

# Analysing Public Policy and Social Housing through Fernand Pouillon's Le Residence Point du Jour

A history of public authority responses to the housing crisis.

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Le Residence Point du Jour: Site Context

History of Public Policy

Le Residence Point du Jour : Timeline

Le Residence Point du Jour: Project Metrics

**18XX**

**-19XX**

**19XX**

**-2000**

# Le Residence Point du Jour: Site Context

Pouillon's Social Housing Project was constructed between 1959 - 1963 as a response to a post-war social housing crisis.



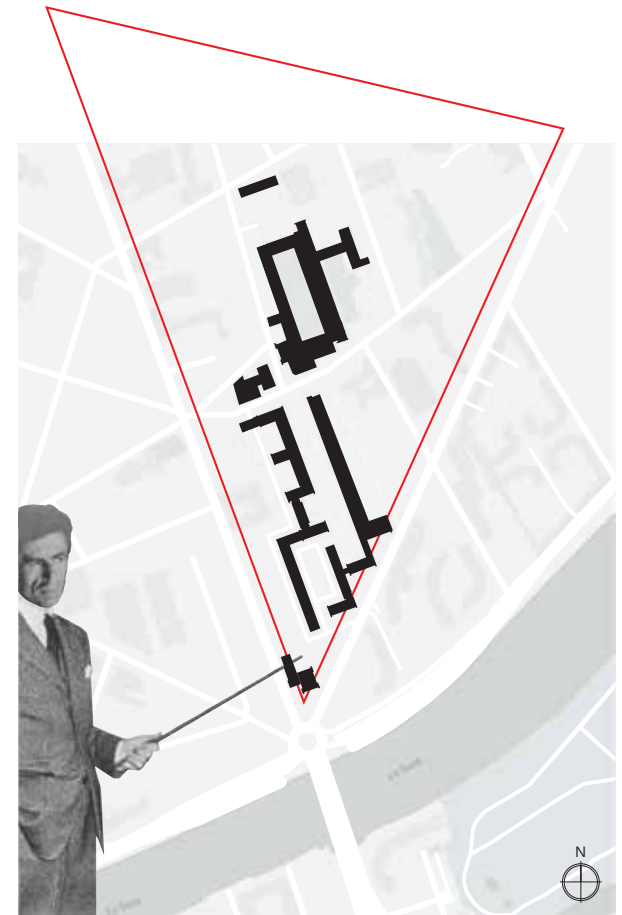
Project Location  
Region: Ile-de-France  
Country: France

Boulogne-Billancourt ●  
Project Site Area ▽



Site Map, 1938

Former Salmson Factory Location ■  
Project Site Area ▽



Project Site Map  
Commune: Boulogne-Billancourt

7 Hectares  
33 Buildings  
2260 Units  
Project Site Area ▽

# Le Residence Point du Jour: Construction Photographs



Photographs during construction, 1958-1959

1894

-1910

**H B M**

**Jules Siegfried**  
French Politician



1910

-1914

**Trade Unions**



**Birth of Right to Housing**

**Associations of workers, protecting workers and securing improvements in benefits**

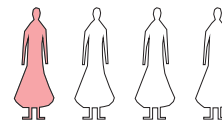
Establishment of municipal and departmental public offices at HBM



