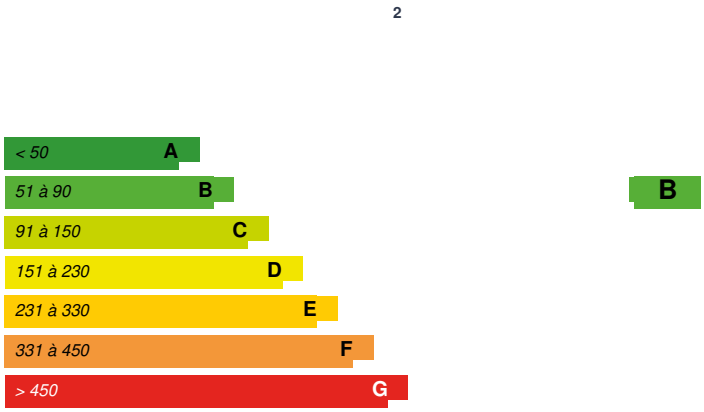
The 32 Paul Duez street in Lille



Building Type : Office building < 28m
Construction Year : 2014
Delivery year : 2015
Address 1 - street : 59100 LILLE, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 4 600 m^2
Construction/refurbishment cost : 6 500 000 €
Number of Work station : 300 Work station
Cost/m2 : 1413.04 €/m^2

General information

The 32 is a 3000 m² building, in the Paul Duez street in Lille. It was heavily renovated into a very eficient office from an energy point of view and an ecological perspective. In addition, the program has evolved from a former strictly commercial building on a joint project with offices and 15 apartments.

Sustainable development approach of the project owner

Priced based on the ISO 26000 standard, the Nacarat commitment to sustainable development is based on a structured eco-design tool, developed by the company on the basis of international work on sustainable city (LEED, BREEAM, HQE, Living Building Challenge, positive Economy). To progress and be successful in this field, Nacarat partners with experts in areas such as biodiversity, energy efficiency, renewable energy, education ...

These initiatives are developing many concrete solutions, on 15 specific topics, allowing especially favor urban intermingling, create links and add a dose of enthusiasm to the concept of living together.

Architectural description

The facade of the building of the old post office is cleaned to reveal the original stone. The roof is adorned with an extra level. A crowning glass which wants quiet day, reflecting the color of the sky, illuminated at night to catch the eye and be part of the dynamism of the Euralille district. The new office building follows the simple and classic aesthetics of the street front building. Their joint service is carried out by the rue Paul Duez.

The housing construction is constituted of a series of layers stacked one on the other in an offset manner. Facades, dressed in a gray-brown

siding, assume the monolithic appearance of the building. Access to housing is made from Moulins street Garence after crossing a garden leading to the entrance hall. The proposed typologies are oriented southwest and east. They range from T1 to T4, promoting social mix.

If you had to do it again?

Energy rehabilitation and intensity of the city at the heart of the project and in the heart of Nacarat strategy. So yes, 100 times yes. As we probably pousserions the circular economy more dimension.

See more details about this project

Stakeholders

Stakeholders

Function : Contractor
Nacarat

Manuel Laplace

http://immobilier-entreprise.nacarat.com/fr/immobilier-d-entreprise
Project developer

Function : Designer
DeAlzua+

Jerôme De Alzua

http://www.dealzua.com/

Function : Other consultancy agency
Diagobat

Bertrand André

http://www.diagobat.fr/
BREEAM eco certification council

Contracting method

Off-plan

Energy

Energy consumption

Primary energy need : 88,00 kWhep/m^2.an
Primary energy need for standard building : 99,00 kWhep/m^2.an
Calculation method : RT 2012
Breakdown for energy consumption : - Heating: 39.3
- Air conditioning: 12.4
- DHW: 2.3
- Lighting: 17.4
- Ventilation Auxiliary: 16.6
Initial consumption : 300,00 kWhep/m^2.an

Real final energy consumption

Final Energy : 88,00 kWhef/m^2.an

Envelope performance

Envelope U-Value : 0,78 W.m^{-2}.K^{-1}
More information :
Existing facade conservation, inside insulation

Indicator : I4
Air Tightness Value : 2,20

Renewables & systems

Systems

Heating system :
- Heat pump

Hot water system :
- Individual electric boiler

Cooling system :
- Fan coil

Ventilation system :
- Double flow heat exchanger

Renewable systems :
- No renewable energy systems

Solutions enhancing nature free gains :
Récupération Double Flux; inertie forte des murs de l'époque

Environment

Urban environment

Land plot area : 1 500,00 m^2
Built-up area : 80,00 %
Green space : 20,00
Lille downtown, located 500m of the Highspeed Railway Station Lille Flandres

Products

Product

Danvent DV, Danvent TIME

Systemair

Resp commercial

https://www.systemair.com/fr/France/
Product category : Table 'c21_china.innov_category' doesn't exist SELECT one.innov_category AS current,two.innov_category AS parentFROM innov_category AS oneINNER JOIN innov_category AS two ON one.parent_id = two.idWHERE one.state=1AND one.id = '19'
tertiary double flow ventilation

Costs

Construction and exploitation costs

Cost of studies : 430 000 €
Total cost of the building : 6 500 000 €

Carbon

GHG emissions

GHG in use : 3,00 $KgCO_2/m^2/an$

Methodology used :
Thermic Regulation calculation

Rehabilitation

Contest

Reasons for participating in the competition(s)

The project is located on a parcel adjacent to both Paul Duez and Moulin de Garance streets. The challenge is in the creation of a joint program of 15 multi-family housing, new offices and a rehabilitation including energy offices: one of the first BREEAM certification Lille.
Creation of three adjacent buildings: the rehabilitated former post offices of Paul Duez street, the new office building adjacent to the renovated part and a housing building overlooking Moulin de Garance Street. On the courtside, part of the bulding was demolished to create a series of British style courts in the heart of the block, which illuminates the lower ground floor of the existing building and underground parking.

Building candidate in the category

Bas Carbone

Coup de Cœur des Internautes

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