

ChartierDalix

Brenac & Gonzalez & Associés

Lot 07

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Press kit

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December 2017

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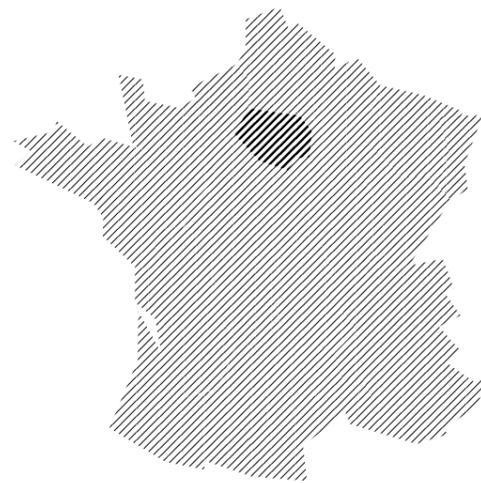
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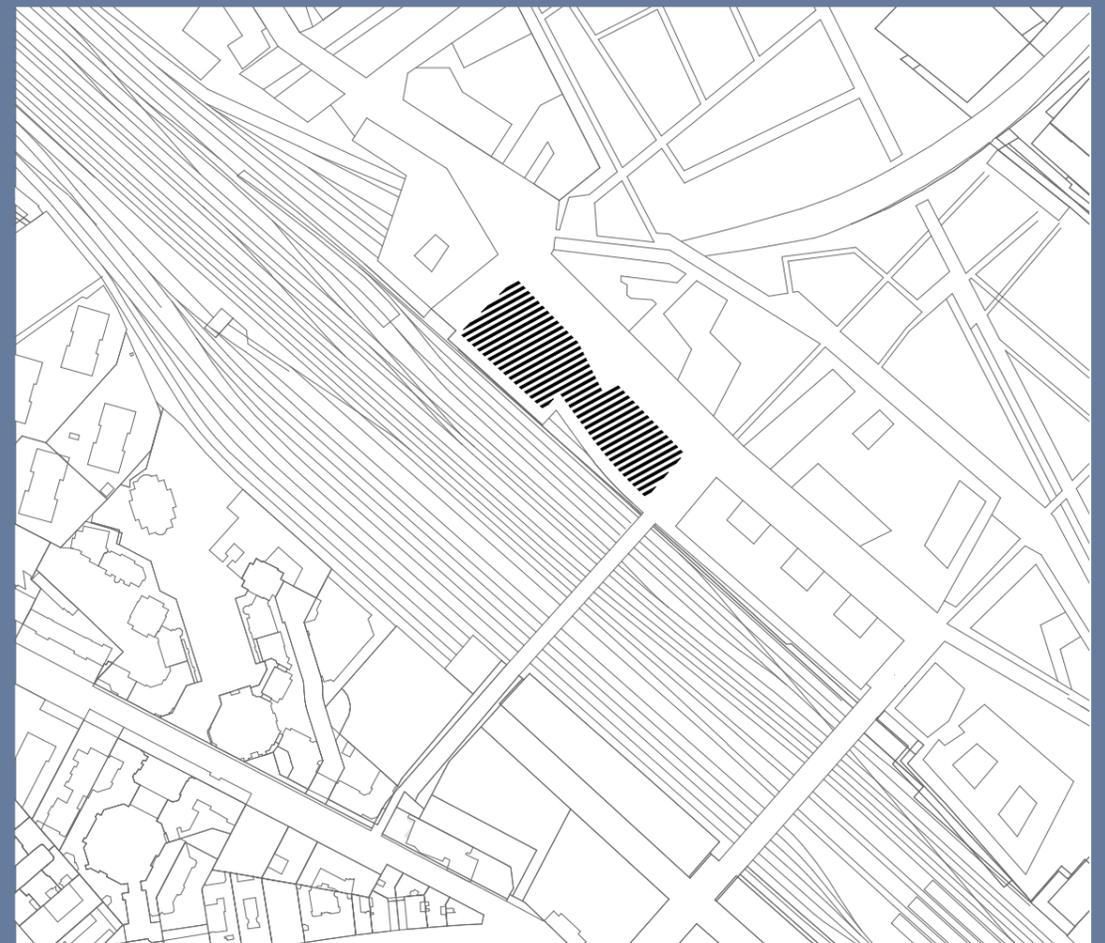
The building is part of the extremely dynamic renewal that is underway in the Clichy-Batignolles district, an area characterized in part by the convergence of railways leading to the Saint Lazare train station.

In this neighborhood, now well served by new public transportation, the predominance of mixed use programs and services (new courthouse, schools, cinemas, offices and apartment buildings) ensure this building on lot 7 will be surrounded by a quality environment.

Continuous Ribbon

Positioned at the edge of the web of train tracks, on the slab partially covering rails void for train storage, the site is inserted between this opening facing the wider landscape and what is becoming a densely built up new urban artery on the other side.

“The façades, a metaphor for the train tracks, are composed of alternating horizontal lines formed by ribbons of glazed bays and solid bands of window aprons.”







The building was imagined as a telluric body, in dialogue with the major axes of the site, achieved by its radiating in every direction with frank intensity.

The “ribbon” plan offers an open façade in relation with the context of the train tracks, the street and the park. Thus, like a Möbius strip, the exterior and interior spaces interlock on all sides of the building, enabling easy and fluid movement and a visual continuity from the exterior and from the ground floor up to the roof.

All the façades have received the same careful attention to their design, ensuring that they resemble a continuous, homogeneous and unbroken skin.

This ribbon pattern wraps around the entire building, the horizontal lines accentuating the appearance of sedimentary layers.

On each floor the levels appear to be detached from each other, an effect achieved through superposition and setbacks. These recesses result in a stratification which is further emphasized by the staggered terraces, thus avoiding overlooking views.

Each office space also enjoys views into the distance and of the building’s outdoor areas, which function as breathing spaces reaching into the core of the interior layouts.









