

GENTILLY (94) FRANCE

# L'ATRIODE

OFFICE BUILDING





GENTILLY (94) FRANCE

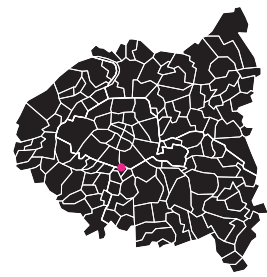
# LE SAND

RESIDENTIAL BUILDING

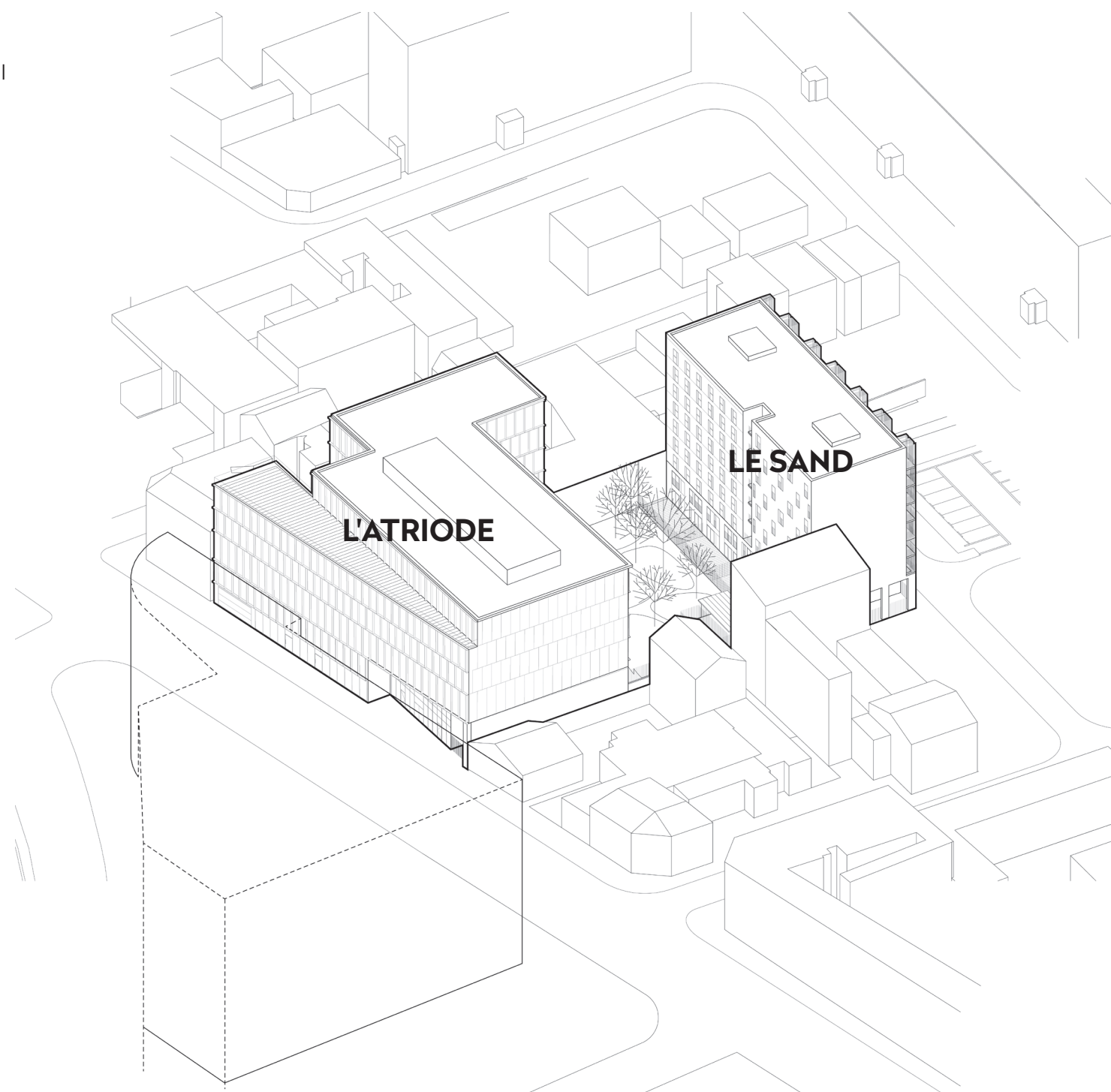
GENTILLY (94)



