


## 55 Amsterdam

by Catherine RANIERI / 2017-05-11 11:16:13 / France / 12491 / FR



**Renovation**

**Primary energy need :**  
**89.45 kWhep/m<sup>2</sup>.an**  
 (Calculation method : RT 2005 )

**ENERGY CONSUMPTION**

*Economical building* *Building*

< 50	A	
51 à 90	B	B
91 à 150	C	
151 à 230	D	
231 à 330	E	
331 à 450	F	
> 450	G	

*Energy-intensive building*

**Building Type** : Office building < 28m  
**Construction Year** : 1927  
**Delivery year** : 2017  
**Address 1 - street** : 75008 PARIS, France  
**Climate zone** : [Cfb] Marine Mild Winter, warm summer, no dry season.

**Net Floor Area** : 12 514 m<sup>2</sup>  
**Construction/refurbishment cost** : 32 600 000 €  
**Number of Work station** : 851 Work station  
**Cost/m<sup>2</sup>** : 2605.08 €/m<sup>2</sup>

**Certifications :**



### General information

GECINA presents 55 Amsterdam located in the 8th arrondissement. This beautiful building offers ample living and service areas for up to 850 employees. 12 350 m<sup>2</sup> of new Parisian workspace that Naud and Poux Architectes have reinvented to work better combining historical and contemporary dimensions, architectural and environmental innovations. The access facilities of an address near a major Parisian hub of Saint-Lazare. The building benefits from the highest environmental standards with the Well, Effinergie, BBC Rénovation labeling as well as the BREEAM Outstanding, Leed Platinum and HQE Renovation certification.

The restructuring of the 55 illustrates the quest for excellence and innovation developed by Gecina.

## Architectural description

As an existing building, the architectural concept has endeavored to conserve as much as possible all the elements that can be reused and reused to maintain a virtuous carbon footprint. In this continuity of idea, the project is conceived with a real adaptability on the medium and long term with much flexibility in its daily use but also a great resilience on the challenges to come.

The intervention focused on the use value of construction dedicated to an office assignment. Thus, the facades have been preserved largely in their structure and in the dimensioning of the wide open bays; The façades have been endowed with innovative elements such as a white external exterior cladding (external thermal insulation), pivoting frames on a vertical axis for reinforced domestic use, terraces cleared of any technical equipment allowing a real use, ... The light / day coefficient has been considerably increased in the low levels thanks to the brightness of the new white material, the working areas have been positioned only in direct lighting, allowing at the same time to offer horizontal and vertical Natural light. The large staircase shares with the 3 lifts an open common landing, naturally lighted which offers so many places of conviviality. The level on the first basement is also naturally illuminated either by glass floors for meeting rooms and restaurants, or by openings on the street side, or by the creation of a garden for the conference room .

The project gives pride of place to the contribution of natural light in the project which constitutes in all points of view to inscribe the project in a true environmental approach of common sense.

## Building users opinion

Tenants being installed

## Stakeholders

### Stakeholders

Function : Designer

Agence Naud & Poux

Luc Poux / Elisabeth Naud

<http://enaudpoux.com>

### Contracting method

Other methods

## Energy

### Energy consumption

Primary energy need : 89,45 kWh/m<sup>2</sup>.an

Primary energy need for standard building : 160,68 kWh/m<sup>2</sup>.an

Calculation method : RT 2005

Breakdown for energy consumption : Heating: 41%Cold: 10%ECS: 3%Ventilation: 27%Lighting: 18%Auxiliaries: 1%

Initial consumption : 89,45 kWh/m<sup>2</sup>.an

### Real final energy consumption

Final Energy : 63,22 kWh/m<sup>2</sup>.an

### Envelope performance

Envelope U-Value : 0,59 W.m<sup>-2</sup>.K<sup>-1</sup>

More information :

ITI external walls: 0.211 W / m<sup>2</sup>.K (insulation R = 5.00 m<sup>2</sup>.K / W)Walls split ITI: 0.341 W / m<sup>2</sup>.K (Insulating R = 2.60 m<sup>2</sup>.K / W)Roofing terrasses: 0,148 W / m<sup>2</sup>.K (insulation R = 6,10 m<sup>2</sup>.K / W)Inclined roof: 0.30 W / m<sup>2</sup>.K (insulation R = 2.632 m<sup>2</sup>.K / W)Low floor: 0.23 W / m<sup>2</sup>.K (Insulation R = 3.50 m<sup>2</sup>.K / W)Curtain walls: 1.19 W / m<sup>2</sup>.KWindows: 1,50 W / m<sup>2</sup>.K

Indicator : I4

Air Tightness Value : 1,20

### More information

Estimated actual consumption in design at 234 kWh/m<sup>2</sup>/year (including office automation, restaurant, non-RT) We do not have more information on initial consumption.

