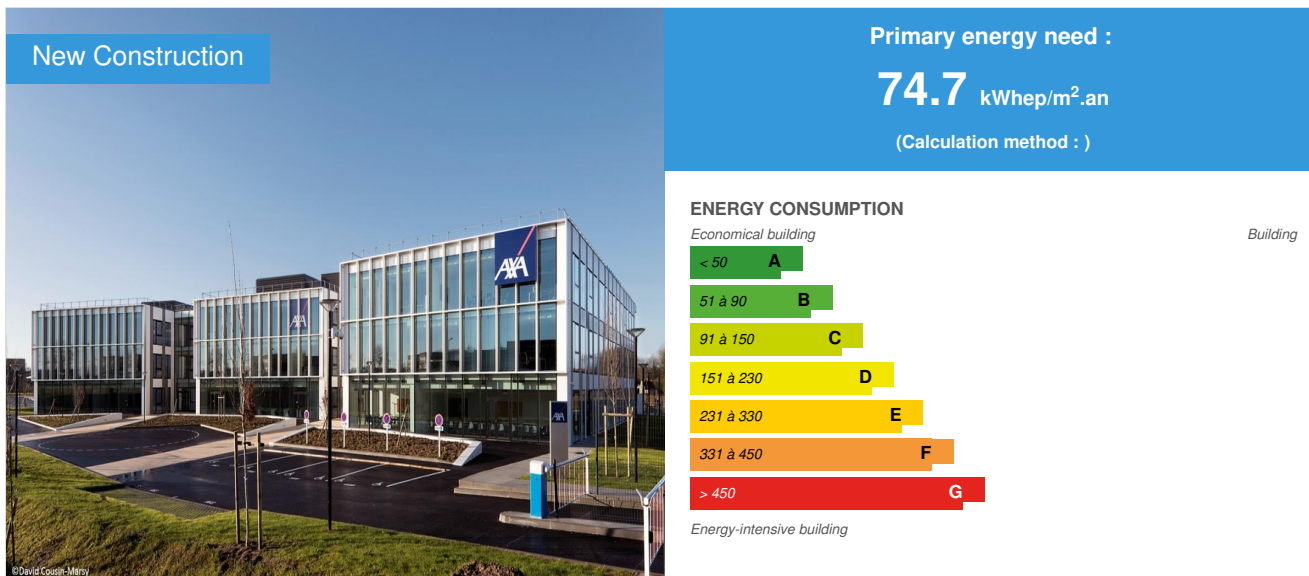


Sunny, regional headquarters of AXA in Seine Maritime

by Amandine Guillaume / 2018-05-22 15:00:00 / France / 9360 / FR



Building Type : Office building < 28m
Construction Year : 2016
Delivery year : 2017
Address 1 - street : 410 Rue Augustin Fresnel 76230 ISNEAUVILLE, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 7 595 m²
Construction/refurbishment cost : 14 700 000 €
Number of Work station : 450 Work station
Cost/m2 : 1935.48 €/m²

Certifications :



General information

Located in Isneauville, in the ZAC Plaine de la Ronce, near Rouen, "SUNNY" is the new regional headquarters of AXA. With nearly 8,000 m², in the heart of a landscaped park of 21,000 m², this new property consists of three buildings, interconnected by large glass walkways. The project is mounted in BIM from the design stage to achieve the end goal of a digital DOE.

It is a consultation aiming at a "lease in the future state of completion" (BEFA) which is at the origin of the real estate transaction aiming to accommodate the regional headquarters of AXA near Rouen.

GA Smart Building has partnered with the investor Midi 2I to respond to the consultation organized by the insurer. Winner of the consultation in the summer of 2015, thanks to its global control of the operations, from the design to the realization, even the exploitation of the building, GA Smart Building signs in December 2015 a real estate development contract with a guarantee of charges and immediately files the application for a building permit. The latter is granted in May 2016. Work begins mid-October 2016 with a one-year delivery commitment.

Sustainable development approach of the project owner

The main environmental objectives are:

- Reduction of energy consumption
- Reduction of consumption of drinking water
- Vegetation of the site
- Modularity of spaces
- Anticipation of building operations (waste, GTB tools, access, ...)
- Comfort and health of users

Architectural description

Designed by Jean-Paul Viguier Architects, the new ensemble proposes a "meeting architecture", designed to encourage exchange between employees.

The choice fell on the establishment of 3 buildings placed on a base, aligned with the street of the Ronce. The 3 buildings are organized in a comb pattern, like a book open to nature. This device ensures a maximum of views and orientations and also allows flexibility of breakability in the building. Special consideration is given to the work of the links between the 3 parts of the building; the idea being to give them the possibility of having real functions: the "inhabited flows"

The bridges connecting each building were thus thought of as places for reflection and conviviality, with meeting areas and individual or collective work spaces. Similarly, the vertical circulation has been revisited to favor the use of stairs, transformed into spaces of conviviality, discussion, reflection. The main staircase of the hall is a major element of the building where employees meet and meet naturally.