## GENTILLY (94) FRANCE

JOINT PROGRAM  
TERTIARY &  
RESIDENTIAL  
BUILDINGS

<b>Adress</b>	131 avenue Paul Vaillant Couturier, Gentilly (94) France
<b>Program</b>	Reconstruction / Requalification of the historical site of 'Vachon Antiquités', including residential housing units, social housing, offices, and a company restaurant on the ground floor
<b>Mission</b>	Full project management Joint program associating tertiary and residential buildings
<b>Livraison</b>	January 2021
<b>MOA Utilisateurs</b>	GRUPE LAMOTTE OPALY (social housing) MUTUELLE SOCIALE AGRICOLE (head office)
<b>MOE</b>	Architects : WAW ARCHITECTES (housing) SLA ARCHITECTURE (offices)  All building trades engineering GRUPE BETEM  Building economics engineering MAZET & ASSOCIÉS
<b>Coût Surfaces</b>	22 MILLION EUR 9 920 sq m (total) 6 500 sq m (offices) 1 527 sq m (home-ownership housing) 1 890 sq m (social housing)
<b>Certifications</b>	NF HQE™ CERQUAL « HABITAT & ENVIRONNEMENT » EFFINERGIE +



Offices and housing are delivered at 129-131 Avenue Paul-Vaillant-Couturier in Gentilly, where 'Vachon Antiquités', a family-owned company founded in 1951, rent furniture and sets for theatre, film, television and events until a fire ravaged its depot in 2011. In practical terms, the site represented a massive 4,000-square-foot warehouse on four floors. We can't list all the merchandise that was used for filming; just a few examples: "La fumerie" in Marco Ferreri's La Grande Bouffe, "Le salon Régence" in Roger Vadim's Les Liaisons dangereuses, and "Les casiers" in the series Les Cinq Dernières Minutes. Gentilly commune renews the real estate offer to create a sustainable territory, to revitalize its economy. The developer Lamotte Construction has appointed WAW Architects and SLA Architecture to design a mixed operation combining tertiary and residential areas. The architectural response develops modular and qualitative office spaces, complemented by a company restaurant on the first floor, housing units and social housing units facing the garden. The chosen design inserts these complementary functions with transparency and sobriety, which are crucial to the life of the neighbourhood. WAW Architectes and SLA architecture's project adapt to fit the configuration of the site and its environment. It allows the reduction of nuisances, a virtuous economy and the well-being of residents.

## L'ATRIODE & LE SAND AT THE GATES OF PARIS

Gentilly, a municipality in the first ring of suburbs located closest to Paris, has always had a dual identity, both residential and economical. Its boundaries are defined by the strong presence of transport infrastructures in the immediate vicinity (RER B, A6 freeway linking to the southern Paris ring road), or close by (external boulevards, tramway and La Porte d'Orléans less than 700 m away). This office program is part of an overall operation of 9,970 m sq, grouping activities and housing in a mixed urban process, located both in the heart of a heterogeneous urban fabric and facing the ring road. The project gives the perception of a building composed of two volumes:

To the north of the site, on the Avenue Paul Vaillant Couturier, the building in R+5 - whose last level set back - offers a template commensurate with an urban context where the large scales are mixed. A building front is formed on the boulevard, facing the ring road, playing on subtle shifts of bays from one level to another, and the nature of the glass, alternating transparency and translucence, thus revisiting the traditional facade of a tertiary building. The style is enriched by various architectural events such as the recessed attic, the double-height canopy of the entrance hall. To the east, on rue Dedouvre, the building, aligned on the first two levels, offers a mineral façade in keeping with the context. The levels are then set back on the upper classes, keeping with the surrounding urban template and developing the same façade register on Avenue Paul-Vaillant Couturier.

## SYNTHESIS OF PRIVATE AND PUBLIC INTERESTS

This operation is, first of all, an efficient negotiation between the municipality of Gentilly and the company 'Vachon Antiquité', both owners - in part - of the parcels that have gone up in smoke. WAW Architectes carry out valuable work analysing the Local Urbanism Plan (PLU) and all the consultations between the public and private to guarantee their interests in the project's success.