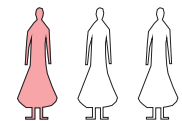
1920

**Post-War -1939**  
**Conditions**

**Social Housing as Public Policy**



**1 in 4 Parisians lived in half a room**



**1 in 3 Parisians lived in overcrowded spaces**

**[Government-Regulated Financial Institutions]**



Caisse des Dépôts et Consignations



French Savings Banks

**HBM**

+ 3000 low-cost housing

**Habitations a Bon Marche**

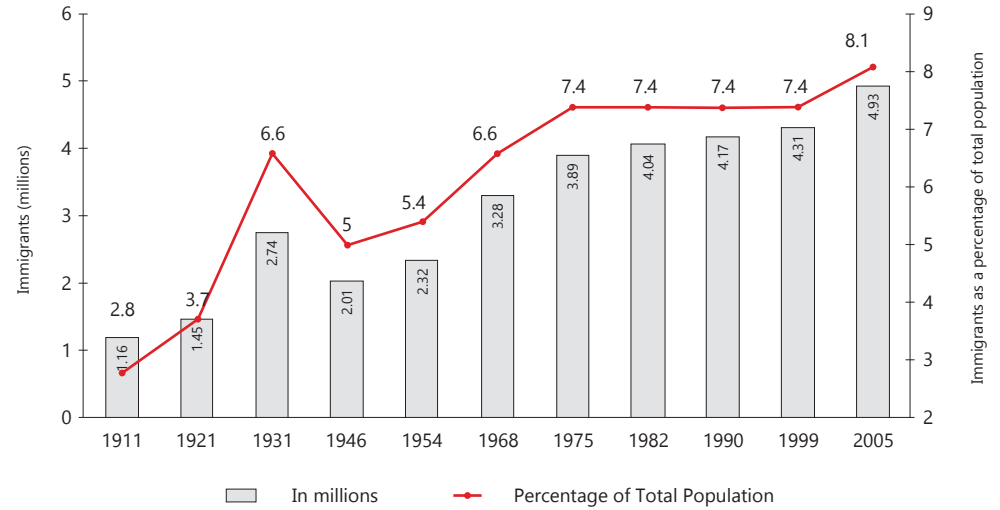
Financing of social housing through government regulated savings funds



**Louis Loucheur**  
French Politician and Deputy

Development of program for the construction of 260,000 low-cost housing over five years

# Immigration to France



Between 1850 and 1911 about 4.3 million foreigners entered France, and between World Wars I and II nearly 3 million, or 6 percent of the population, came as immigrants. Before World War II, the majority of immigrants came from Italy, Belgium and Poland. After World War II, the majority of immigrants came from Spain, Portugal, Algeria and Subsaharan Africa

Source: Institut national de la statistique et des etudes economiques, INSEE (2006)

**Eugene Claudius Petit**  
Minister of Reconstruction

- 1** Renovate rental units and improve heritage
- 2** Resume private investment in the building sector
- 3** Encourage industrialization of construction techniques

Ordinary Housing for Middle-Income families  
Substandard Housing for Low-Income families

Development of segregative conception of housing

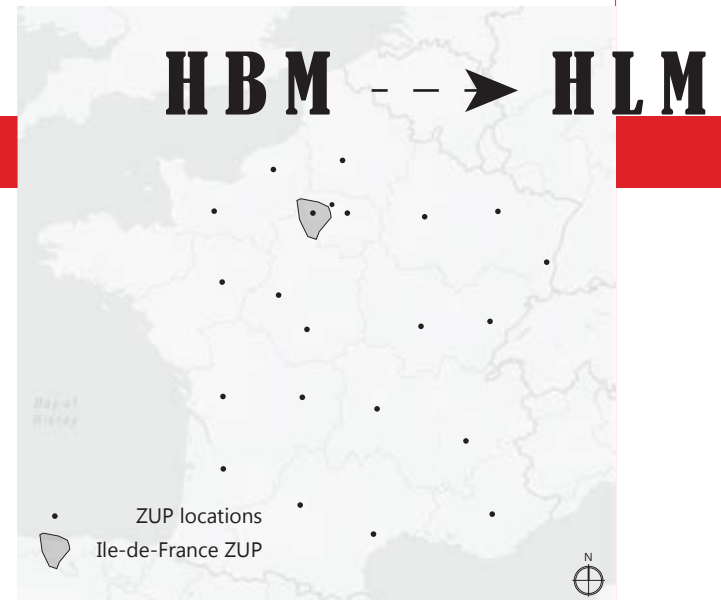


**1945**

**France, -1954  
Reconstructed**

**Agence nationale de l'habitat**  
Anah

**Priority Zones for Urbanization (ZUP)  
created in 1958**



# 1945

**In response to the social housing crisis, public policies accelerate the construction of housing in France**

# 1955

**Pouillon creates the Comptoir National du Logement (CNL), a commercial and legal structure that will enable him to build, as an architect and developer (Illegal)**

# 1959

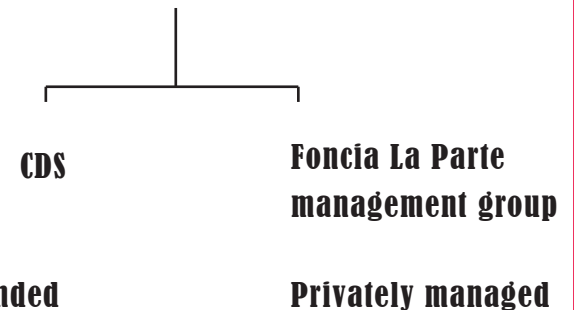
**Construction of le Residence Point du Jour begins**