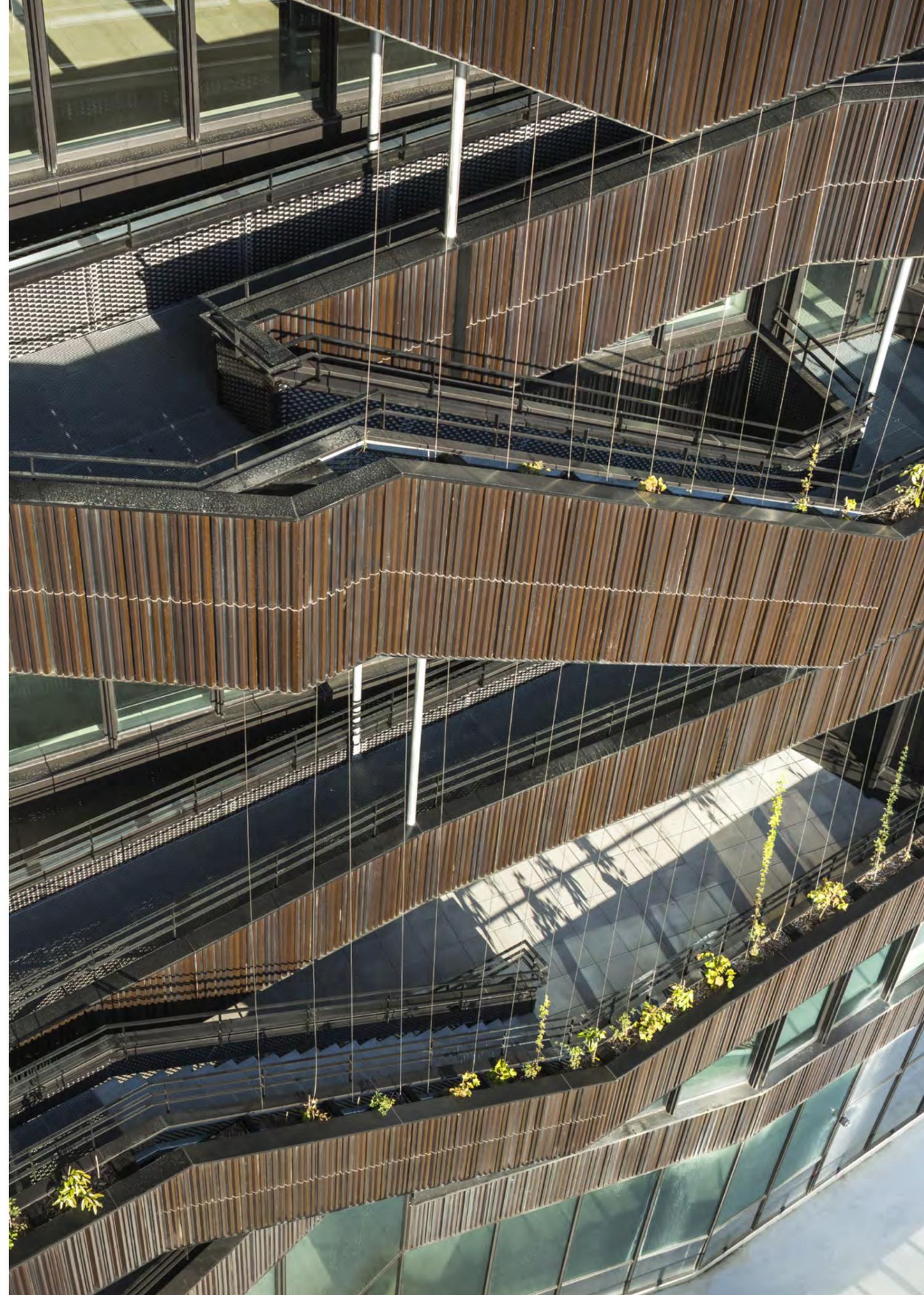
Morphological irregularities punctuate the building, breaking up its linearity. These features, through the relation between solid and void, define the building's relation with its area, its connection with the ground, as well as its mass. The structure's telluric character can be appreciated differently depending on one of two possible viewpoints.

The first viewpoint is from the densely built up urban street. On this side the building gradually stoops toward the public space drawing closer to the neighborhood by means of open terraces. These staggered terraces overlook the neighboring city blocks and dialog with the visual breaks that open toward the Martin Luther King Park.

The side facing the train tracks has a distinctive topography. The building thrusts straight up from the void created by the web of tracks in what resembles layers of sedimentary rock that have accumulated above this hollow area. The uneven landscape, the relief, the depth of perspectives and the vast empty spaces of this very particular urban geography, provided the inspiration for the variations in the building's volumes.

Working beside the train tracks is unlike working anywhere else. Here, by framing this sweeping landscape, the relation with the void which this made possible becomes a kinesthetic experience.

Users can take advantage of it in their daily routines. It transforms one's work habits into a relationship of interior–exterior, emphasized by the horizontal and vertical connection.







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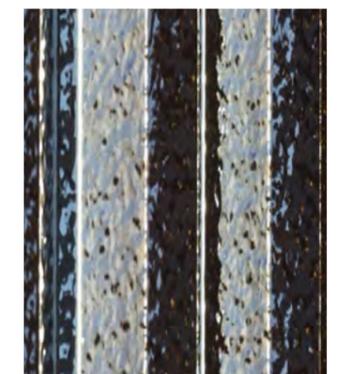
A continuously changing skin

The façades are composed of alternating horizontal lines, formed by glazed bays and their solid window aprons. These ribbons vary according to their height. The lower levels, where light is restricted, have full height openings onto the balconies, whereas the upper floors, naturally benefiting from more light, have a lower apron offering panoramic views onto the city.

The whole building, designed with this system, is clad with enameled terra cotta, a reference to the industrial buildings standing along the train tracks. Applied on all the façades, this skin comes alive, its appearance changing according to the orientation of the façades according to the quality of daylight and what is happening in the sky.

Clad in this manner, the building can be understood as a landscape whose contour lines are deformed by the tectonic forces of the interior. The modules were made to measure, the effect of randomness obtained with 3 different molds and arranged according to an algorithm specially developed for this project.

The type of enamel, a relief with vertical grooving and molded edges results in a constantly changing hue reminiscent of paintings by Soulages.



