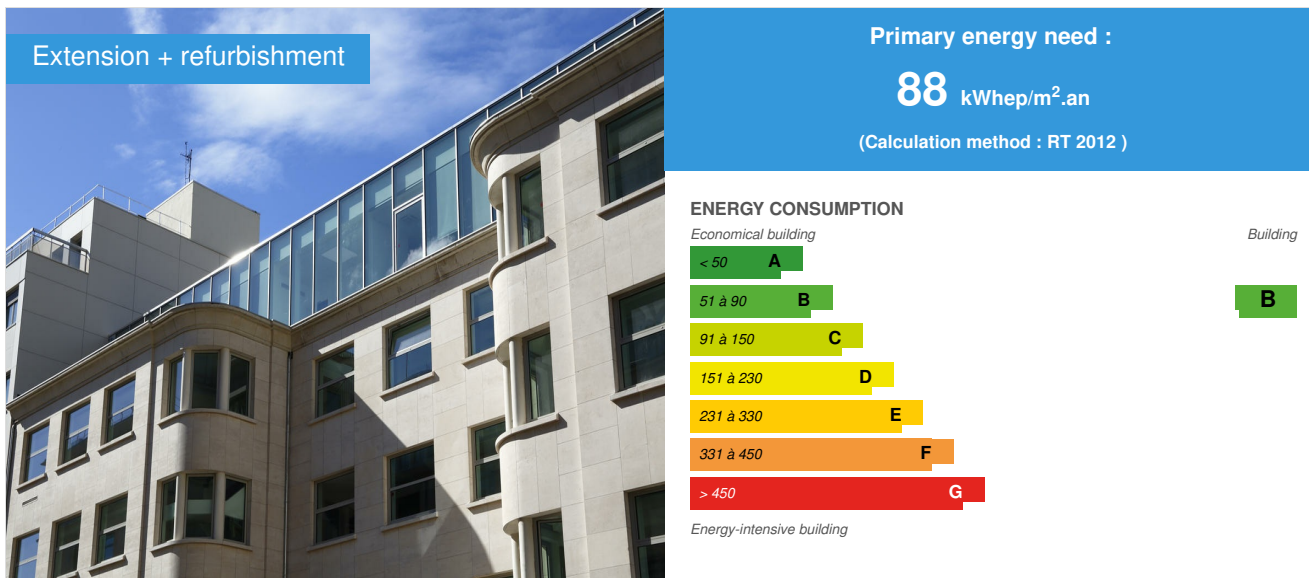


## The 32 Paul Duez street in Lille

by Rodolphe Deborre / 2016-06-14 15:44:20 / Francia / 12123 / FR



**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<sup>2</sup>  
**Construction/refurbishment cost** : 6 500 000 €  
**Cost/m2** : 1413.04 €/m<sup>2</sup>

**Certifications :**



**Proposed by :**



### General information

The 32 is a 3000 m<sup>2</sup> building, in the Paul Duez street in Lille. It was heavily renovated into a very efficient 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<sup>2</sup>.an

Primary energy need for standard building : 99,00 kWhep/m<sup>2</sup>.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<sup>2</sup>.an

#### Real final energy consumption

Final Energy : 88,00 kWh/m<sup>2</sup>.an

## Envelope performance

Envelope U-Value : 0,78 W.m<sup>-2</sup>.K<sup>-1</sup>

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<sup>2</sup>

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\_italy.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<sub>2</sub>/m<sup>2</sup>/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 courtyards, part of the building 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.

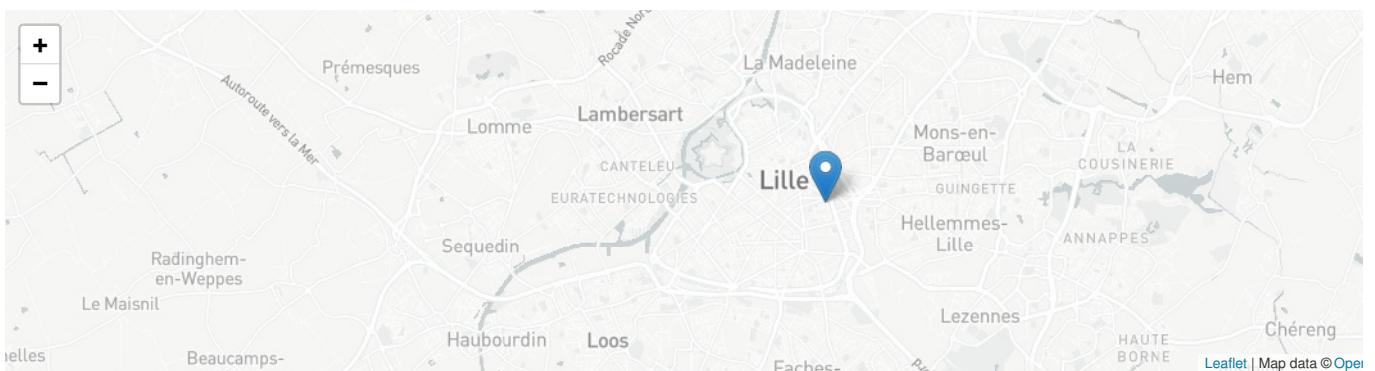
### Building candidate in the category



Bas Carbone



Coup de Cœur des Internautes



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