

SOCIAL HOUSING IN PARIS WITH HISTORICAL ASPECT APPROACHING

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This booklet aims to give an overview of the social housing sector in Europe. The intention is to identify general patterns and important trajectories, that are likely to impact on future policy. The goal is not to provide detailed descriptions of the sector in every country, but to understand its key attributes and to clarify major trends. There are definitional issues about social housing such as around the position of co-operatives, time limited subsidies, and the role of private suppliers. The profile of the social housing stock differs across countries in terms of age, housing type, and the percentage located on estates. Social housing serves different client groups, some of it for the very poor, while in others it is for working families or even the middle classes while the very poor are accommodated. Actually, the social housing sector generally for number of single-parent families, the elderly, and the poor. Social housing efforts are also being made to introduce a greater mix in the existing stock and to use public assets more effectively.

The first thing that begins the study is trying to find out the definition of social housing and some other based things about it, such as the standard of the layout itself. Trying to obey the regulation on the site around the neighbourhood is also be considered.

The concept of the design is based on the surrounding condition. Trying to maximize the potential of the site is the main purpose that need to be reached. The form of the building is referred to the tourism point and the meeting point around the site.

Key Words : Social Building, Paris, Historical Aspect

1. FOREWORD

France has a long tradition of social housing. After World War 2, the population increased, so is the rural. The war had reduced the number of houses in many cities. Rental prices dramatically increasing and the government made some law to block them, and its kind of effective to end the economic benefits of housing investment. Additionally, construction was heavily regulated which made some buildings are really difficult without political support. The government launched a major construction plan, including the creation of new towns ("villesnouvelles") and new suburbs with HLM (*Habitation à Loyer Modéré*, "low-rent housing"). The state had the funds and the legal means to acquire the land and could provide some advantages to the companies that built its huge housing complexes of hundreds of apartments. While they succeeded in giving lower-income families a place to live, this system also led to the creation of suburban ghettos. There, deprived strata of the population, mostly of immigrant origin and suffering massive under-employment, were left to simmer away from the gentrified urban centres, sometimes becoming rife with social tensions and violence. Tackling this problem at its roots is all but simple, with a lack of success despite many plans, so that a blind "law-and-order" attitude is now common in French internal politics, with few effective results and violent symptoms.

2. FORMULATION OF THE PROBLEM

The increasing of population, the increasing of the housing need. In Paris, there are a lot of social housing but not in a good condition and not provide a good facilities. It causes widening gap between the usually inexpensive social rented sector and an increasing expensive owner-occupied sector. Now, it is becoming more difficult for employed households to find affordable options. The 'most social' sector, which offers temporary and sometimes precarious accommodation is growing.

3. GOALS

To know the basic reasons of Planning and Designing Social Housing in Paris as a place to live for low-income and poor people with good quality of dwelling place and provide them with some of public assets in the area such as the public garden, shops, and kindergarten.

4. THE METHODS

Methods that being used is a descriptive methods, which is describing and decomposing the data, then try to make some analysis of them to get some conclusions. To collect the data, we get them from the literature books and do the survey in the site that the social housing will be built.

5. THE REVIEW

5.1. The Definition of Social Housing

There is no single formal definition of social housing. Definitions may relate to ownership - notably non-profit organisations and local authorities who constructs the dwellings ,whether or not rents are below market levels, the relevant funding and/or subsidy stream and most importantly, in almost all of the countries included, the purpose of the housing is provided. In some countries, social housing is formally available to all households but in most it is actually directed at those who cannot serve their own housing needs. In the other way, we can say that social housing is housing that let at low rents and on a secure basis to people in housing need. It is generally provided by councils and not-for-profit organisations such as housing associations.