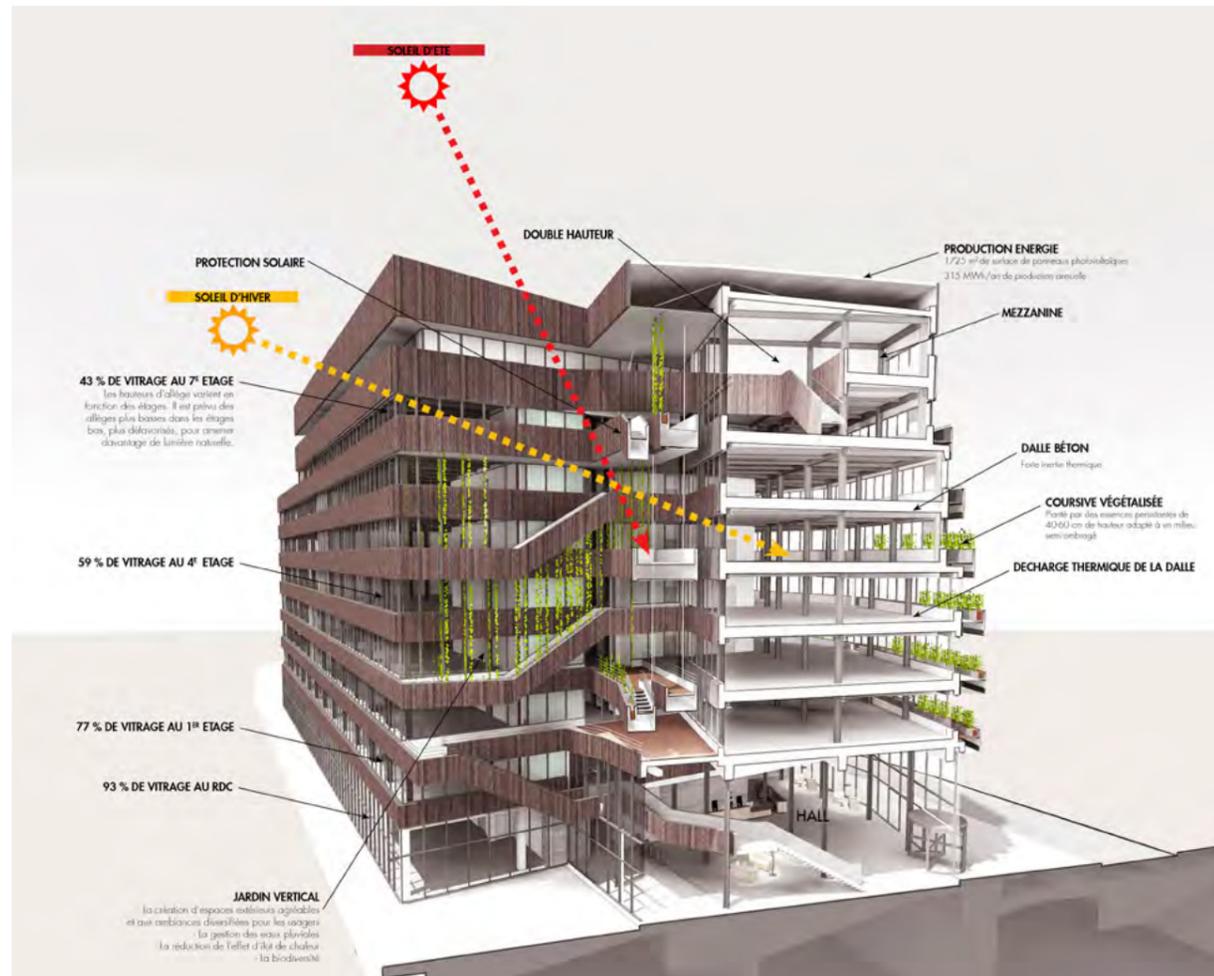
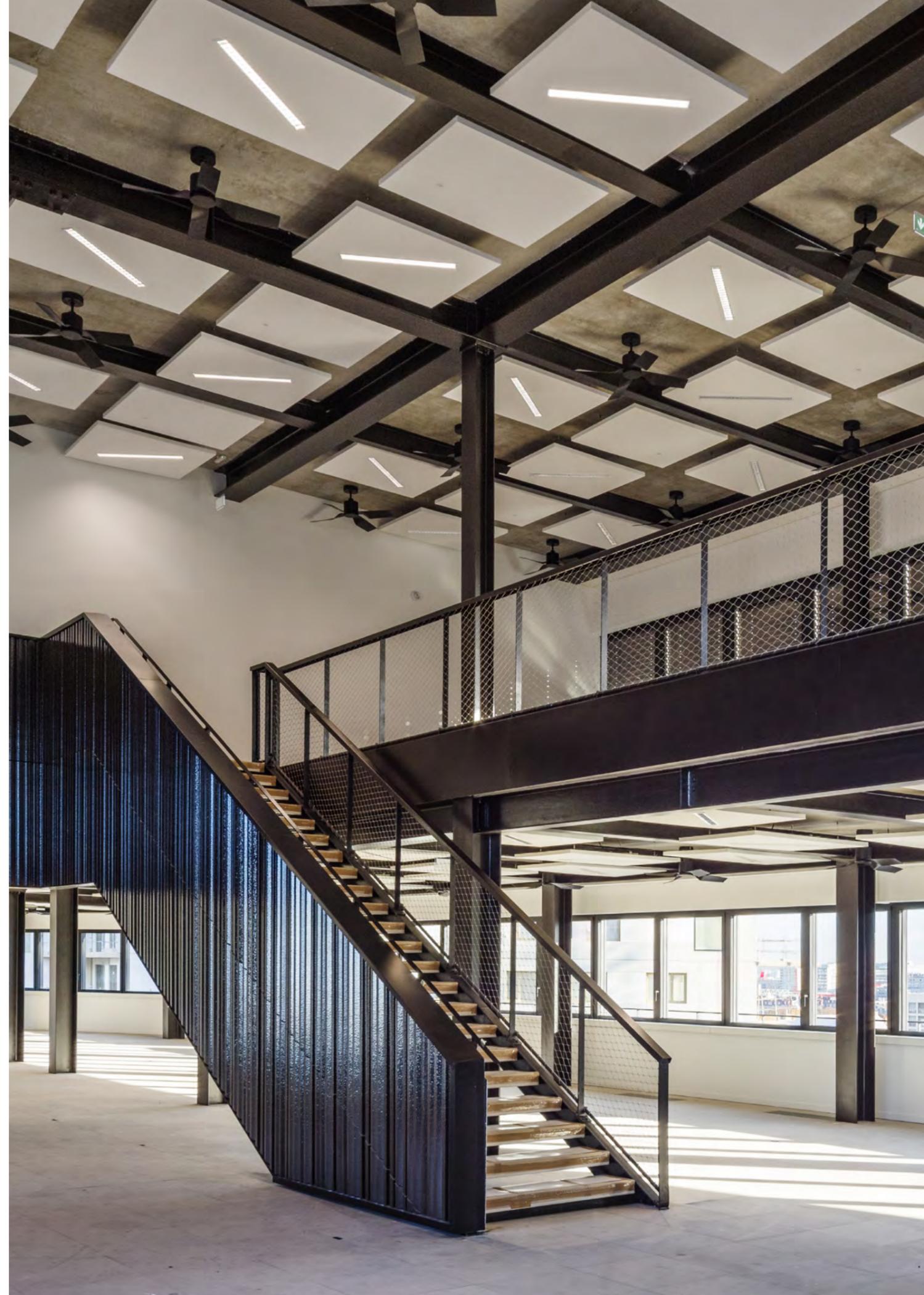






The building opens broadly onto the city. The transparency of the lobby on two levels enables everyone to enjoy the site's incredible geography. This lobby, designed to match the scale of the building is a bright and airy public space that orients the view onto the panorama of the train tracks, which the terrace, designed as a belvedere also overlooks.

The lobby uses a simple selection of materials. Vals stone laid lengthwise covers the floor and the interior of the staircase like the lining of a garment. The metal structure composed of columns creates a spectacular space with a height of eight meters. These cruciform metal structural elements imbue the space with a subtle vibrancy. The treatment of the base of the columns hides their spring supports. Technical elements also disappear underneath the continuous material surfaces.



Fluidity of usage

A reflexion on the domestic ambiance of work spaces led to an alternative design for circulations encouraging friendliness and spontaneity. Thus, exterior and interior spaces have been interwoven across all façades of the building, facilitating a smooth flow from one area to the next and ensuring visual continuity from the ground floor up to the roof, where a hanging garden offers an entirely new kind of work space.

The system of ribbon windows on each floor of the building varies, increasing the penetration of natural light, which is greater than average on every side (glazed from 43% in the upper floors to 93% on the lower ones). For optimum comfort and real contact with the outside, every other window opens to the outside for natural ventilation. In addition, all sides exposed to direct sunlight are equipped with exterior blinds, which are connected to the BEMS.

The absence of air-conditioning is compensated for by an exposed (varnished) heat insulation slab in the offices. Heat absorbed during the day is evacuated to the exterior, outside office hours, via water cooled by adiabatic dry-coolers.

In winter, this system contributes a great deal to the buildings heat supply by circulating water at a temperature of approximately 27°C. Users can adjust the temperature by means of natural convection baseboard heaters installed every other section of the framework.

This system generates no ventilation energy. Utility networks are distributed under the false floors to maximize transfers between concrete and the volume to be cooled during the summer and thereby take maximum advantage of inertia of the structure's inertia.

