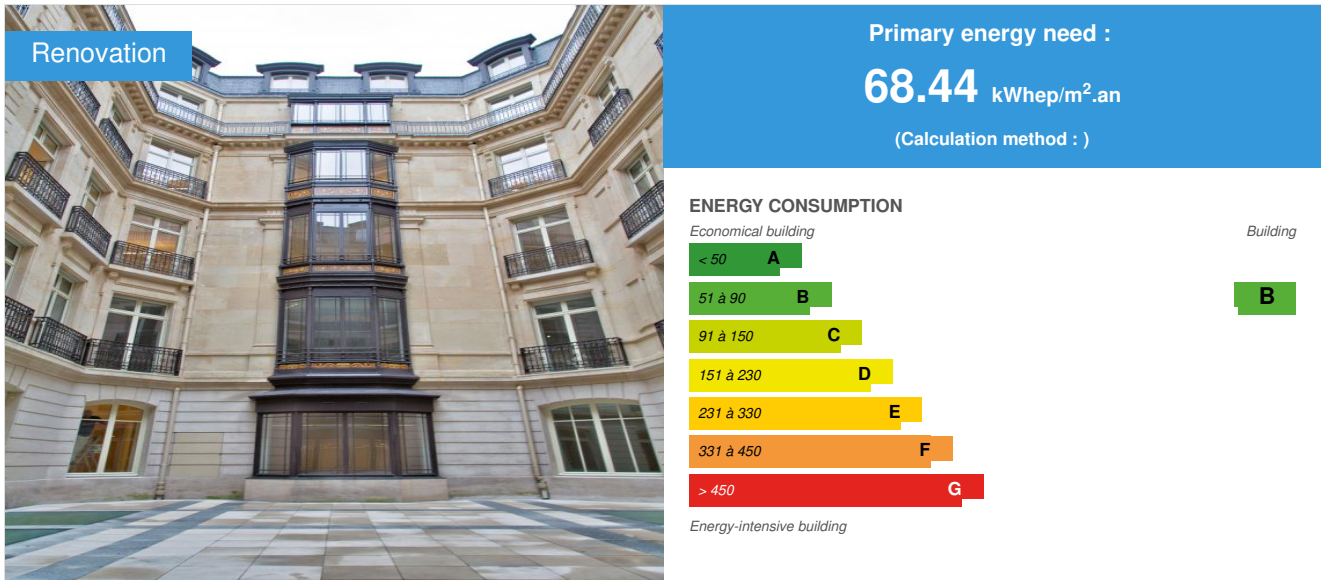


10-12 Rue d'Anjou

by Nicolas Tennevet / 2015-06-19 16:53:39 / Francia / 15771 / 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 €
Number of Work station : 300 Work station
Cost/m2 : 1924.17 €/m²

Certifications :



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 is consist of 6 storeys and 4 underground levels. In superstructure, the building develops 4 wings around a private central courtyard.

The works involves 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 Tertiary Building Renovation in its version of 25 January 2013.

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 occupants 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-privée/1/>

Function : Certification company

CERTIVEA

01 40 50 29 09

<http://www.certivea.fr>

Contracting method

General Contractor

Type of market

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Energy

Energy consumption

Primary energy need : 68,44 kWhep/m².an

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

Calculation method :

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 kWhep/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 Uw = 1.6 / Double glazing with argon gas Warm edge 4/16/4 Ug = 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

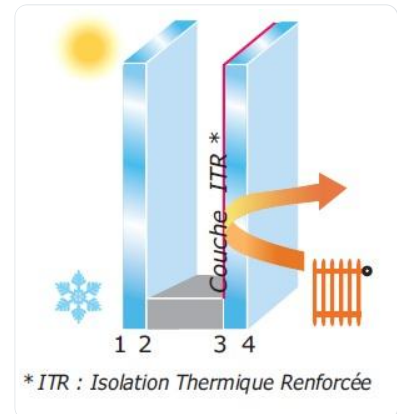
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<http://fr.saint-gobain-glass.com/>

Product category : Table 'c21_spain.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 = '10'

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 : Table 'c21_spain.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'

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

Product meeting the environmental requirements of the operation



Costs

Contest

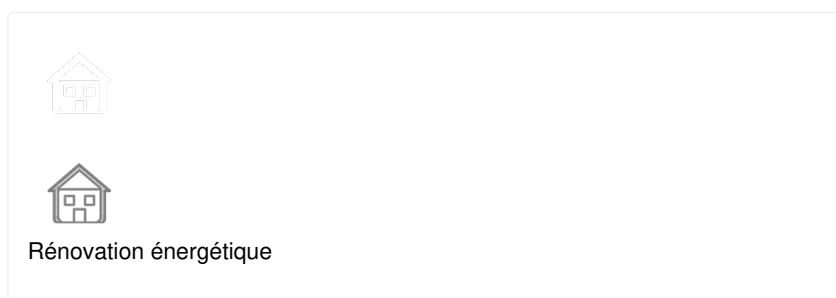
Reasons for participating in the competition(s)

Given the energetic challenges with existing buildings, we see our renovation project of an Haussmann building as an example of practical and replicable solution that can be implemented to meet this environmental challenge.

This operation aims to be exemplary on the environmental issues and obtained a triple environmental certification:

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

Building candidate in the category





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