# 1961

**Pouillon arrested for establishment of CNL structure**

# 1962

**Project taken over by the Caisse des Depots et consignations (CDS) Public sector financial institution**





# Le Residence Point du Jour: Project Metrics



Source: Foncia LaPorte Property Management Group

Select the type of property:

House

Apartment

START ESTIMATION



Apartment

- 1
- 2
- 3

Property address

Property characteristics

## Property characteristics

Floor of the property \*

Ground floor

sure \*

1

Area \*

m<sup>2</sup>

Number of pieces \*

1 piece

Balcony

NO

Garage / Parking

NO

Terrace

NO

Service room

NO

Construction materials

I do not know

Type of building

I do not know

Year of construction

I do not know

Elevator

NO

General condition of your property

General condition of the building

Bad

Well

Excellent

General condition of common parts

Bad

Well

Excellent

General condition of the facade

Bad

Well

Excellent



# Le Residence Point du Jour: Site Metrics

Based on the characteristics of the property that you have entered, here is a first estimate of your 2 bedroom apartment of 82m2 located at 92100 Boulogne Billiancourt

Result of your estimate: **779 200 €**

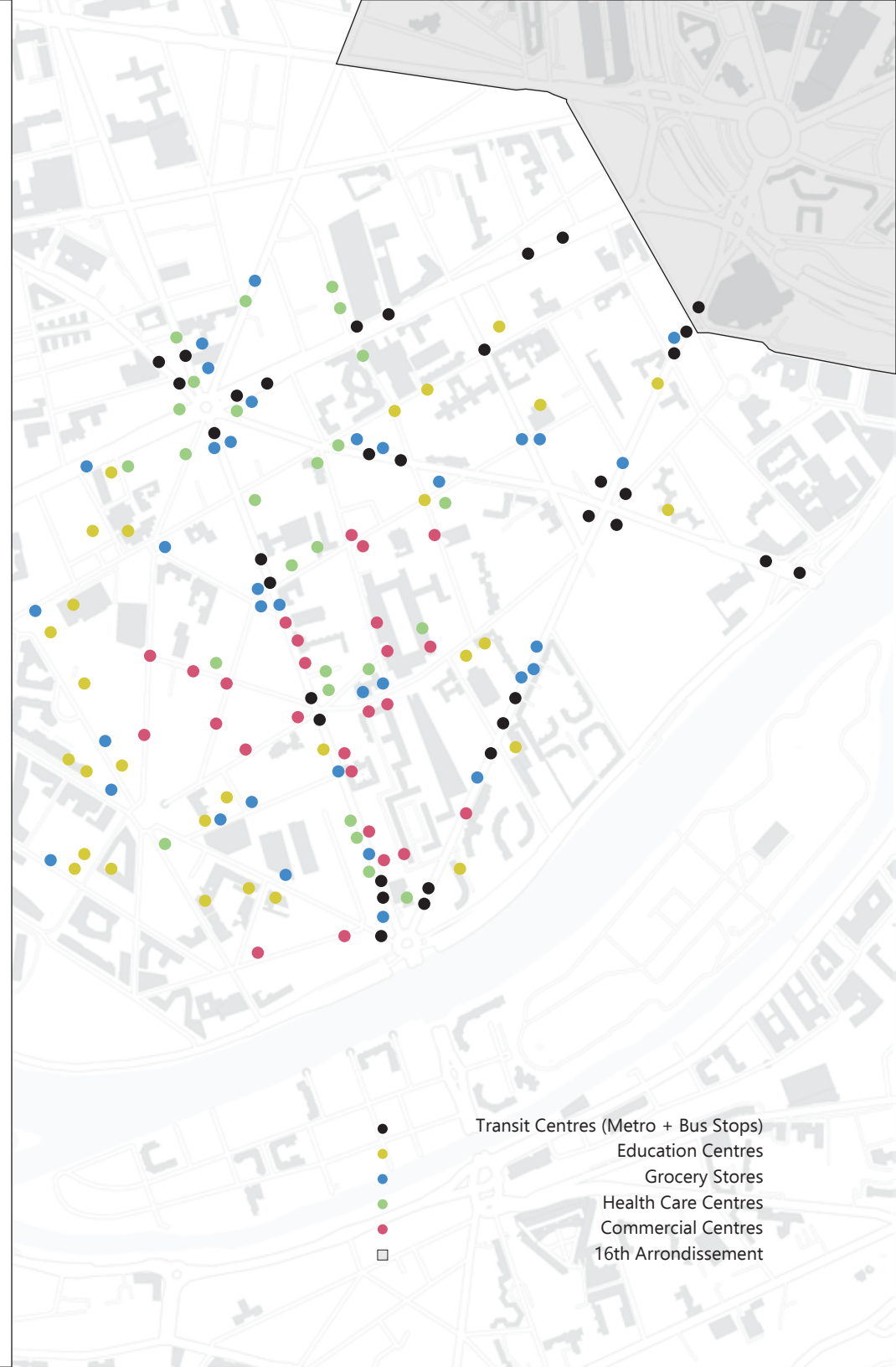
Estimate range  
€ 701,300 to €857,100

Price per m2  
9,502 €/m2

Geographical  
Location

Quality of  
Property

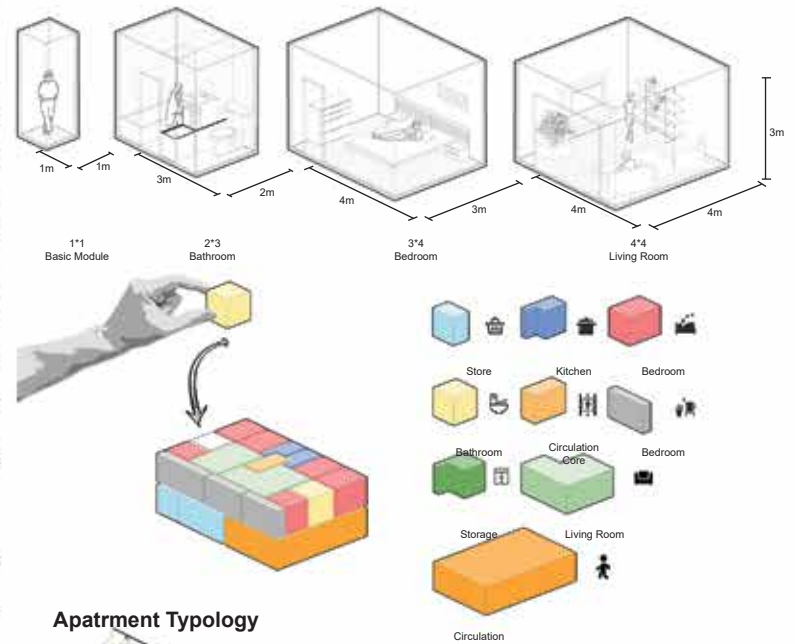
Supply and  
Demand



- Transit Centres (Metro + Bus Stops)
- Education Centres
- Grocery Stores
- Health Care Centres
- Commercial Centres
- 16th Arrondissement



### Modular



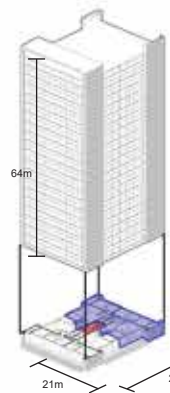
### Building Volume Typology



Type 1 Tower

Type 2 Midrise

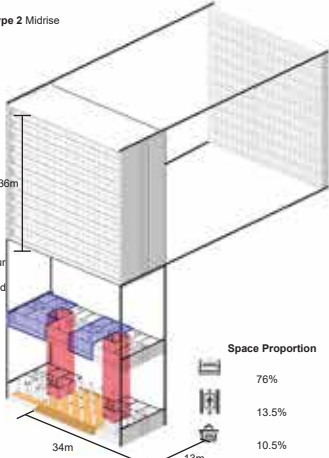
Type 3 Low-rise Building



#### Space Proportion

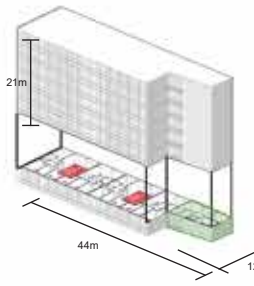
In this building type, the four apartments on each floor share a circulation core, and the proportion of service space such as commerce is low. This type of building provides more affordable apartments.

