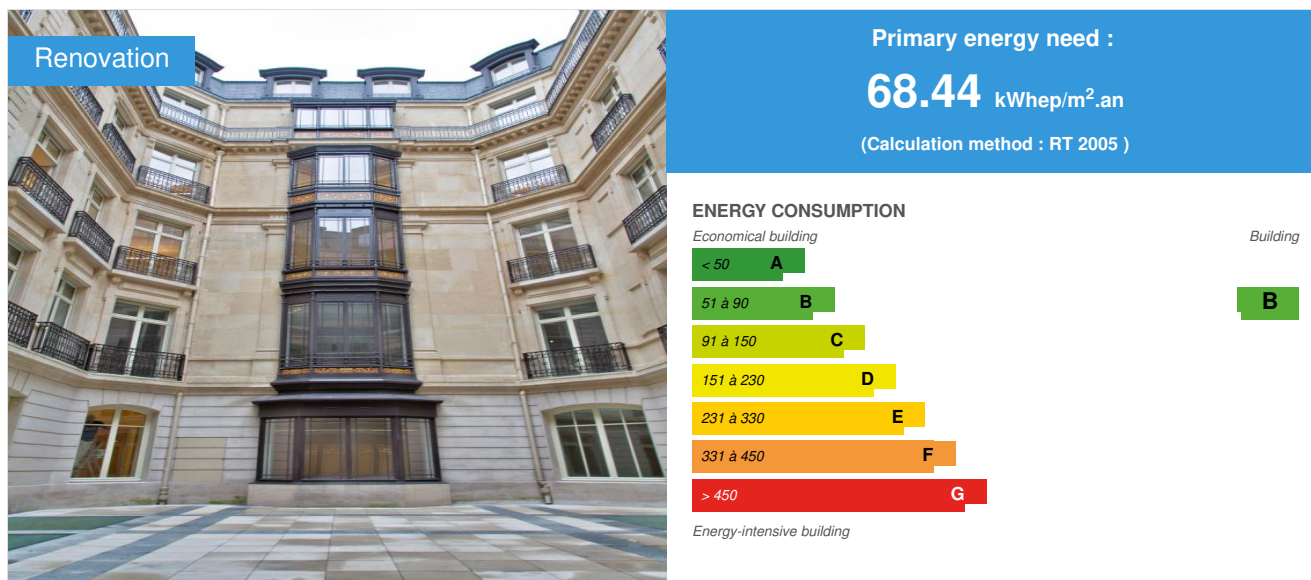


10-12 Rue d'Anjou

by Nicolas Tennevet / 2015-06-19 16:53:39 / France / 15434 / FR



Building Type : Office building < 28m
Construction Year : 1890
Delivery year : 2014
Address 1 - street : 10-12 Rue d'Anjou 75008 PARIS, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 7 016 m²
Construction/refurbishment cost : 13 500 000 €
Cost/m2 : 1924.17 €/m²

Certifications :



breeam



Proposed by :

CERTİVEA

General information

Haussmann type building for office use, located at 10/12 rue d'Anjou in the 8th arrondissement of Paris.

The construction of the building dates from the years 1880-1890. The current building consists of 6 storeys and 4 underground levels. In superstructure, the building develops 4 wings around a private central courtyard.

The works involve the renovation of office space, excluding fittings and furniture, and including the change of floor coverings and interior walls, suspended ceilings and the complete overhaul of technical equipment (heating, air conditioning, electricity ...).

Sustainable development approach of the project owner

The contractor wished to have this operation following an Environmental Quality approach. He decided to launch the project in a HQE certification approach for

Architectural description

The construction involved the renovation of office spaces, without interior arrangements and furniture, and including the change of floorings and interior walls, suspended ceilings and the complete overhaul of technical equipment (heating, air conditioning, electricity ...).

Building users opinion

To meet the goals of the environmental certification of the building and to follow the satisfaction of the inoccupants after they moved in, a commissioning mission will be undertaken.

Stakeholders

Stakeholders

Function : Contractor

SNC PARANJOU c/o FONCIERE DE LUTECE

ntennevet@macifimo.com

Function : Assistance to the Contracting Authority

CBRE Project

http://www.cbre.fr/fr_fr

Function : Assistance to the Contracting Authority

EGIS CONSEIL

<http://www.egis.fr/activites/metiers/conseil>

In charge of the building environmental certifications

Function : Designer

SAHUC & KATCHOURA

<http://www.sahuc-katchoura.fr/>

Function : Thermal consultancy agency

LAFI

<http://www.lafi-bet.com/>

Function : Construction company

BOUYGUES BATIMENT ILE DE FRANCE - Rénovation Privée

<http://www.bouygues-batiment-ile-de-france.com/uo/renovation-privee/1/>

Function : Certification company

CERTIVEA

01 40 50 29 09

<http://www.certivea.fr>

Contracting method

General Contractor

Type of market

Realization

Energy

Energy consumption

Primary energy need : 68,44 kWh/m².an

Primary energy need for standard building : 103,37 kWh/m².an

Calculation method : RT 2005

Breakdown for energy consumption : 70% of improvement from the initial state.

