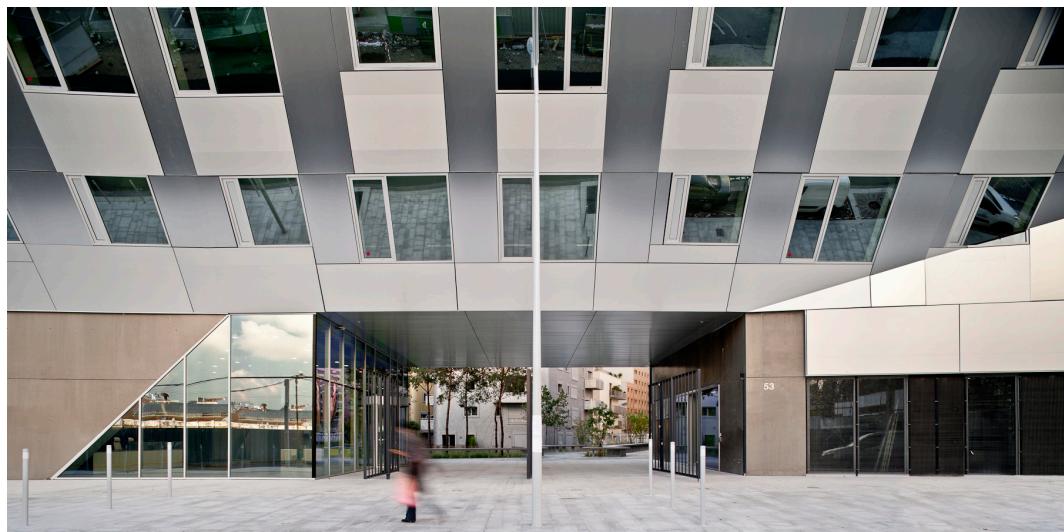


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Josep Lluís Mateo implements his footprint in the new district Ile Seguin-Rives de Seine

LA FACTORY, BOULOGNE BILLANCOURT, WEST TRAPEZE

Delivery December 2010



CONTENTS

1. The Factory according to its architect	p.3
2. The singularity of the Factory	p.4-5
3. A guided visit	p.6-9
4. Project data	p.10

1. THE FACTORY ACCORDING TO ITS ARCHITECT

When addressing this project for an office building, we started off by thinking about the entire city block as a series of buildings with spaces between them to introduce light and air into the empty space. In this way we began to see the building as a mass that formed Rue Emile Zola, like a complex volume. We had some prior experience with this type of building in terms of dimensions, depth, and so on, that went almost automatically into the drawings and models. I always start this way, with a very abstract volume as a base.

The history and the setting of the building also have to be taken into account. In this case, we were looking at the former Renault plant, which immediately brought to mind old stories of May 1968 and J.-L. Godard's film *Éloge de l'amour* that was made there shortly before the factory was demolished. However, when we visited the site, what we found was a huge, beautiful, expectant empty space, which involved constructing a new part of the city. As an architect, I like that sensation of emptiness waiting to be filled and taking on the responsibility of imposing clarity.

The main constraints of the site were the street, the inner courtyard and the adjacent elements. The site's relation with the street suggested that the building should fold to protect the sidewalk in a very striking urban gesture: you move alongside the building and, at the same time, beneath it. It is a contemporary version of the old porches. The building provides refuge, protects you and then gently lets you go as you pass. It also opens up on the ground floor, connecting you with the garden at its centre which, though not big, is very lovely. The top line of the building is not horizontal; it slopes, adapting to the different heights of its neighbours and increasing the dynamism of the vanishing point.

Evidently, the program too presented constraints, producing some singular results. It called for flexible generic office space that will adapt to future users, but we also created particular spaces, such as the entrance, restaurant, conference rooms and foyers, which I hope will make it special. This type of project calls for clarity and regularity, to which we have, I hope, brought a new complexity. For example, seeing the façade made up of a constellation of different windows sets off an attractive many-faceted vibration in the interior.

However, this is a building designed in terms of volume and thickness, not just of skin. The façades are structural concrete walls, which were a major technological challenge, but the kind of challenge a true constructor loves. The proportion and size of the openings were calculated in relation to the expansion-contraction behaviour of the building. For reasons of energy consumption, the walls, which I would have liked to leave bare, called for thick thermal insulation, which we then protected with aluminium sheeting. The side walls that continue the roof are of zinc, a traditional artisan material that has a great urban tradition.

Another important factor is the project's response to HQE, France's high-quality environmental standards to manage environmental impact. The building has great thermal inertia, as it is well insulated and hermetic. In the south side, the windows are drawn back for protection from the sun, offering views of the established trees in the garden. The mechanical installations incorporate all the latest advances, and the design integrates them rather than merely attaching them to the building. This is particularly striking in the roof, where the slope of the building is used to accommodate all the machinery. Technology is present but invisible.