Architectural solutions put in place:

- Creation of modular office trays
- Wide visual openings to the outside (natural light)
- Implementation of a GTB tool integrating many sensors and meters.
- Implementation of luminaires with LED technology throughout the project
- Vegetation of the plot
- Technical systems installed on technical terraces and accessible on one level
- Implementation of Air Treatment Modules positioned in front by individual office frame

See more details about this project

<https://www.ga.fr/nos-realizations/sunny-le-siege-regional-daxa-isneauville>

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Stakeholders

Contractor

Name : SCI Isneauville SUNNY (MIDI 21)

<https://www.ga.fr>

Construction Manager

Name : Jean-Paul Viguier Architectes

<http://www.viguier.com/fr>

Stakeholders

Function : Developer

GA Smart Building

<https://www.ga.fr>

Function : Environmental consultancy

AXA

User

Function : Environmental consultancy

Socotec

<http://www.socotec.fr/>

Function : Structures calculist

Omega Ingénierie

Function : Structures calculist

Tisseyre & associés

<http://www.planete-acoustique.com/>

Function : Other consultancy agency

IMS RN

<http://www.imsrn.com/>

Function : Other consultancy agency

O'cap

VRD design office

Function : Other consultancy agency

GA Smart Building

Design offices: HVAC, plumbing, aluminum joinery, GTC, CFO / CFA

Energy

Energy consumption

Primary energy need : 74,70 kWh/m².an

Primary energy need for standard building : 97,50 kWh/m².an

Calculation method :

Envelope performance

More information :

Concrete structure, posts / beams system, superficial foundations.

Aluminum windows, polyurethane insulation for roof terrace

More information

The environmental impacts of the building over a 50 year life span: 1. Total primary energy consumption: 2140 kWh / m²SDP 2. Non-renewable energy consumption: 1760 kWh / m²SDP 3. Climate change: 415 kgeqCO₂ / m²SDP 4. Water consumption: 3770 L / m²SDP 5. Hazardous waste: 5.37 kg / m²SDP 6. Non-hazardous waste: 784 kg / m²SDP 7. Radioactive waste: 0.0522 kg / m²SDP 8. Atmospheric acidification: 2.04 kgeq SO₂ / m²SDP 9. Photochemical Ozone Formation: 0.486 kgeq ethylene / m²SDP

Renewables & systems

Systems

Heating system :

- Others

Hot water system :

- Individual electric boiler
- Solar Thermal

Cooling system :

- Others

Ventilation system :

- Double flow

Renewable systems :

- No renewable energy systems

Other information on HVAC :

The building is equipped with indoor air treatment systems (fresh air, heating and refreshed) designed and developed by the GA Group. These elements have been integrated into the facade by individual office frame, thus allowing a greater modularity of spaces.

Smart Building

BMS :

Designed to be pleasant to live and work, these future offices will be driven by the GAPÉO® system - Active Management of Energy Performance by Computer - developed by the GA Group. Temperature, light and ventilation will be monitored and adjusted in real time to optimize the comfort and environmental performance of the building. Coupled with the My Gapéo® application, the software will allow employees to adjust their parameters and act on their energy consumption from their workstation or, remotely, with a tablet or smartphone.

Environment

Urban environment

The project is located in the town of Isneauville, in the zac La Ronce, near Rouen, in a rural landscape, strongly marked by agricultural activity. The plot area is 21 275 m². Delimited by valleys, the terrain is characterized by a gentle slope from East to West, its highest point being in the East, along the street of Ronce. The land, bordered to the North and West by a natural zone, not constructible, opens very largely on the Norman grove, and further off on the green forest. In the East, along the Rue la Ronce, some tertiary activities buildings in R + 2 are already established.

Green spaces

In this plot, it is not a matter of posing a simple green space around a building, however beautiful, but to root a natural landscape, alive and inhabited, whose image will colonize and overflow on entire block and district. Different spaces are created, according to their capacities (reception of the public, rest area, parking area, valleys ...) and regulations (a parking space for 30m² of offices for example). The plot opens rue Augustin Fresnel on the forecourt.

Some parking spaces and especially disabled find place. Large massifs planted with perennials and beautiful clusters come to animate and propose a first natural plan from the halls.

Once in the building, it is the 'Patios' that question users; these gardens offer a wide variety of species while adopting a local plant palette. The choice of simple maintenance species (Acer campestre, Quercus robur, centaury, achillées ...), resistant and adapted to the climate, allows a watering and a limited maintenance. The idea is to create a pleasant and enchanting space, a cocoon of nature staged, dedicated to relaxation. Decking areas playing with deactivated concrete beds can, in summer, be an extension of the restaurants.

The garden area, protected by beautiful swords, then opens on the Green Parking. A tree lung protects covered bike parking and parking spaces for electric cars. South of the squares are removed to insert touches of 'green' and pedestrian routes that connect the building to the entire plot

Products

Product

Gapéo®- Active Management of Energy Performance by Computer

GA smart building

ga@ga.fr

<https://www.ga.fr/nos-technologies/gapeo>

Product category : Management / Facility management

Designed to be pleasant to live and work, the offices are controlled by the GAPÉO® system - Active Management of Computerized Energy Performance - developed by the GA Group. Temperature, light and ventilation are monitored and adjusted in real time to optimize the comfort and environmental performance of the building.

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Costs

Health and comfort

Water management

Consumption from water network : 30 000,00 m³

Water Consumption/m2 : 3.95

Water Consumption/Work station : 66.67

Comfort

Health & comfort :

Sunny offers a corporate restaurant and a cafeteria, facing large terraces. The garden is directly accessible from the lobby and restaurant.

- " The aim of this project was to provide workplaces and living spaces where employees feel good, meet and work in the best conditions " Frédéric CELDRAN, Managing Director of GA Promotion.

Carbon

GHG emissions

Methodology used :

The study of the building was carried out using ELODIE software developed by CSTB

Building lifetime : 50,00 année(s)

Life Cycle Analysis

Contest

Reasons for participating in the competition(s)

Building candidate in the category



Energie & Climats Tempérés





Prix des Etudiants



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