cité de l'Architecture et du Patrimoine, march 2012, Paris.
- Conference 1 : 1 Berliner Architekturdialoge with Martin Rein-Cano de TOPOTEK 1, BDA Galerie, january 2012, Berlin.
- Conference "Les Petites Minutes : N°1 > les logements", CAUE 92, october 2011, Vanves.
- Conference "Works of Hamonic+Masson", Kamla Rakeja Vidyaniidhi Institute of Architecture and Environmental Studies of Mumbai, april 2011, Mumbai.
- Conference "Works of Hamonic+Masson", Tongji University, april 2010, Shanghai.
- Exhibition "KamaSutra", Maison de l'Architecture d'Île de France, february 2010, Paris.
- Exhibition "Carton plein !", Cité de l'Architecture et du Patrimoine, february 2010, Paris.
- Conference "French Touch: l'Annuel Optimiste 2008", Maison de l'Architecture de Marseille, june 2009, Marseille.
- Conference "Hamonic+Masson", Kaohsiung Museum of Fine Arts, may 2009, Taiwan.
- Exhibition "La Villa de Mlle B.", Kaohsiung Museum of Fine Arts, may 2009, Taiwan.
- Conference "Hamonic+Masson", École Nationale Supérieure d'Architecture de Bretagne, march 2009, Rennes.
- Pavillon Français "GénéroCité", Cité de l'Architecture et du Patrimoine, february/may 2009, Paris.
- Exhibition "Dehors Paris #2", Maison de l'Architecture en Île de France, november 2008, Paris.
- Pavillon Français "GénéroCité", Biennale of Architecture in Venise, september/november 2008, Venise.
- Conference "Works of Hamonic+Masson", Biennale of Architecture, march 2008, Lubjana.
- Exhibition "Dehors Paris #1", Maison de l'Architecture en Île de France, october 2007, Paris.
- Exhibition "La Villa de Mlle B.", Cité de l'Architecture et du Patrimoine, october 2007, Paris.
- Exhibition "La Peau, entre texture et ossature", Cité de l'Architecture et du Patrimoine, september 2007, Paris.
- Exposition "Paris en Île-de-France, histoires communes", Pavillon de l'Arsenal, décembre 2006, Paris.
- Conference, "2 maisons exemplaires dans le parc de La Villette", october 2004, Paris.
- Exhibition "Le Paris des maisons, objets trouvés", Pavillon de l'Arsenal, march 2004, Paris.
- Conference, Académie d'architecture, april 2003, Paris.
- Round table "L'accès des jeunes architectes à la commande" as part of the 3rd Rendez-vous de l'architecture, CNIT, november 2002, Paris.
- Exhibition "Nouveaux Albums des Jeunes Architectes", nov.2002/dec. 2003, Paris, Marseille, Strasbourg, Bordeaux, Nantes, Lille, Berlin, Vienne, Copenhague, Graz, Séville.

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Sophie Triolet, *Le Moniteur*, septembre 2024, page 60.



Alta Tower rises up over Le Havre's postwar Modernism
Frances Williams, *Architects Journal*, juillet 2024, page 28, UK.



Une ville dans la grille de Perret
Francis Rambert, *Archiscopie* n°37, juillet 2024, page 100, France.



Une tour nouvelle reine du Havre.
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Jean-Baptiste Duchenne, *Télérama*, janvier 2024, page 16, France.



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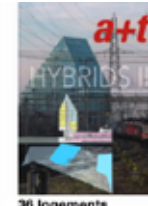
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la Avenue Foch – Un projet de l'Etoile à la Porte d'Auteuil
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la Projet de l'Avenue Foch au coeur du débat
Première page de plusieurs journaux quotidiens et hebdomadaires, tels que Le Parisien, Le Figaro, Le Journal du Dimanche. Articles dans de nombreux magazines francophones et anglophones, tels que Le Point, Le Monde, mais également The



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Photographs

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Images

Hamonic+Masson & Associés, Luxigon, Raphaël Petit, Splann, Sandra Fermiñan, YAM Studio.

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