Josep Lluís Mateo, November 2010

2. THE SINGULARITY OF THE FACTORY

It was in 2006, in response to an invitation to tender announced by SAEM Val de Seine Aménagement, that the project for the construction of offices in Rue Emile Zola was awarded to Mateo Arquitectura. Under the contracting authority of VINCI immobilier d'entreprise and NEXITY entreprises, a twofold issue was addressed: redefining the periphery of the street block and constructing office buildings on a 15,000 m² site overlooking the Seine, on floodable ground.

Josep Lluís Mateo, the project manager, seeks in each of his works to transcribe a form of vibration, revealing an almost organic nature in the structure. Accordingly, the Factory is designed to present an alternation of built and empty space, shadow and light, comprised of materials that are at once powerful and lightweight, creating a multiplicity of atmospheres and intensifying the solid appearance of the building.

Sustainability as a priority

Acoustic comfort, visual comfort, the quality of the outdoor spaces and the integrated choice of eco-sustainable construction products, systems and techniques are all factors that have guided architectural and aesthetic considerations. The building meets the requirements of the RT 2005 standard (Thermal Regulations), the most evident manifestations of which are the use of natural materials (aluminium, zinc, Corten steel, concrete and wood), insulation in the exterior, a green roof of hardy succulents, the integration of a natural smoke extraction system and the presence throughout of daylight.

Functional, flexible spaces

With the mission of accommodating work spaces, the Factory is designed to adapt to all kinds of businesses, with its flexible all-purpose spaces that are at once creative, exciting and serene. With wide open spaces on the outside and considerable areas given over to light and plants, the levels of the Factory offer prime working conditions. Spaces of a kind unseen in Parisian buildings have been imagined on level 2, around an inner courtyard, and on levels 3, 4 and 7, where outdoor terraces overlook the private garden. For the utmost in convenience, there are also conference rooms, a "marketing suite", a restaurant and underground parking for 250 vehicles.



Multipurpose Hall (Photo Adrià Goula ©)

A building fully integrated into its environment

The Factory seems to blend into its environment. The main façade, overlooking the street, welcomes pedestrians, protecting and enveloping them in its central fold. The porch that opens up at the foot of the building, communicating the wings to left and right, runs through the city block and provides access to the private garden and the surrounding blocks of dwellings. The great windows enclosing the offices serve to draw daylight and vegetation into the spaces. Finally, the sloping roof adapts to the heights of the adjacent buildings and enhances the dynamism of the vanishing point.



Porch open at the groundfloor of the building (Photo Adrià)

Unsuspected cutting-edge technology

Technology has a strong presence in the Factory, though it is subtly handled by the architect. In terms of construction, the actual façade of the building is load-bearing, and the car park, built in the basement, on floodable ground, is completely hermetic thanks to a system of diaphragm walls. Technology is also introduced in the technical installations, and in the air-conditioning. Cooling production takes the form of a sub-station connected to the urban cooling network, completely concealed by the slope of the building's roof.



Main façade (Photo Adrià Goula ©)

3. A GUIDED VISIT

The Factory stands at the corner of Cours Emile Zola and Rue Kermen, on the Trapèze Ouest, in the centre of the new district of Île-Seguin Rives de Seine. .



An air view of the building in its surroundings

The main façade, overlooking Cours Emile Zola, covers 100 metres of the site and stands 18 metres high. The materials are chosen to intensify the solid appearance of the building and highlight the impression of variation begun with the central fold and the openings of the windows. Panels of aluminium and Corten steel clad the concrete bearing structure, of which only the base is visible. The roof consists of zinc panels, a modern, aesthetic and long-lasting material



Main Façade next course Emile Zola

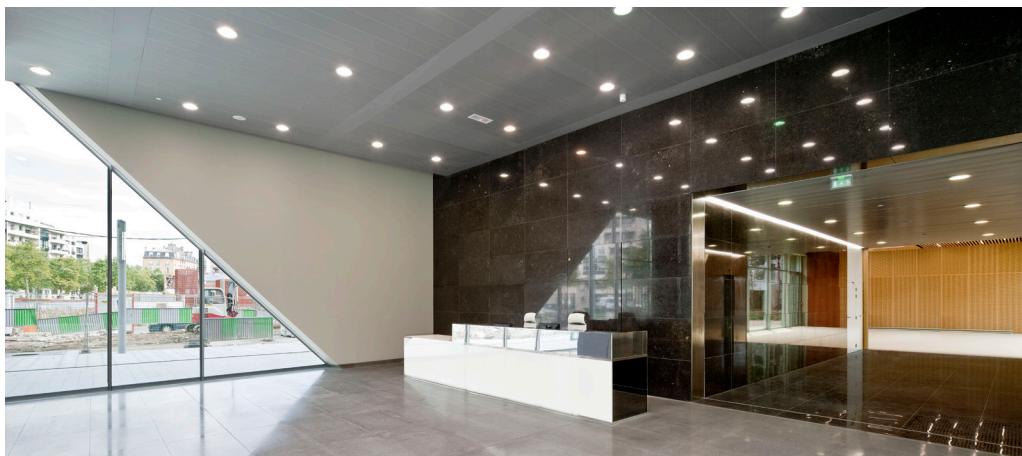
(Photo Adrià Goula ©)