5.2. The supply of social housing

The varying definitions of social housing mean that it is impossible to provide strictly comparable figures on the supply of social housing. France has the highest number of social housing units, with almost 4.25 million dwellings in the social sector. In the majority of countries included in the survey the social housing stock has been declining at least in proportional terms. Demanding for social housing is seen as being generally high and growing, with long waiting lists at least in major urban areas. This is in part an outcome of increasing house prices across most of Europe, which have made entry into owner-occupation more difficult; in part a result of demographic factors, notably increasing migration, which tends to put additional pressure on the private rented sector; and in part a function of the worsening distribution of incomes in many countries.

Large estates that are demolished (in whole or in part) are often replaced by mixedtenure housing sometimes at higher densities aimed at providing mixed communities and greater sustainability. There is also a movement towards mixed-use development, in part to allow the land asset to be used more effectively.

In many ways, France was the country that originated public private partnership. Almost all social provision in the 19th century was by private and charitable providers. There is considerable concern within the current political environment about the possibility of privatization, even though a wide variety of providers are involved in social housing and financial streams are available is non-profits that use private finance.

5.3. Ethnicity

In France, there are large immigrant populations in some estates on the peripheries of cities, and growing political concern about these concentrations. Illegal immigrants have no access to social housing, and tend to be accommodated in the worst parts of the private rental sector. Ethnic minorities, particularly black Africans, sometimes face discrimination from private landlords. Official data are limited because of government restrictions on collecting such information.

5.4. The broader roles of social housing

Social housing and its providers are being asked to take on a variety of responsibilities in addition to purely supplying housing. These can include local roles such as the provision of special needs housing and neighbourhood management services (heating, neighbourhood wardens, etc.); and more nebulous roles in the society as a whole, such as promoting social cohesion, leading neighbourhood initiatives and even setting rents in other tenures. As a result, in some countries, the rents in social housing have a direct effect on rents permitted in the private sector which in turn affects the ease of access and mobility to rented housing in general.

5.5 Changes in housing needs and expectations for the future

The housing sector in France is being called on to respond to new demands, both with regard to individual aspirations and with regard to environment quality and sustainability. The government has recently introduced incentives for the construction of sustainable dwellings, and some social developers are focusing on using sustainable materials and innovative energy systems, but momentum is just beginning to grow. More difficult is the question of needs and aspirations-and for the mainstream, the aspiration is owner occupation. Social housing suffers from an increasingly degraded image except in some favoured areas of inner cities (like Paris). Better maintenance and management would go some way to restoring its attractiveness, as would better urban services.

Demographic changes will obviously have a big impact on housing demand. The number of households will continue to grow faster than the population as a whole. Divorces imply a requirement for two housing units instead of one and in addition, both must be large enough to accommodate children. Half of the new households will be single people,

elderly persons and students. These latter categories need specific types of housing: small units that are well located, with good services closeby. As the pressure on dynamic areas will increase, there is a need to ensure territorial equity. At the end of the 1980s the most visible housing problem was homelessness. This problem still exists, but different types of 'emergency product' have emerged, operated by specialist associations and charities. With the recent boom in house prices, a new and broader concern has emerged: the lack of affordable housing for working families. The social rented sector is thus facing growing demand, fuelled by evictions due to the sharp rise in private rents and prices, and increasing job insecurity in the labour market.

Vacancy rates and the length of queues offer two measures of unsatisfied needs for social housing. Vacancy rates are much lower in the social stock than on average in France (around 2.5% versus 6.9%), but they vary by region, from less than 2% in Ile de France (Paris region), Nord-Pas-de-Calais, Picardie and Brittany, to nearly 5% in Bourgogne (Dijon area). One way of measuring geographical variations is the so-called 'abnormally long delay' (that is, the time between the first application for social housing and allocation of a dwelling); this ranges from three months in some departments to four years in others.