- 93-85%
- 7%
- 0-8%



#### Space Proportion

- 76%
- 13.5%
- 10.5%



#### Space Proportion

- 74.2%
- 7.8%
- 18%

### Apartment Typology

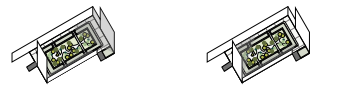


## Résidence du Point-du-Jour

Fernand Pouillon | Paris | (1957)

Chunying Li - Farah Michel - Harshit Bhatt - Yifan Wang

This project is a postwar housing project in France, the designer's overall ambition is to provide high quality housing for middle-class with a relatively low cost. The project is made up with 25 building volumes in total. These diagrams are showing the building typologies as well as apartment typologies in this project.



July 1 2020, 11:00



July 1 2020, 16:00

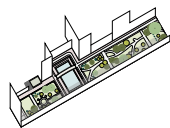


October 26 2020, 11:00

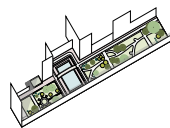


October 26 2020, 16:00

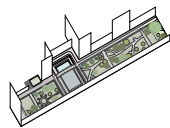
Courtyard 1



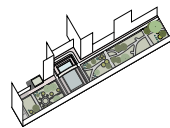
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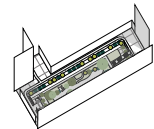


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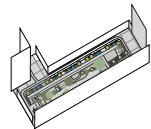


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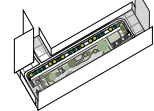
Courtyard 2