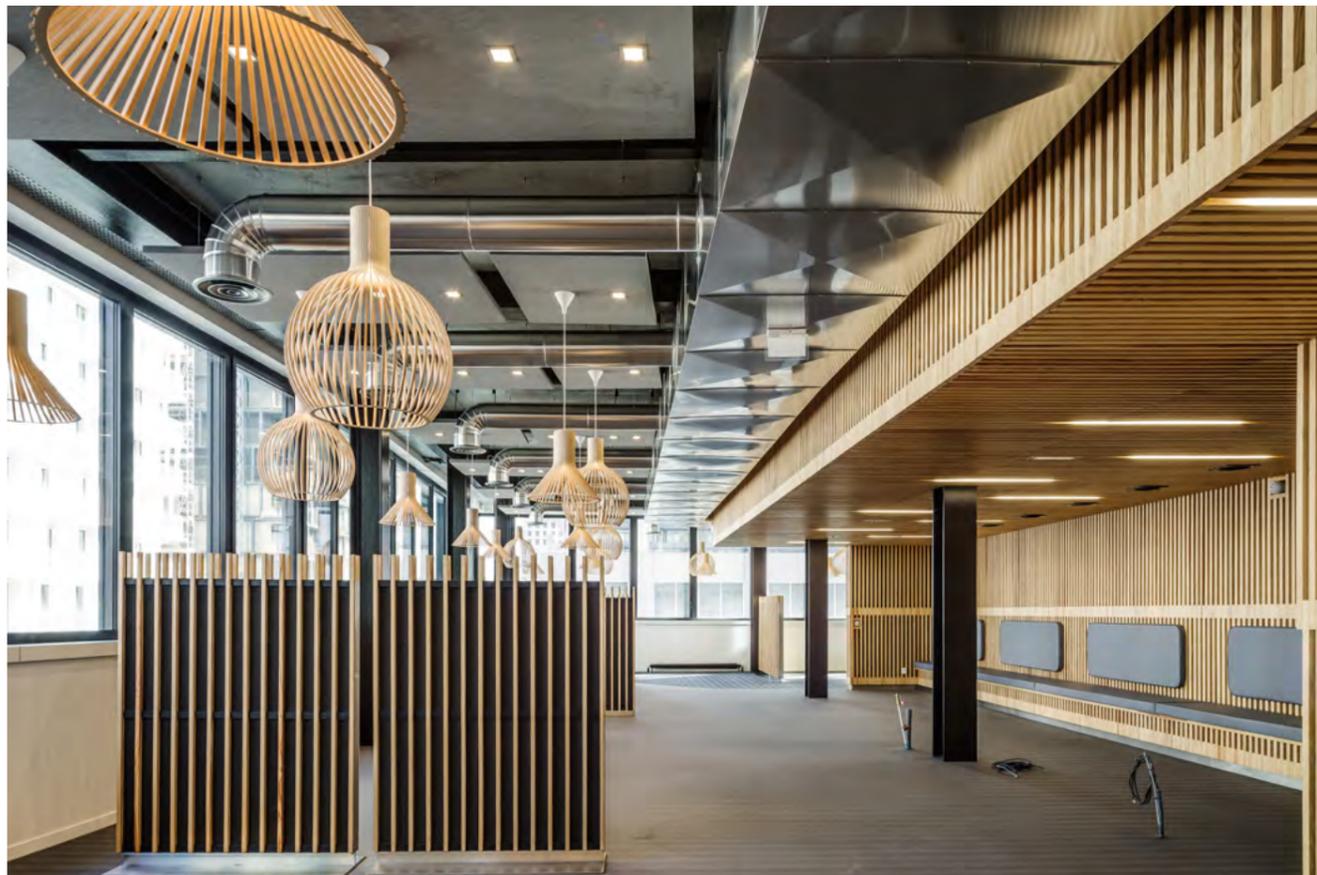
This energy concept was chosen for the quality of the thermal transfer between warm water and concrete, which is superior to that between air and concrete. Furthermore, the possibility of vaporizing this water on high-temperature nights to cool the batteries of the adiabatic dry coolers meaning the system can remain in use even during the most sensitive periods.

This system is completed with ceiling fans custom made for this operation, which made it possible to increase their thermal performance and reduce noise while also rendering them more aesthetically pleasing. Under the concrete slabs, made-to-measure acoustical slabs allow for the layout of offices according to a standard framework. The false floors allow for the regular installation of the technical elements required for a functioning office building and also allow the height of the floors to rise up to three meters beneath the slab.

Work spaces are the result of an aesthetic that combines the thermal, light and acoustical goals while allowing for a standard division of the office spaces.



“The contemporary café, located in the heart of the building, is a variation of the attention paid throughout to the interior spaces. It displays the technical aspects rather than dissimulating them, while also highlighting the authenticity of the materials offered by an atmosphere that is both domestic and stimulating.”





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DATA SHEET

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Name of the project LOT 07
Address ZAC Clichy-Batignolles, Paris 17e
Program Offices
Surface 24 200 m² of offices including 1 150 m² of shops
Competition 2013
Delivery 2017
Cost 54 M€ (excluding VAT)
Environmental approach HQE certification, RT 2012 -10%, Breeam, Plan climat Paris

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Client Emerige (promoter)
 BNP Paribas Cardif (investor)

Architects ChartierDalix architectes (lead architect)
 Brénac & Gonzalez & Associés

Mission Studies, supervision, visa

M&E Engineer Barbanel

Structural Engineer Khephren

Environmental Consultant Alto Ingénierie

Envelope Engineer Ceef

Quantity Surveyor Dal

Landscape Design Olm

Acoustic Engineer Acoustique & Conseil

Kitchen Consultant Hacs Restauration

Decoration Builders & Partners

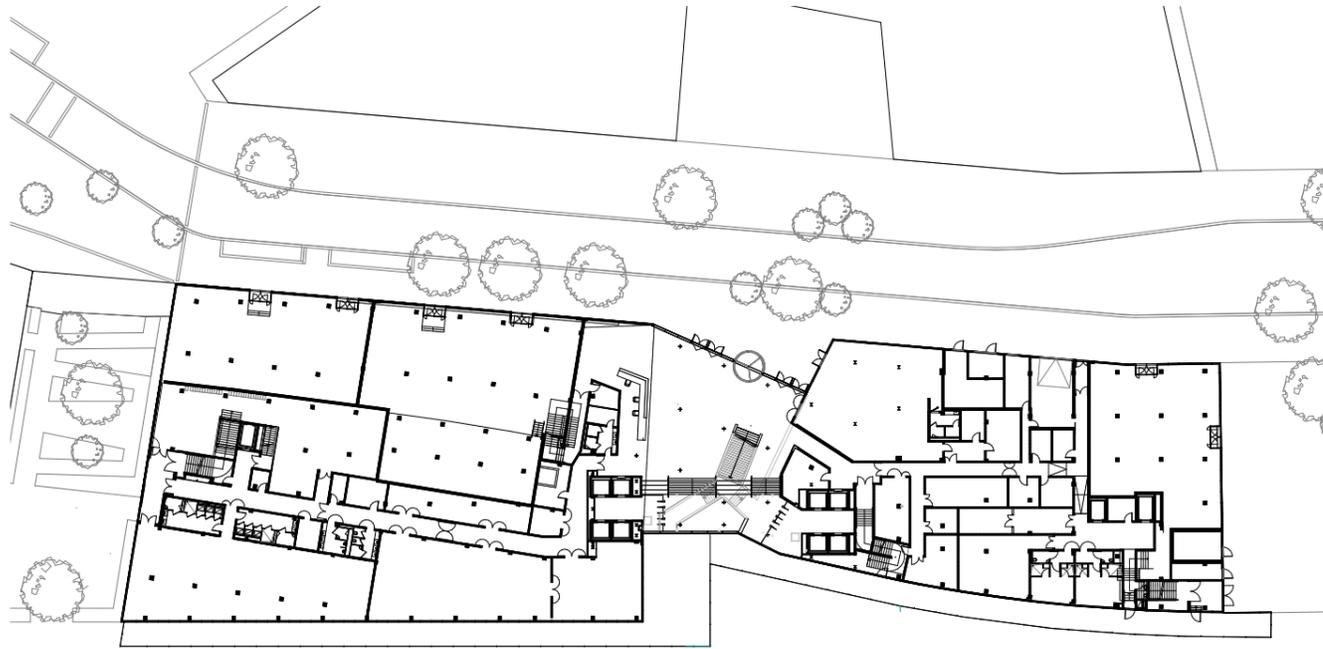
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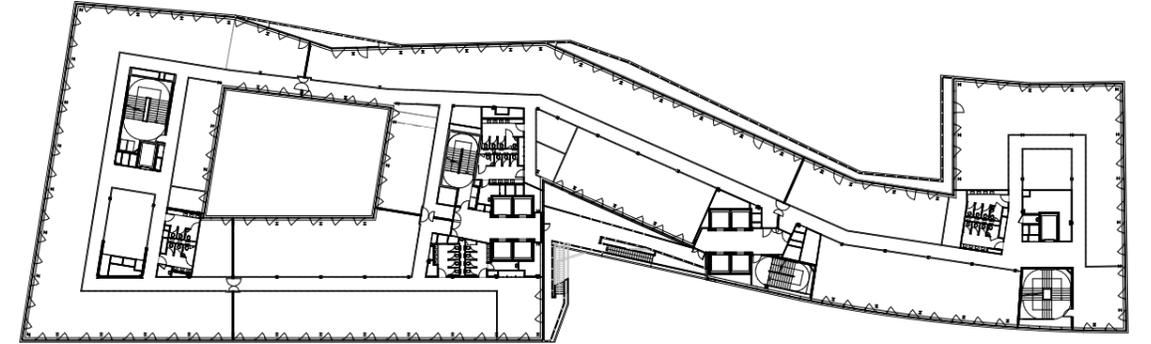