6. LOCATION

This site is located in the corner between Rue Bichat and Rue Faubourg du Temple. This location is really interesting because there is a difference of crowding people and vehicles between these two streets. In rue Faubourg du Temple, there are a lot of vehicles and people who pass this street, where as in rue Bichat, this street is more quiet than rue Faubourg du Temple. This site is also have a tourism attract because this site is near with Canal Saint Martin. Access way to reach this site is really easy, just take the metro direction republique then walk 5 minutes. It really easy to find this site, so the building that will be made will be so much interesting and challenging.



Picture 1. View from inside of the site
Source : Survey



Picture 2. View from outside of the site
Source : Survey



Picture 3. Surrounding of the site
Source : Google Maps

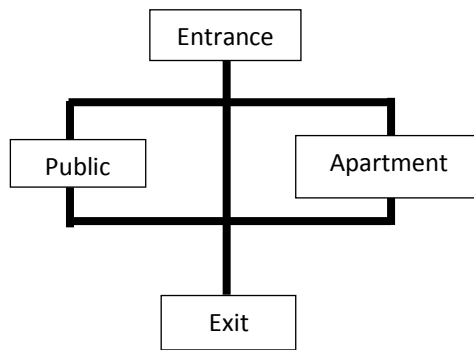
The location of this site is really good, so the Building Coverage in this site is 80% and the maximum height of the building is 23meter based on the building around the site.

7. THE DESIGN

Things that should be considered of designing this social housing is :

- How to get inside
The main entrance is located in Rue Faubourg du Temple which is very busy street, so it will attract people to come inside to the building. The main entrance has 6meter of breadth.
- Circulation
Circulation between rooms is arranged by grouping the rooms, which is correlated with the contiguous zone, so the activities can be reachable so easily and not going to distract the other activities. It will be better to use the linear circulation and with the different entrance and exit so the chaos of circulation wont be happen. This building is using a linear circulation. The shape of circulation is made by following the form of the building in the ground floor.
- Spaces Organization
There are two types of spaces organization :

Diagram Of The Macro Spaces Organization



Picture 4. Diagram Of The Macro Spaces Organization
Source : Analysis

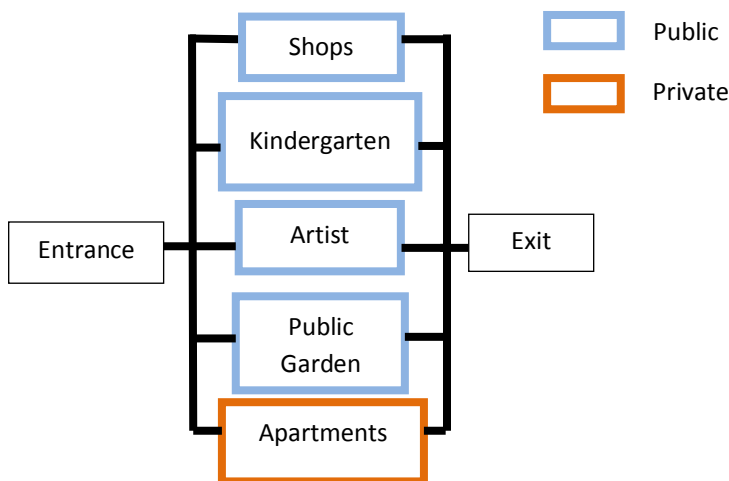


Picture 6. Building façade
Source : Analysis



Picture 7. Building façade
Source : Analysis

Diagram Of The Micro Spaces Organization



Picture 5. Diagram Of The Micro Spaces Organization
Source : Analysis

The shape of the building is unique because it has a different angle from another building but it still obey the rules. Because of the shape of the building itself, it can be the attract point for people who see it and it can make people want to go inside of the building.