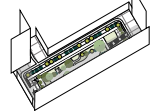
October 26 2020, 11:00



October 26 2020, 16:00



July 1 2020, 11:00



July 1 2020, 16:00

Courtyard 3

## Courtyard Shadow Analysis

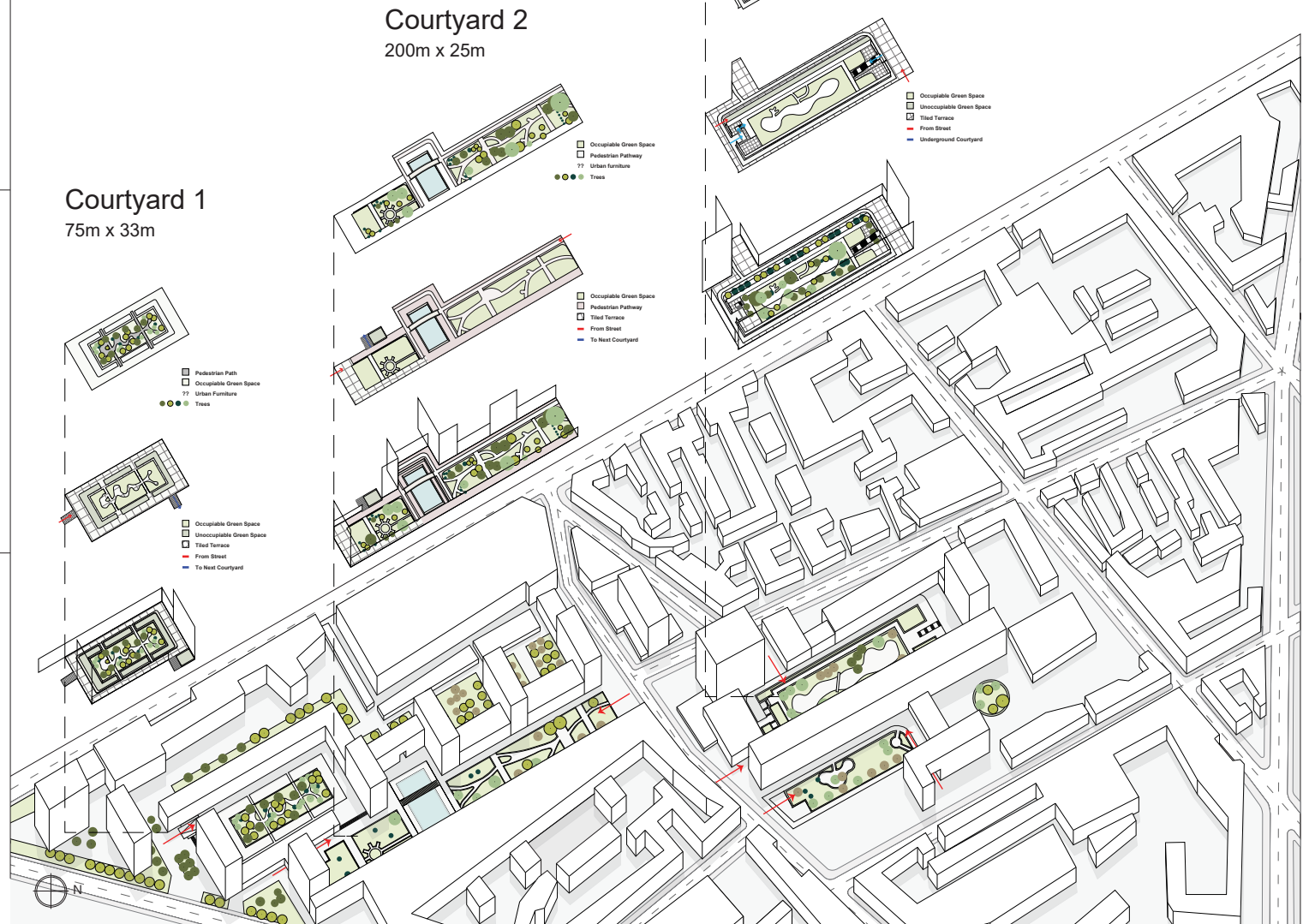
# Residence Le Point du Jour

Fernand Pouillon | Ile-de-France | 1959 - 1963

Farah Michel

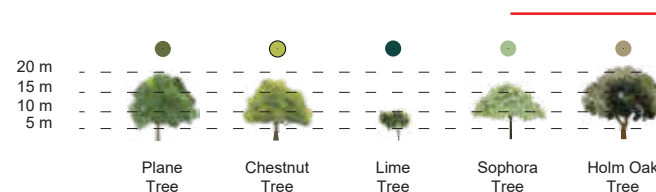
A social housing project in the outskirts of Paris, built in response to a post-war housing crisis. 7 Hectares, 33 buildings, 2260 units and 3 main courtyards.

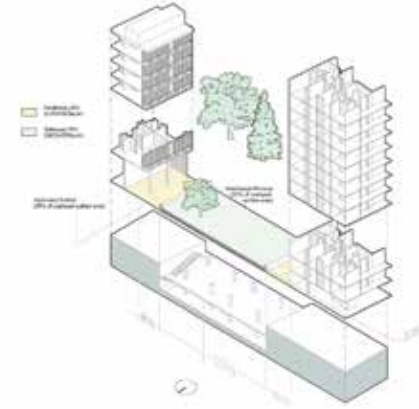
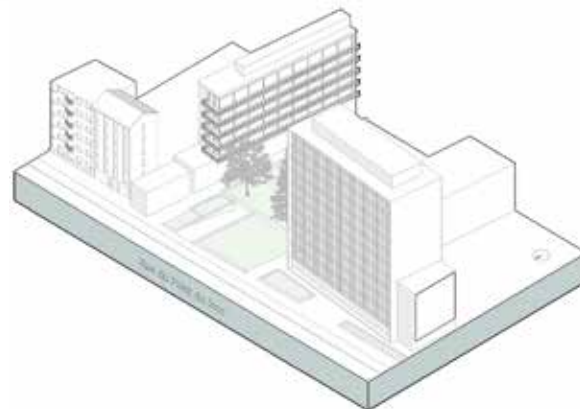
Each courtyard has its own character as a result of its position within the project



## Legend

Street Access  
Trees





## Résidence du Point-du-Jour

Fernand Pouillon | Paris | (1957)

Chunying Li - Farah Michel - Harshit Bhatt - Yifan Wang

This set of drawings features the landscape profiles across two distinct type of courtyard spaces for both the linear northern courtyards suggesting disparate natures of watershedding, meanwhile, furthermore exploring the fact that how fernand pouillon was so successful as infusing a built to open-space relationship inside a campus established among a fairly dense suburban neighbourhood region of Paris, as indicative with the narrow streets of the Bologne-Billancourt urban fabric, by depicting adjacencies with respect to the different circulations.