Heating : 20.247 ,

Cooling: 10.110,

Hot Water: 0000,

Ventilation: 22 085,

Auxiliaries: 0.931,

Lighting: 15,066

Initial consumption : 233,66 kWh/m².an

Envelope performance

Envelope U-Value : 0,85 W.m⁻².K⁻¹

More information :

Exterior walls

Installation of a lining inside insulation of 7.5 cm thickness of $\lambda = 0.039$

Timber joinery $U_w = 1.6$ / Double glazing with argon gas Warm edge 4/16/4 $U_g = 1.1$ TL = 80 % for a good resource in natural light and limit lighting consumption
FS = 0.63

Roofing

Installation of 25 cm of insulation $\lambda = 0.038$

Indicator : I4

Air Tightness Value : 1,70

Renewables & systems

Systems

Heating system :

- Urban network
- Fan coil

Hot water system :

- Individual electric boiler

Cooling system :

- Urban network
- Fan coil

Ventilation system :

- Double flow heat exchanger

Renewable systems :

- No renewable energy systems

Other information on HVAC :

Contractors wished to connect to the urban networks (heating and cooling)

Smart Building

BMS :

Two levels of sub-metering with the possibility of specific monitoring of energy consumption by item (Counts lighting, air conditioning, ECS) beyond the regulatory requirements of the energy metering

Environment

Urban environment

The project is located in the center of Paris, in the heart of the CBD (Central Business District) in the 8th arrondissement. This location allows the building to benefit from good transportation services and easy connection with the city networks.

Products

Product

Double low emissivity glazing argon gas

SAINT GOBAIN GLASS

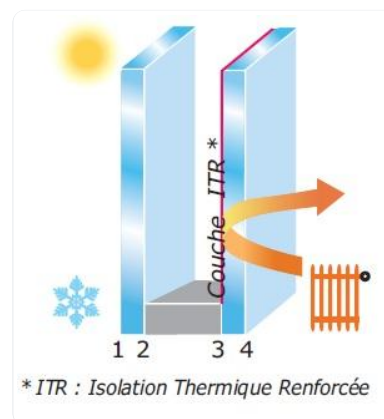
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<http://fr.saint-gobain-glass.com/>

Product category : Finishing work / Exterior joinery - Doors and Windows

Double glazing with argon gas Warm edge 4/16/4 Ug = 1.1 TL = 80% for a good resource for natural lighting and thus reduce lighting consumption FS = 0.63

Product meeting the environmental requirements of the operation



Air handler

SWEGON

04 37 25 62 10

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

Product category : HVAC, électricité / ventilation, cooling

CTA turbofan with highly efficient heat recovery system (efficiency greater than 80%)

Product meeting the environmental requirements of the operation



Costs

Contest

Reasons for participating in the competition(s)

Compte tenu des défis énergétiques à relever dans l'existant, notre opération de rénovation environnementale d'un immeuble haussmannien nous semblait être un exemple concret et reproductible des solutions qui peuvent être mise en place pour répondre à cet enjeu.

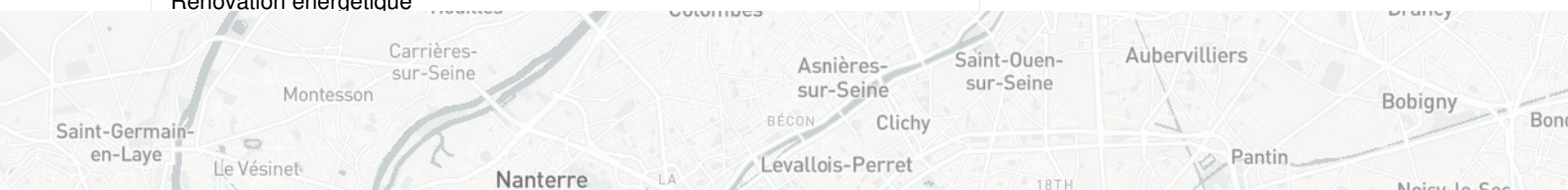
Cette opération se veut exemplaire sur les sujets environnementaux et a obtenu une triple certification environnementale :

- HQE -Niveau EXCELLENT
- BREEAM -Niveau VERY GOOD
- LEED -Niveau SILVER

Building candidate in the category



Rénovation énergétique





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