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TECHNICAL
DOCUMENTS

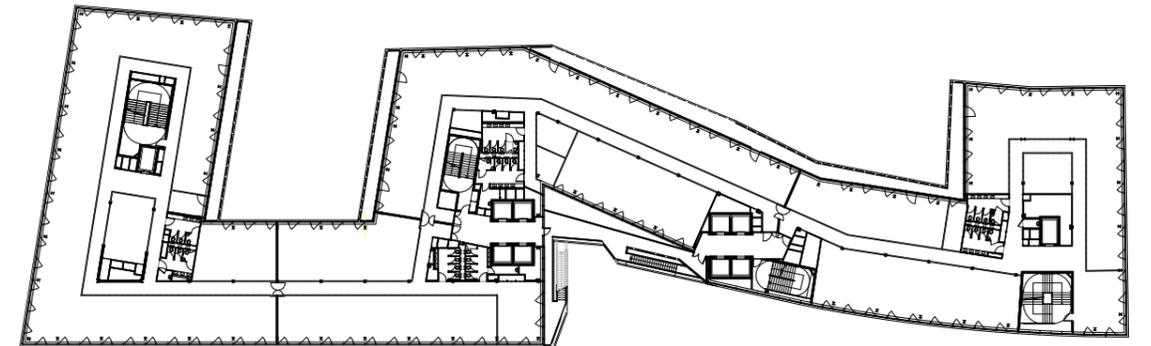
PLANS
3D STRUCTURE
SECTIONS
ELEVATIONS
DETAILS



