


#Curve building

by Julien Wortrai / 2021-03-17 18:19:44 / France / 5061 / FR



New Construction

Primary energy need :

67 kWhep/m².an

(Calculation method : RT 2012)

ENERGY CONSUMPTION

Consumption Range (kWhep/m ² .an)	Label	Category
< 50	A	Economical building
51 à 90	B	Building
91 à 150	C	
151 à 230	D	Energy-intensive building
231 à 330	E	
331 à 450	F	
> 450	G	

Building Type : Office building < 28m
Construction Year : 2017
Delivery year : 2020
Address 1 - street : 13 Rue du Landy 93200 SAINT DENIS, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 23 898 m² Autre type de surface nette

Certifications :



Proposed by :



General information

BNP Paribas Real Estate's Corporate Real Estate Development division has just delivered #Curve, its first timber frame building, in Saint-Denis. With a surface area of 24,000 m², #Curve is one of the largest wooden buildings ever made in France. The numerous carbon optimizations, integrated from the design stage, make it a particularly exemplary building, in line with the environmental commitments of BNP Paribas Real Estate.

#Curve is positioned, thanks to its wooden frame and its energy efficiency, as a response to the necessary reduction of carbon emissions in the real estate industry. The building, which is committed to being **40% below RT 2012** in terms of its energy needs, is aiming for HQE certification, the Effinergie + label as well as the E + / C- label.

About #Curve

#Curve offers around 24,000 m² of offices with 250 m² of retail space on the ground floor and 257 car parks. Spread over seven floors, this building, designed by Chartier Dalix Architectes and developed by BNP Paribas Immobilier Promotion Immobilier d'Entreprise, has 1,960 workstations on floors of around 3,000 m² and a capacity of approximately 260 workstations per platform. Leased mainly by the Regional Health Agency (ARS), #Curve was acquired by Générale Continentale Investissements (GCI) and Benson Elliot. #Curve benefits from a wide range of services (business center, co-working spaces, restaurant, fitness / wellness, bar, contemporary café, concierge, etc.) and quality services (landscaped gardens, accessible terraces, etc.) in premises whose layout was designed by RF Studio (Ramy Fischer) so that the work environment is a source of fulfillment. At 450 m. from the RER B "Stade de France" station, which will subsequently be reinforced

by the entry into service of line 15 of the Grand Paris Express and of the T8 tramway, #Curve rises in a mixed environment on rue du Landy, at within the 30 hectares of the ZAC de la Montjoie, a new eco-district in the Plaine Saint-Denis, managed by Séquano Aménagement. The building also benefits from the proximity of metro line 12, Front Populaire station, leading directly to Saint-Lazare and Montparnasse stations. In the short term, the area will host Condorcet University, which will complete the transformation and revitalization of this promising district.

Sustainable development approach of the project owner

#Curve is one of the achievements testifying to BNP Paribas Real Estate's commitment to providing sustainable products and services. This wooden frame construction, which is the first for BNP Paribas Real Estate for a building of this size, is a testament to the low-carbon commitment from the design of the building.

BNP Paribas Real Estate wishes to satisfy its customers and partners with innovative real estate products and services, creators of shared value (tangible and intangible) and contribute with them to the development of the sustainable city.

Find our sustainable development strategy: <https://bnppre.isivalue.com/reporting/fr/>

Architectural description

Located in the ZAC Montjoie, this "white" office operation is designed in a spirit of great compactness. The building stretches out in the diagonal of its base, avoiding any vis-à-vis. This arrangement releases two large gardens in the ground which offer an important wooded line on the street. One of the 2 gardens is bordered by a gallery - bioclimatic space - which enhances the catering area; the other more frequented, is a "place of representation". Its landscaping is a real showcase for the hall.

The entire project is designed in a wooden structure allowing great flexibility in the layout of the trays. The wood, left visible inside, joins the strong identity of an innovative tertiary building that of an ecologically responsible construction.