## URBAN INTENTIONS

The immediate environment comprises small apartment buildings and single-family homes of old construction, with some shops and services on the first floor. To the south, the environment is composed of the "Le Chaperon-Vert" neighbourhood, a complex of more than 1,500 social housing units of approximately 11 levels. Therefore, the project is part of a more extensive development operation under public control. The City of Gentilly summarises the main orientations in a Sustainable Development Project (P.A.D.D.). The latter defines, in compliance with the objectives and principles outlined in the urban planning code, the development guidelines adopted for the entire municipal territory:

- To sustainably improve the living environment
- Promote the influence of Paris
- Stimulate job creation
- Reduce inequalities

The Gentilly's Paul Vaillant-Couturier sector, within the framework of this P.A.D.D., becomes the central axis of economic development. Thus, the development of this sector became twofold: to be the centre of gravity of the municipality by symbolizing an opening towards Paris and promoting a transition towards the social housing district of 'Le Chaperon Vert'. The rights-of-way must then constitute new pedestrian and cycle routes that will enrich the existing road network.

## THE HEART OF THE PROGRAM, AS AN ISLAND SEEN AS A LARGE GREEN WINDOW

The dimensions of the heart of the block allow for vegetation composed of tall subjects. The distance between the southern facades (office building) and the northern fronts (residential building) introduces an amplitude, thus avoiding the inconvenience of facing each other. In the same logic, the natural lighting in the heart of the block is privileged. The architects design the structure templates to let natural light penetrate, particularly to the south and west. This breathing space avoids any feeling of a gap in which the sun would not penetrate.

## ARCHITECTURAL INTENTIONS

### A JOINT OPERATION THOUGHT GLOBALLY

Around this heart of the block are articulated two programs that can be read in urban terms - in terms of built volumes - as three different sections. Each one fits into the street scale it faces and responds to the character of the constructions surrounding it. Through the templates it proposes, this project considers the current urban fabric and a medium and long-term state of the urban fabric of Gentilly, which will tend to densify. Thought of as an anticipation of the municipality's future development and not as a short-term solution.

## OVERALL COHERENCE AT THE ISLAND LEVEL: RELATIONSHIP BETWEEN THE FACADES OF THE DIFFERENT PROGRAMS

Although these are two programs for distinct occupations and uses, WAW Architectes investigated to achieve overall harmony in the design and shaping of the templates and the expression of the facades. Thus, to avoid the crushing effect and predominance of the office building on the housing building, to emphasise the perception of a coherent built whole, the architectural writing plays on several points; a rhythm, writing of the facades and the breakthrough. This writing plays on the recurrence of a vertical grid expressing both on the fronts of offices and housing. At the same time, several materials counterbalance homogeneity. The facades harmony contributes by numerous glazed patios, including multiple visual openings towards the heart of the block, contributing to the whole balance.

## VOLUMES BÂTIS ET ENSOLEILLEMENT

Despite the density of the operation, the volumes and templates of the proposed block sculpt the orientations and sunlight of the plot: the templates of the buildings draw two significant openings: one breakthrough to the east and the second to the west, for sunshine from morning to evening.

## A VEGETATION DEPENDING ON THE USE

The operation integrates a variety of vegetation spaces according to their location and use:

- In the heart of the block and on the ground floor
- On the terraces of the office buildings
- On all "5th façades" through the treatment of green roofs (allowing to satisfy visual comfort of the neighbourhood and and to improve rainwater retention)

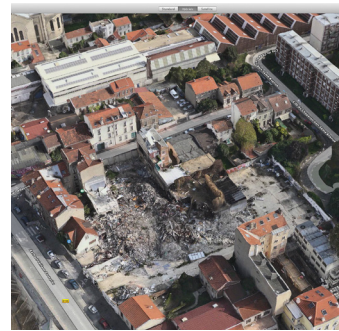


**AGENCY :**



01\_THE 3 PARTNERS  
© Marie Prunier  
Bérenger Marinot, Stanislas Chevreux et Arnaud Coutine, associated architects & co-manager of the agency WAW Architects

**FOTOS : EXISTING**



05\_AERIAL VIEW  
© n.c.  
After the fire of the and the VACHON ANTIQUITIES warehouse on November 30, 2011