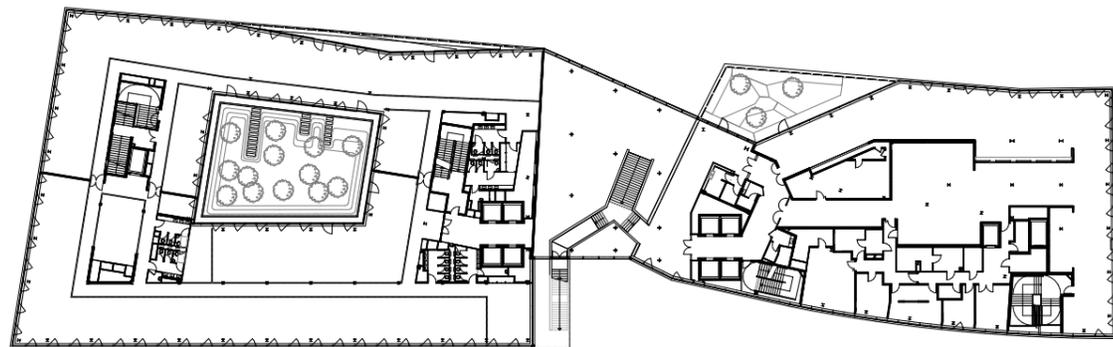
Ground floor



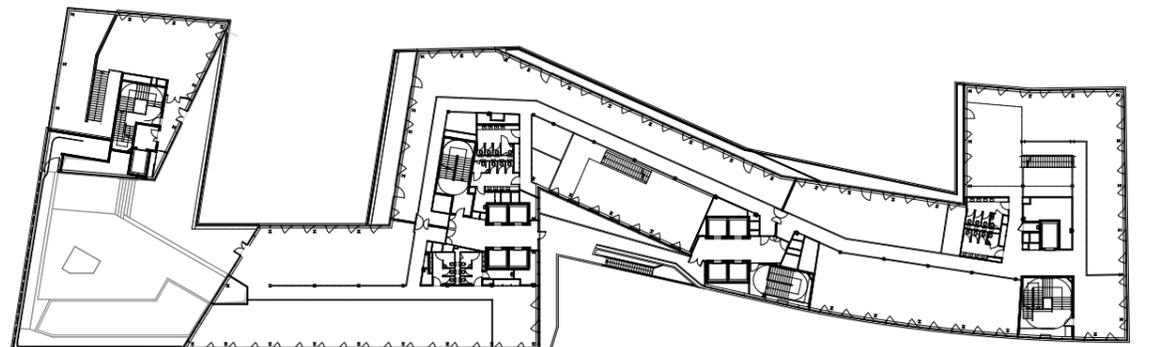
Floor 3



Floor 5



Floor 1

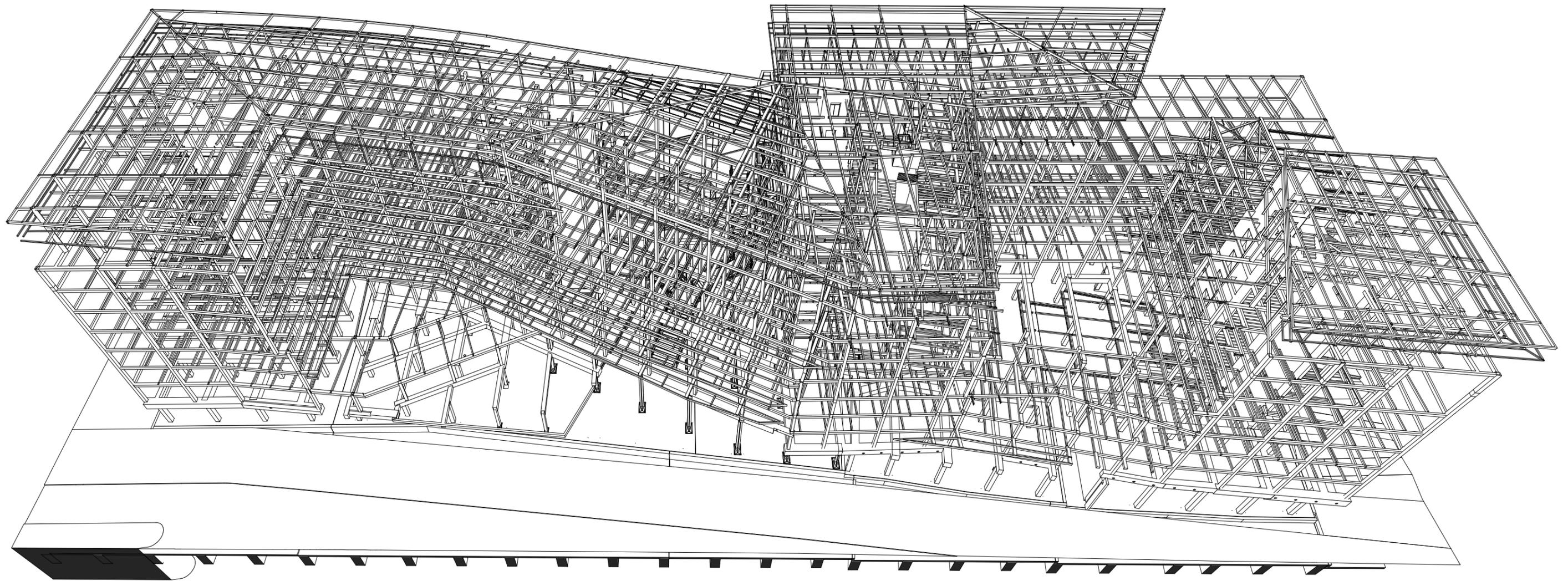


Floor 7

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TECHNICAL
DOCUMENTS

PLANS
3D STRUCTURE
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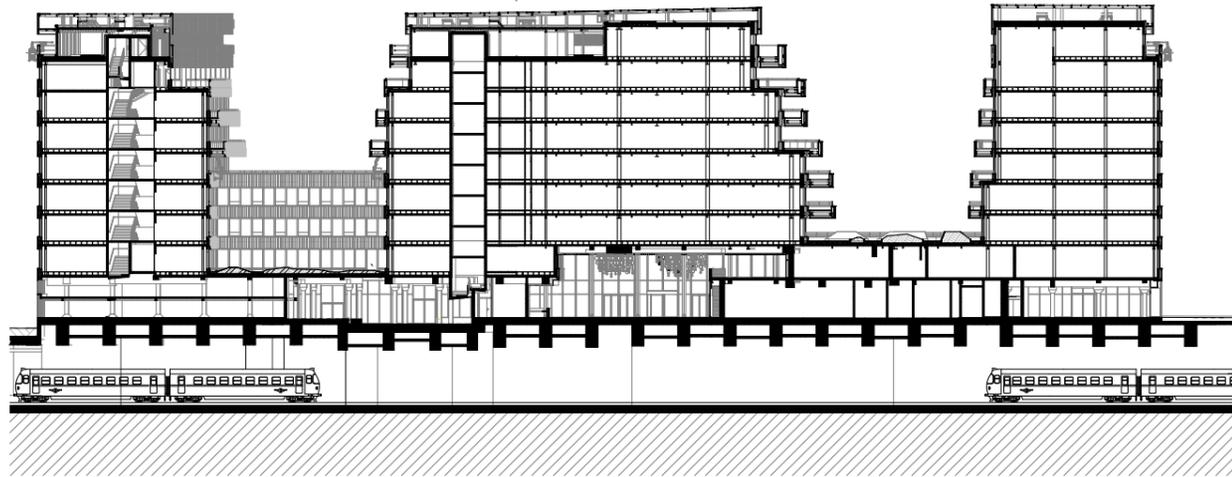
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3D structure of the frame

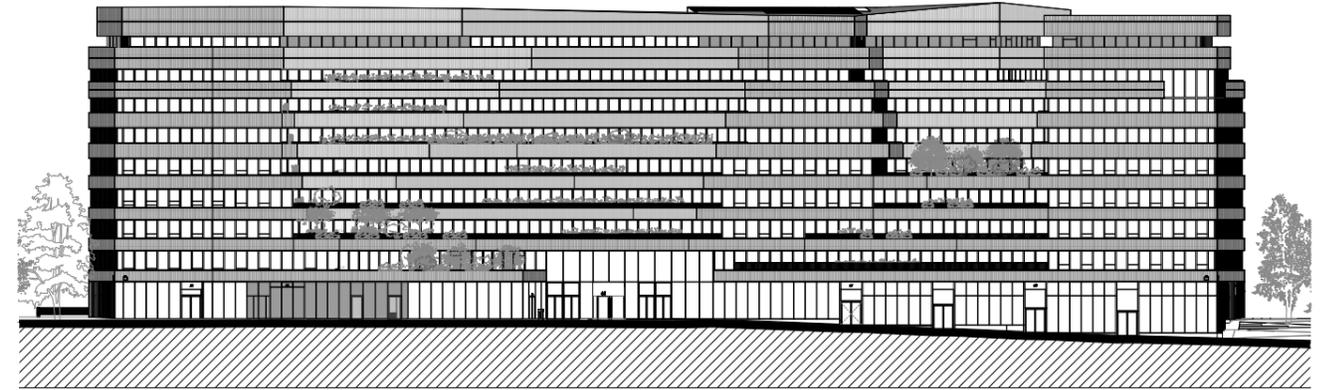
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TECHNICAL
DOCUMENTS