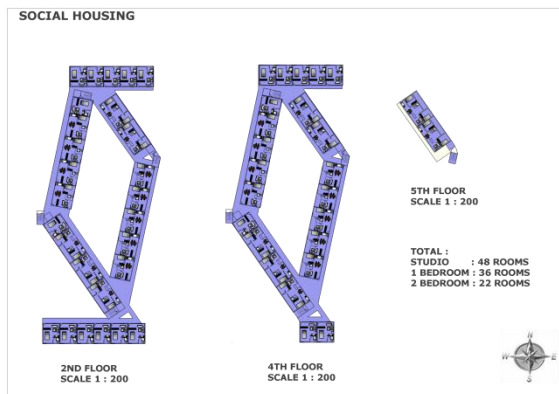
The building mass is formed by simple geometric. Those simple geometric can transform into the unique shape. Orientation of sun is needed to be considered too so it can optimize the lighting system.



Picture 8. Building Mass
Source : Analysis

- Spaces Grouping
The spaces in this building is divided functionally as :
 - *Entrance*
It is an entrance of the building that will be made as attract as possible so it can attract people to visit this building
 - *Public Zone*
There are some shops, cafes, artist studios, kindergarten and public garden in this zone. It is located in the ground floor.
 - *Private Zone*
There are 106 rooms in this private zone. It is built in the 2nd – 5th floor.
- Façade
The façade is made as attract as possible but still consider with the surrounding and following the regulation rules.

- Building Plan
The concept of the plan is to maximize the comerce aspect of the site, so it needs to provide all of the needs of the social building itself.



- **Building Structure**
This technical aspect is depends on the landscape of the building. The conventional structure system is used for rooms that have a wide landscape because it will be easier to work with it.
- **Air Conditioning System**
This air conditioning system is divided into 2 types, natural and artificial. The artificial air conditioning is used more than the natural air conditioning because of the weather. There are a lot of cloistered room, so they need an artificial air conditioning to support its usage. It uses room heater in winter and AC in summer.
- **Lighting System**
There are 2 system of lighting, artificial lighting and natural lighting. This building need a lot of natural light so it can reduce the usage of the electricity. The natural light will come inside the building through the window. The artificial light is only used in the night.
- **Alarm System**
Every room will these things to detect the fire symptoms :
 - a. Heat Detector , especially in each apartment
 - b. Fire Hazard Control Panel, to detect the origin of the fire
- **Fire System**
Put the fire elements in each room such as :
 - a. Sprinkler , fitted with a specific module
 - b. Hydrant Pillar, fitted in the outside of the building with the ideal distance to reach the specific height.
- **Lightning Rod System**
Lightning Rod System is used the Frankling System because its cheaper than Faradays. This system is using a tapered rod (copper material spit) is installed at the building and the copper rod electrodes are implanted into the ground.

- Utility system for continuing circulation and communication. Transportation inside the building is need some ramps for difable people. For making easier to communicate between visitors and the owner of apartment, it needs to use an intercome system, loudspeaks system, etc.
- Utility system for Healthy aspect
 - a. Water supply
The water is coming from the water supplier which is called “Lyonnaise des eaux”. The water is already been recycled, so people can drink it directly without boiling it first.
 - b. Liquid waste management
This liquid waste is coming from the bathroom usage (shower room and closet) and kitchen usage (kitchen sink)
 - c. Waste management
This waste is coming from everywhere. The type of the waste is different, according to the function of the room.
 - Garden (packs of food, packs of beverages, leaves, etc)
 - Kindergarten (papers)
 - Apartment (household waste)
 - Etc

8. CONCLUSION

Social housing is housing that let at low rents and on a secure basis to people in housing need. It is generally provided by councils and not-for-profit organisations such as housing associations. The function of social housing is to provide accommodation that is affordable to people on low incomes. So in designing a building of social housing, it need to complete all of the basic needs, especially the public facilities. It should provide a good public facilities so every people can enjoy it. The façade of it should be as attract as possible but still going through with the surrounding. The kindergarten is placed in the back of th site so it can give the privacy. Along of the street, its built shops and café, to maximalize the attract point. There are 3 types of apartments, studio, 1 bedroom and 3 bedrom. People can stay in that apartment according to their need. This social housing hopefully can be the way to complete of people need.

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