**FOTOS : CONSTRUCTION**



08\_L'ATRIODE (OFFICES)  
© WAW Architectes



12\_LE SAND (HOUSING)  
© WAW Architectes



02\_LOGO  
© WAW Architectes



06\_VACHON ANTIQUITÉS  
© n.c.  
Exterior view of the warehouses before the fire

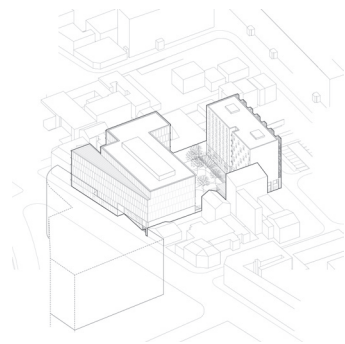


09\_L'ATRIODE (OFFICES)  
© WAW Architectes



13\_LE SAND (HOUSING)  
© WAW Architectes

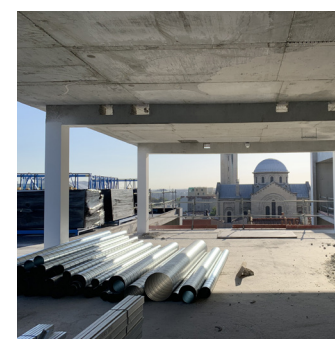
**DRAWINGS :**



03\_AXONOMETRY  
© WAW Architectes  
L'atriode & Le Sand



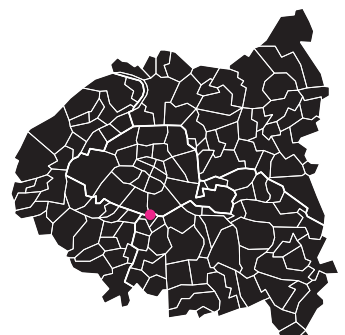
07\_VACHON ANTIQUITÉS  
© n.c.  
Interior view of the warehouses before the fire



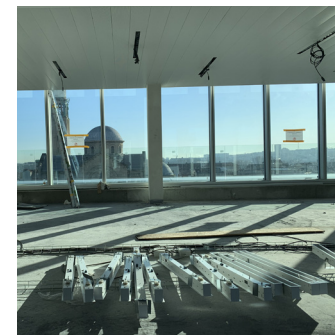
10\_L'ATRIODE (OFFICES)  
© WAW Architectes



14\_LE SAND (HOUSING)  
© WAW Architectes  
Vue sur le coeur d'îlot en chantier



04\_PLAN  
© WAW Architectes  
The inner suburb and Gentilly (94)



11\_L'ATRIODE (OFFICES)  
© WAW Architectes



15\_LE SAND (HOUSING)  
© WAW Architectes  
Interior view of an apartment overlooking the 'Chaperon Vert' district



**FOTOS : DELIVERY**



16\_ L'ATRIODE (OFFICES)  
© Giaime Meloni



20\_ L'ATRIODE (OFFICES)  
© Giaime Meloni



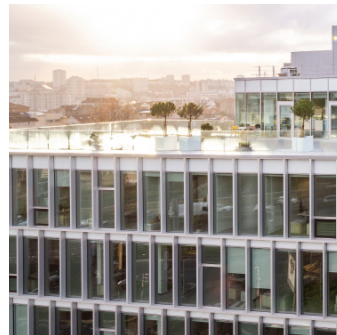
24\_ LE SAND (HOUSING)  
© Giaime Meloni  
Vue extérieure des appartements donnant sur le coeur d'îlot



28\_ LE SAND (HOUSING)  
© Giaime Meloni



17\_ L'ATRIODE (OFFICES)  
© Giaime Meloni



21\_ L'ATRIODE (OFFICES)  
© Giaime Meloni



25\_ LE SAND (HOUSING)  
© Giaime Meloni  
Vue intérieure d'un appartement donnant sur le quartier du Chaperon Vert



29\_ LE SAND (HOUSING)  
© Giaime Meloni



18\_ L'ATRIODE (OFFICES)  
© Giaime Meloni



22\_ L'ATRIODE (OFFICES)  
© Giaime Meloni



26\_ LE SAND (HOUSING)  
© Giaime Meloni



30\_ LE SAND (HOUSING)  
© Giaime Meloni



19\_ L'ATRIODE (OFFICES)  
© Giaime Meloni



23\_ L'ATRIODE (OFFICES)  
© Giaime Meloni



27\_ LE SAND (HOUSING)  
© Giaime Meloni



31\_ LE SAND (HOUSING)  
© Giaime Meloni