- PLANS
- 3D STRUCTURE
- SECTIONS**
- ELEVATIONS
- DETAILS



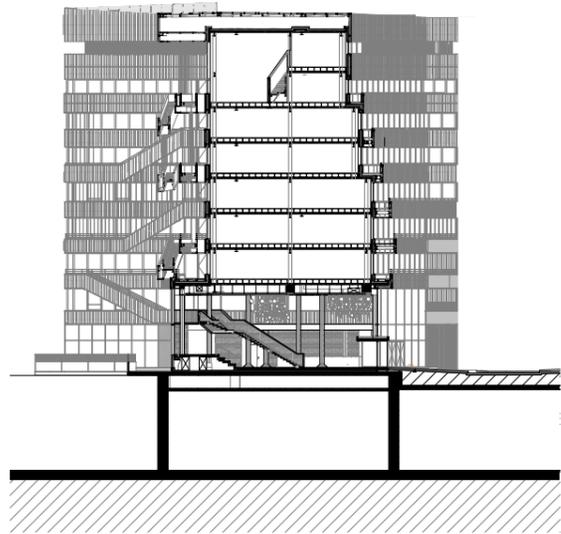
longitudinal section

2 6 10



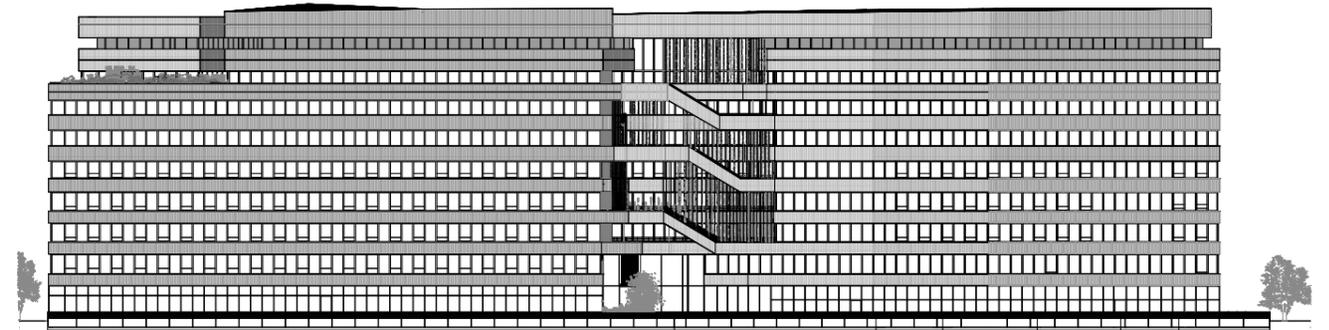
northeast facade

2 6 10
4 8



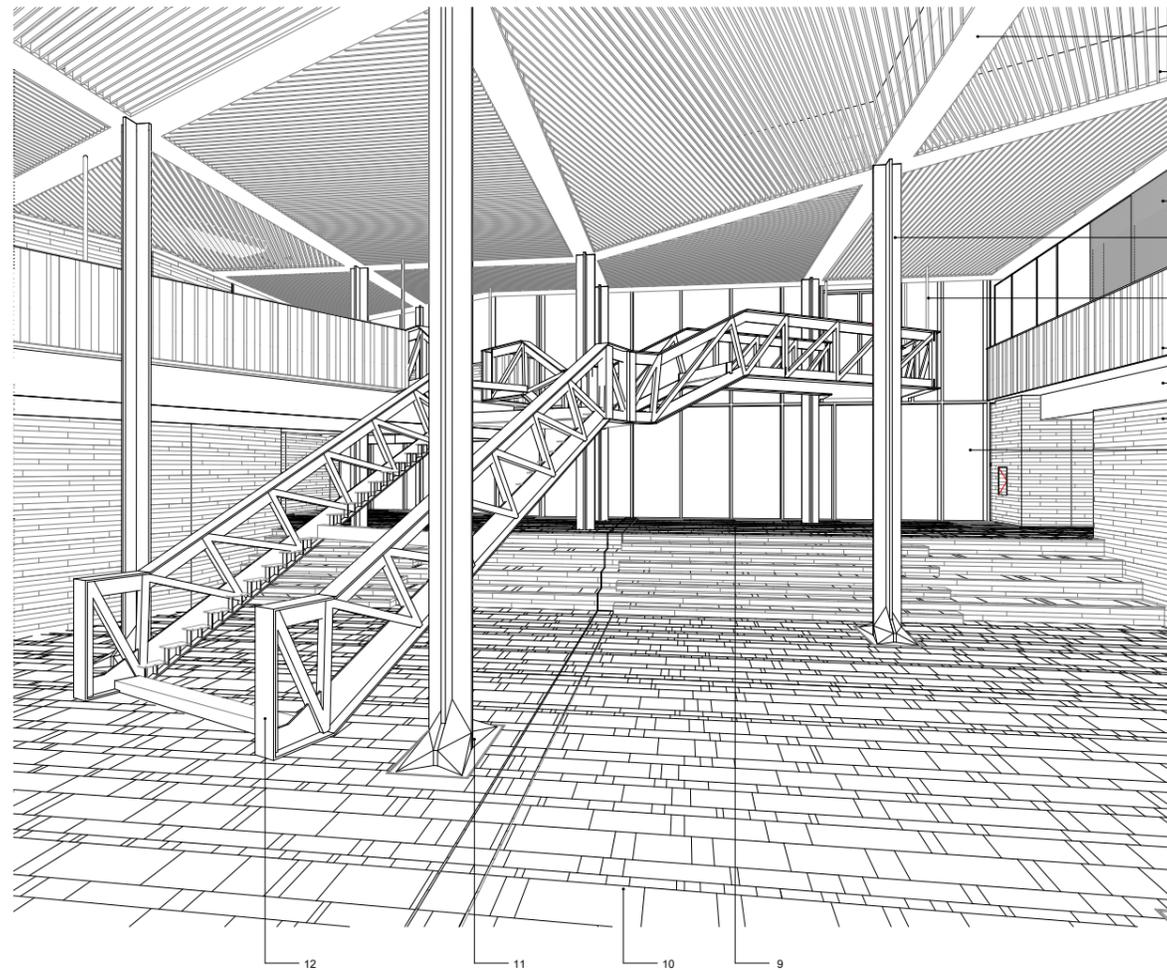
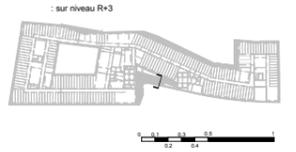
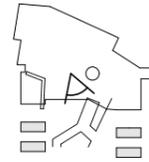
cross section

2 6 10



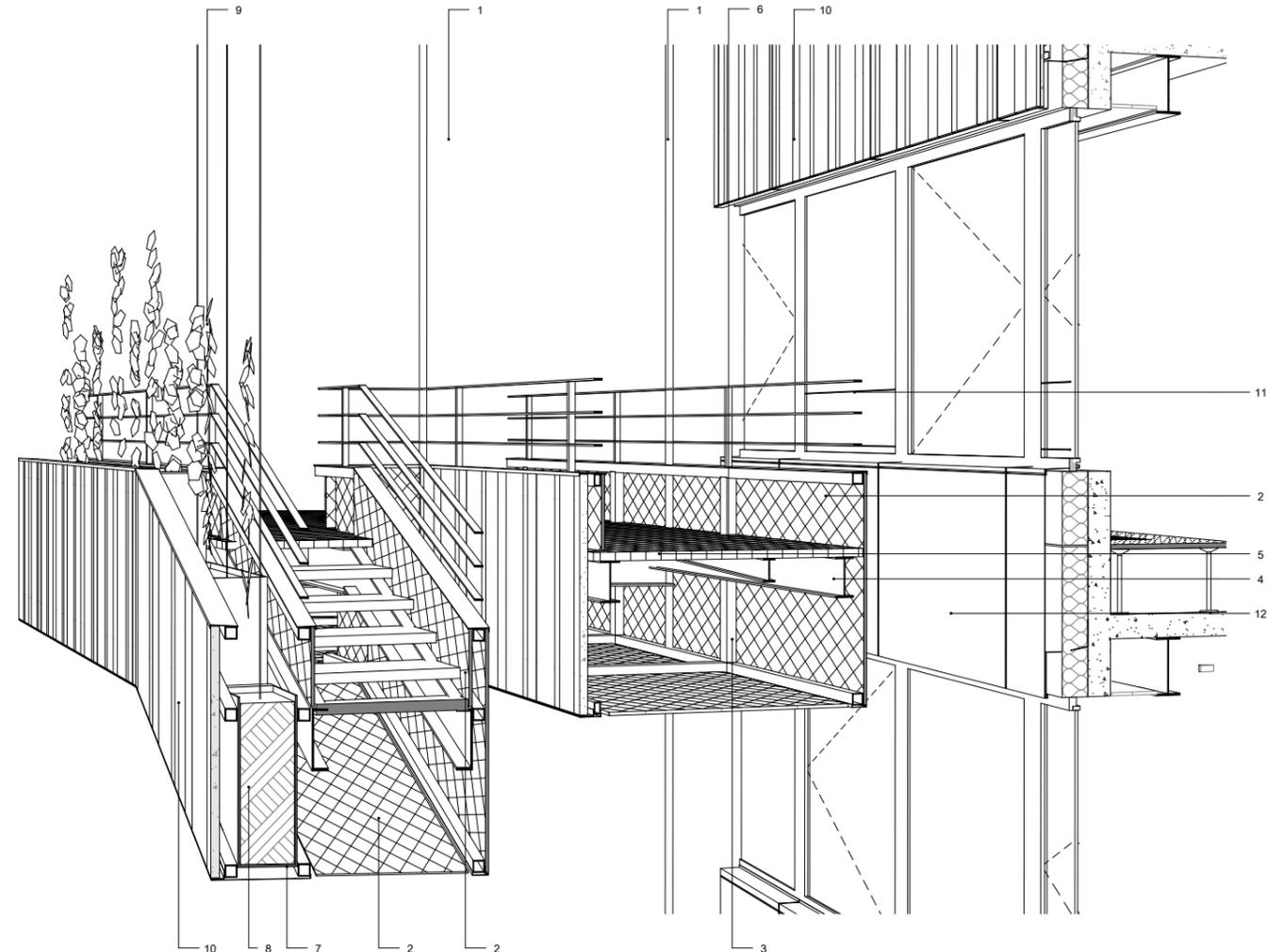
elevation railway line side

2 6 10
4 8



Detail 2: Detail main staircase - perspective view

1. Metal cladding folded three times coated with heat resistant paint
2. Linea 2.9.10 acoustic ceiling by Laudescher
3. Euroslot ventilation grate
4. Cruciform steel columns coated with heat resistant paint
5. Ceramic cladding
6. BA13 False ceiling, satin paint
7. VEP Aluminum locks
8. Access control
9. Platform
10. Vals stone floors covering
11. Welded steel plate with intumescent paint
12. Staircase structure, half intumescent paint, half flocking
13. Steel tension rods supporting staircase, intumescent paint
14. Vals stone wall covering
15. Ceramic cladding on the staircase
16. Vals stone cladding of staircase walls



Detail 13: Detail suspended footbridge and staircase

1. Steel tension tube
2. Metal mesh
3. Secondary handrail structure
4. Primary Structure IPE 220
5. Primary Structure IPE 360
6. Grating, galvanized steel, 20 x 20 mesh
7. Metal planter
8. Planting soil
9. Plant
10. Ceramic cladding
11. Smooth railing
12. Metal panel



ChartierDalix

Since its founding in 2008 by Frédéric Chartier and Pascale Dalix, the ChartierDalix office has delivered some fifteen buildings. Acknowledged at several international competitions, it was awarded a number of prizes, among which the Première Œuvre du Moniteur prize in 2009, and the “40 under 40” European prize for young architects in 2012. The residence hall at the Porte des Lilas (Paris 20th arrondissement) was nominated for the Equerre d’argent prize and the Mies van der Rohe Award in 2014. The office recently received the “Le Soufaché” prize awarded by the French Academy of Architecture in recognition of its work as a whole.