The visitor's gaze is drawn immediately to the porch, on the ground floor, which is both the main entrance to the building and a passage running through the city block. It is a large opening: five metres high, 13 metres wide and 18 metres deep. It is paved with Chinese granite, intentionally left unworked to be consistent with the adjacent pavements managed by the Boulogne-Billancourt City Authority. Pedestrians are invited to walk through to the private garden of 500 m² beyond, made up of large spaces with open ground and tall trees.



The porch on the ground floor (Photo Adrià Goula ©)

Beneath the porch, a doorway provides entrance to the building, leading into a large 130 m² foyer. Chinese granite, in this case polished, is also used for the floor, ensuring continuity with the outside. The materials used are predominantly grey to give the foyer an impression of sobriety. Large windows enclose the space, providing communication with the outside and drawing in light and space.



Entrance Hall (Photo Adrià Goula ©)

The building has eight levels: a ground floor and seven upper levels, reached by stairs or a central lift with a glazed interior that affords visitors views of the outside, overlooking the garden, on their way up:

- 1st floor: 2100m², characterized by a large open space of 100 m²
- 2nd floor: 2000 m², with an inner courtyard of 140 m² overlooking the exterior
- 3rd floor: 1890 m², characterized by skylights, an outdoor terrace of 50 m² with views of the garden

- 4th floor: 1650 m², a 50 m² outdoor terrace overlooking the garden
- 5th and 6th floors: each covering 1650 m²
- 7th floor: 1500 m², a south-facing terrace and a 270 m² mezzanine



5th floor (Photo Adrià Goula ©)

Each floor is lined with windows, allowing light to flood in and multiplying the sensation of space. The mezzanine on the seventh floor offers a breathtaking view of Paris, with panoramic views of the Eiffel Tower and Montmartre.



View of Paris from mezzanine (Photo Adrià Goula ©)

Returning to the ground floor, a restaurant area is fitted out with a view to future activities in the building, allowing employees to have lunch in a pleasant setting without leaving their place of work. This 130 m² hall seats 140 persons. The carpeting, Texaa products and resin were chosen for their acoustic properties and the comfort of future users. For visual comfort, the furnishings, fittings and wall claddings come in hues of red, orange and grey, creating an image that is both modern and sober.



Restaurant (Photo Adrià Goula ©)

Finally, in the basement, five floors covering 1600 m² offer 250 parking places, of which 40 are for motorcycles. As the building stands on floodable ground, a system of diaphragm walls keeps the space completely hermetic and ensures overall maintenance..

4. PROJECT DATA

/The FACTORY

NAME	The Factory
LOCATION	ZAC Ile Seguin - Rives de Seine
PROJECT MANAGER	Mateo Arquitectura : Josep Lluis Mateo
CONTRACTING AUTHORITY	VINCI & NEXITY ENTREPRISES
TECHNICAL PROJECT MANAGER	SNC LAVALIN
INVESTOR	Compagnie La Lucette (ICADE)
COORDINATING ARCHITECT	Patrick Chavanne , macro lot A3
BRIEF	Office building and landscaping of a public garden
SURFACE AREA OF THE SITE	3.000 m ²
PRINCIPAL ORIENTATION	East / West
GROSS FLOOR AREA	17.300 m ²
NET INTERNAL AREA	15.000 m ²
COST	37, 8 million euros
DATES	2006 – 2010
STUDIES	2006 to 2008
SITE WORK	2008 to 2010
HANOVER	december 2010
CONSTRUCTION SYSTEMS	Deep Foundations: Load-Bearing walls Reinforced concrete walls

CONSULTANCIES

CONTROL	Veritas
COORDINATION	Veritas
ACOUSTICS	Lasa
ENVIRONMENT	Coteba
LANDSCAPE CONSULTANCY	D'ici-là
GENERAL CONSULTANCY	Snc Lavalin
FACADES CONSULTANCY	Interface



Find all the information on:
<http://www.mateo-maparchitect.com/>

For further information, request for interview or visuals:

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