## Renewables & systems

### Systems

#### Heating system :

- Urban network
- Radiant ceiling

#### Hot water system :

- Solar Thermal
- Other hot water system

#### Cooling system :

- Urban network
- Radiant ceiling

#### Ventilation system :

- Double flow heat exchanger

#### Renewable systems :

- Solar photovoltaic

### Smart Building

#### BMS :

The company A Trois will have the mission of conciergerie and community management

Users' opinion on the Smart Building functions : Tenants being installed

## Environment

### Urban environment

Land plot area : 2 126,00 m<sup>2</sup>

Built-up area : 84,34 %

Green space : 130,00

The site is located in an area with many shops and services in the vicinity. It meets the basic needs of the occupants of the buildings.

## Products

### Product

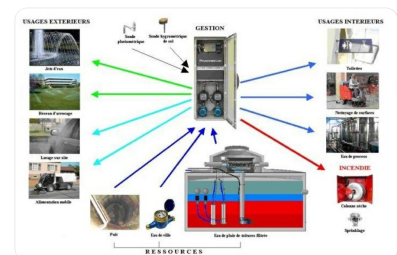
Recovery of rainwater and waste water from washbasins for the supply of non-potable water to the tanks of toilets and watering.

#### AQUAE

contact@aquae.fr

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

Product category : Finishing work / Plumbing - Sanitary equipment



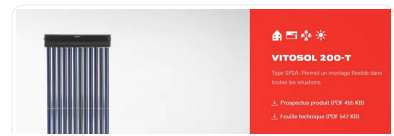
Solar Installation: VIESSMANN

Viessmann

info@viessmann.com

<https://www.viessmann.fr/fr/contact.html>

Product category : HVAC, électricité / heating, hot water  
Vacuum planar sensor Vitosol 200T



## Costs

### Construction and exploitation costs

Renewable energy systems cost : 3 620 000,00 €

## Health and comfort

### Water management

Consumption from water network : 1 683,00 m<sup>3</sup>

Consumption of grey water : 399,00 m<sup>3</sup>

Consumption of harvested rainwater : 625,00 m<sup>3</sup>

Water Self Sufficiency Index : 0.38

Water Consumption/m<sup>2</sup> : 0.13

Water Consumption/Work station : 1.98

Re-use of greywater from showers and washbasins, after filtering and cleaning (system retained on the operation: AQUAE), for sanitary, watering, cleaning surfaces. Respect of the abatement of Paris and beyond with a reduced leakage rate of 25%. The waterproofing coefficient is 91.8%.

### Indoor Air quality

End-of-project QAI measurements:- formaldehyde: 6.8 µg / m<sup>3</sup>- COVT: 398.4 µg / m<sup>3</sup>- Ozone: 0 µg / m<sup>3</sup>- PM10: 4 µg / m<sup>3</sup>- PM2.5: 5 µg / m<sup>3</sup> Actions for IAQ:- Implementation of active carbon filters- 30 m<sup>3</sup> / h. in the whole building- Installation of CO<sub>2</sub> sensors in rooms with intermittent occupancy: Meeting rooms, RIE, Fitness, Auditorium- Class of sealing of the aeraulic networks: B- Percentage of known VOC emissions excluding paints: 96%- Percentage of materials with fungal properties and bacterial: 71%

## Carbon

### GHG emissions

GHG in use : 16,61 KgCO<sub>2</sub>/m<sup>2</sup>/an

Methodology used :

The scope of assessment of the GHG emissions of the structure is as follows: - Heating consumption (via the CPCU network), - Consumption of air conditioning (via the CLIMESPACE network), - Lighting and

GHG before use : 598,00 KgCO<sub>2</sub> /m<sup>2</sup>

Building lifetime : 20,00 année(s)

, ie xx in use years : 36

The materials study was carried out using the ELODIE software in order to know the results according to the standard NF P 01 010. The values used are derived from the INIES database.

### Life Cycle Analysis

Eco-design material : Percent recycled materials in cost: 5.11% Percent recycled materials with joinery: 10,52% Percentage of local materials in cost: 11.63% Percentage of local materials with joinery: 22.44% Percentage of FSC labeled wood in cost: 60%

## Contest

### Reasons for participating in the competition(s)

Le 55 Amsterdam a été conçu pour accueillir une entreprise plaçant la qualité de vie de ses occupants au premier plan. Ouvert sur la ville, innovant, l'immeuble réinvente le lieu de travail. Il associe des performances techniques à des préoccupations de bien-être physique et moral dans la logique du label Well. Le 55 Amsterdam est en effet le premier immeuble de bureaux parisien labellisé Well et BiodiverCity.

Ses atouts sont :

- une situation géographique centrale au pied du hub de transports de la Gare Saint Lazare,
- un rez-de chaussée de plain-pied,
- des espaces verts en continuité des espaces collectifs (jardin intérieur),
- une terrasse végétalisée panoramique accessible à tous les occupants,
- une séquence escalier - ascenseur unique et centrale, la lumière naturelle partout dans le bâtiment,
- 50m<sup>2</sup> de panneaux solaires thermiques,
- des places de recharge pour véhicules électriques,
- places dédiées au co-voiturage,
- local vélo,
- une galerie d'art visible depuis la rue et véritable lieu de vie dans le bâtiment.

## Building candidate in the category



Santé & Confort



Coup de Cœur des Internautes



Grand Prix Rénovation Durable