Laureate in 2016 of the international Réinventer-Paris competition for the Ternes-Villiers site and in 2017 with the Nouvelle AOM (Franklin Azzi Architecture and Hardel & Le Bihan Architectes) for the project “Demain Montparnasse,” the office masters a broad range of commissions and programs, both public, such as the La Courneuve train station of the Grand Paris Express, and private, notably several projects involving commercial properties, and hotels.

Four construction sites are underway in 2017: Three apartment projects in Pantin, Saint Denis and Chevilly-Larue and the redevelopment of the Caserne de Lourcine (former barracks) in Paris 13th arrondissement for the Université de Paris 1.

The firm has delivered several projects this year, from the restructuring of the Renault design center in Guyancourt 78 (Les Yvelines); the Tafanel warehouses, rue d’Aubervilliers in Paris 19th arrondissement; and 24,200 m² of offices and businesses in the Zac Batignolles (Joint Development Zone Business Park) in Paris 17th arrondissement.

For the last several years, the research department of the office has undertaken work on the integration of the biosphere in architecture. This theme was the inspiration for the project called “Architecture and Biodiversity: Imagining a new urban ecosystem,” which was selected under the framework of the request for proposals for the FAIRE project, launched by the Pavillon de l’Arsenal.

The many investigations and analyses undertaken by the office, and the diversity of responses received concerning its buildings form an ensemble that reflects the evolution of contemporary living conditions. For this young team, architecture is envisaged as a built system combining the integration of the biosphere and poetry.



Brenac & Gonzalez & Associés

The Atelier d’Architecture Brenac et Gonzalez was founded in 1981 by Xavier Gonzalez and Olivier Brenac, respectively from the Ecole d’architecture de Paris-Belleville and the École Spéciale d’Architecture. Today it numbers three additional associates, Jean-Pierre Lévêque, Emmanuel Person and Guillaume Maréchaux, and over forty employees.

The office has received numerous prizes and awards both in France and abroad, and their work is regularly published in both specialized magazines and the mainstream media. Their works have also been presented in group exhibitions in Paris, Bordeaux, Barcelona, Beijing and at the Venice Biennale of Architecture. In 2016, the prestigious Spanish collection Quadernos dedicated a monograph to the office: Brenac & Gonzalez & Associés 2007-2017 “Arquitectura y Situacion(es).” Seriously engaged in sustainable development, Brenac-Gonzalez delivered in 2005 the first HQE de France certified building with Icade. Since then, the Atelier has built several buildings without air-conditioning. These Positive Energy buildings utilize renewable energy sources (solar or geothermal).

The office takes on all types of program: housing, school and cultural facilities, offices, hospitals, urban planning, design etc. Most striking when taking into account the office’s production is the presence of an architectural style unencumbered by belonging to any school or by any prohibitions. There is no longer transgression, only sets of combinations. The projects are developed based on a process, like equations whose parameters – linked to contexts, sites, clients, programs, financing, desire for experimentation – are all determining factors in the final aesthetic choices made. The Quai Ouest building and the Macro-lot B4 in Boulogne-Billancourt, the Louis Aragon Multi-media library in Choisy-le-roi, the Be Open building and the RPA Yersin building in Paris 13th arrondissement, the hotelier high school, boulevard Raspail ... Each situation is unique, consequently, each project is unique, “made to measure” and free of any a priori, and for which the quest for coherence is the sole shared objective. The architecture is, in every case, narra-tive and tells a story.

Behind the precision on display there is freedom to imagine the project, question→ how it functions, define its architectural expression, and a desire for architecture, the pleasure of doing, visible in the almost obsessive control of details and their implementation.



JAVA 07 building - An emblem of the excellence of the Emerige Group

Upon completion of the 2-year construction site, last June, the Emerige Group delivered the JAVA building to its investor BNP PARIBAS CARDIF. This emblematic construction is characterized by a singular architecture in dialog with the sky and surrounding landscapes and by omnipresent greenery: on the terraces, patios, passageways, interior piazza, vertical gardens and view of the façade from across the Parc Martin Luther King.

Designed by the two talented architecture offices of Chartier Dalix and Brenac & Gonzalez & Associés, this sculptural building whose volume is sliced into irregular strata, stands out owing to the dynamism of the façade and the choice of materials that comprise its cladding: striated plaques of enameled terracotta, which give a discreet rhythm to the building. JAVA also offers panoramic viewpoints over all of Paris and is a model of innovation in terms of environmental and energy features, fully committed to meeting the goals of the Climate Plan of the city of Paris.

Possessing the Excellent level of HQE certification, it meets the environmental requirements of the ZAC Clichy-Batignolles, among which significant requirements worthy of mention: the photovoltaic production or the limitation of energy consumption, notably the utilization of active cold (air conditioning type). In fact, the building benefits from an innovative low-energy consuming system that ensures comfortable temperatures in the offices during the hottest periods of the year.

Decidedly focused on user comfort, the building offers broad open work spaces, optimal quality of circulation, planted passageways for working in the midst of vegetation, but also ideal luminosity and thermal comfort, thanks respectively to the average of 60% of glazed surfaces and to thermal slabs. In recognition of this performance, last May, JAVA hosted the launch of the CORDEES intelligent energy network with Jean-Louis Missika in attendance.



About Emerige - dreaming, creating, building

Emerige, founded by Laurent Dumas, is one of the main actors in the real estate sector in the Ile-de-France region. It specializes in office and apartment building developments, as well as in the restructuring of property assets. The Group's activity also extends to Madrid and Barcelona. Over the last 28 years, it has built an image of excellence by combining heritage, creation, and innovation and by calling upon major names in the domains of architecture, design and craftsmanship.

A TASTE FOR LARGE-SCALE PROJECTS

In 2016, the Group was the winner of the Réinventer Paris competition with its redevelopment of 43,000 m² of offices located on the Boulevard Morland in Paris 4th arrondissement, which will result in a building integrating more than 11 different uses (nursery, supermarket, youth hostel, art center, housing, hotels, etc.). In parallel, in the eco-neighborhood of Les Batignolles (Paris 17th) it is developing an emblematic program of 131 housing units with the name of "Unic", echoing its ambitious architecture and high level of environmental quality. In January of 2017, the Group announced the creation of a major artistic and cultural center of 37,500 m² on the upstream point of the Ile Seguin in Boulogne-Billancourt. This project, for which it engaged RCR Architectes (Pritzker 2017) and Baumschlager Eberle, with La Seine Musicale, will be one of the great cultural centers of Europe.

ARDENT PATRON AND SPONSOR OF CULTURE

With the conviction that art can transform everyday life, Emerige is a committed patron of contemporary artistic creation and supporter of bringing culture to every type of public, and the youngest in particular. Through the Emerige Endowment Fund, the company encourages young artists of the French scene and sponsors artistic and cultural education programs.

The builder of a more beautiful city for all, Emerige also contributes to the flourishing of the arts in the city, through the acquisition and the commissioning of contemporary works of art under the framework of the "1 building, 1 work" charter, which in 2015 it co-founded under the aegis of the French Ministry of Culture and Communication. For the last year, Emerige has financed the production of more than forty works of art commissioned for the buildings it is constructing or rehabilitating.



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<https://joomeo.com/METROPOLIS>
Name of the project: BATIGNOLLES
Password: PRESSE

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