Building users opinion

Material very well received by customers seeking to see structural wood inside the building. Feeling of well-being, warm material

See more details about this project

<https://www.curve-saintdenis.fr/>

Photo credit

Romain Ruiz

Stakeholders

Contractor

Name : BNP Paribas Real Estate Promotion Immobilier d'Entreprise

Contact : julien.wortrai[a]realestate.bnpparibas

<https://www.realestate.bnpparibas.fr/>

Construction Manager

Name : Chartier Dalix Architectes

Contact : contact[a]chartier-dalix.com

<https://www.chartier-dalix.com/>

Stakeholders

Function : Manufacturer

BINDERHOLTZ

03.88.85.19.98

<https://www.binderholz.com/fr/>

Manufacturer of CLT timber and glued laminated timber. Sanitary walls, partition walls and floors in CLT, glued laminated facade columns and beams

Function : Company

MATHIS

03 68 08 00 08

<https://www.mathis.eu/FR/Entreprise.html>

Structural Work Wood

Function : Company

GCC

01 34 92 41 75

<https://www.gcc-groupe.com/>

Structural work Concrete

Type of market

Global performance contract

Energy

Energy consumption

Primary energy need : 67,00 kWhep/m².an

Primary energy need for standard building : 113,00 kWhep/m².an

Calculation method : RT 2012

Renewables & systems

Systems

Heating system :

- Urban network

Hot water system :

- Individual electric boiler
- Solar Thermal

Cooling system :

- Water chiller
- Fan coil
- VAV Syst. (Variable Air Volume system)

Ventilation system :

- Double flow heat exchanger

Renewable systems :

- Solar Thermal

Environment

Urban environment

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Products

Product

CLT WOOD and Glued laminated timber

BINDERHOLTZ

03.88.85.19.98

<https://www.binderholz.com/fr/>

Product category : Gros œuvre / Structure, maçonnerie, façade

Sanitary walls, partition walls and floors in CLT, glued laminated facade columns and beams

Material very well received by customers, seeking to see structural wood inside the building. Feeling of well-being, warm material



Costs

Carbon

GHG emissions

Calculation in phase EXE being finalized

Contest

Reasons for participating in the competition(s)

The use of low-carbon concrete for the infrastructure (4 partial levels of underground car parks) allows a **saving of 1,570 tonnes of CO2** (equivalent to approximately 220 Paris-Sydney round trips by plane). Regarding the 7-level superstructure, the mixed wood and concrete construction (for some cores), as well as the implementation of the majority of load-bearing walls in CLT (prefabricated), reduces the carbon impact compared to a traditional concrete structure and provides **carbon storage to the tune of 4,150 tonnes of CO2** (around 580 Paris-Sydney round trips by plane).

This construction method, which makes extensive use of prefabrication, also offers the advantage of rapid installation on site, allowing savings in terms of execution planning.

Other examples of carbon optimizations:

- On the technical packages: new generation refrigerants allow a **saving of 1,085 tonnes of CO2** compared to standard fluids (ie around 150 Paris-Sydney round trips by plane);
- On the interior coverings: carpets with recycled underlays allowing a saving of **120 tonnes of CO2** compared to the reference values;
- Work with manufacturers committed to the reduction of their environmental impacts and voluntary for the realization of FDES;
- Participation of tenant companies for the carbon optimization proposal on their lots.

Building candidate in the category

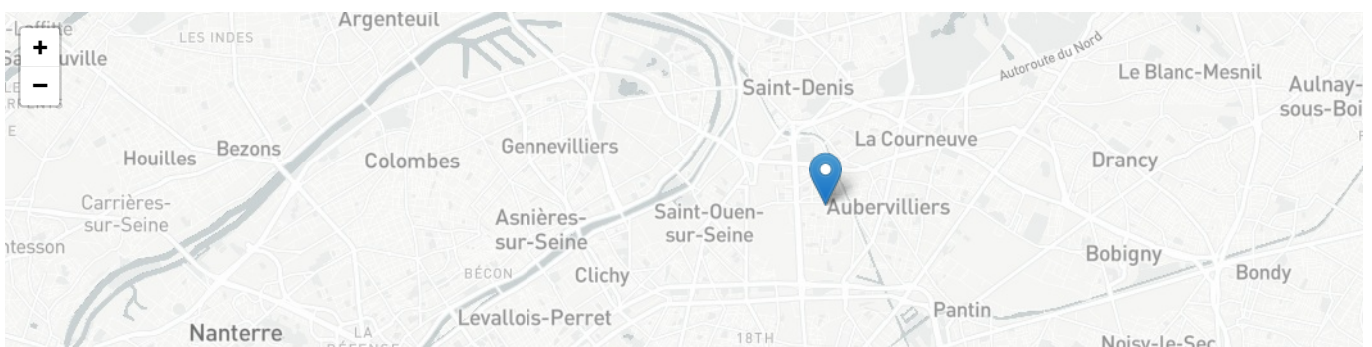


Bas Carbone



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