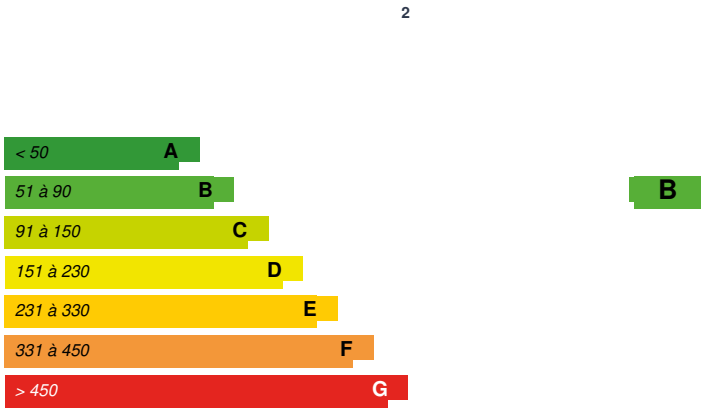
Headquarters of Groupama Paris Val de Loire



Building Type : Office building < 28m
Construction Year : 1970
Delivery year : 2017
Address 1 - street : 89000 AUXERRE, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 3 579 m^2
Construction/refurbishment cost : 2 565 000 €
Number of Work station : 150 Work station
Cost/m2 : 716.68 €/m^2

General information

New image and beautiful "overall" performance for this 70s office building where no heavy work had been done since its construction and which presented such discomforts that it became "unusable".

Complete recovery of the insulation of the envelope, its airtightness and thermal bridges.
Development of shared areas on the garden level for training with installation of LED luminaires running on presence and graduation of the luminosity.
Development of co-working spaces on the ground floor with specific acoustic study. Independent spaces mutualisable with the outside wooden terrace.
Release of the R + 2 shelf for tenants and / or co-owners with full accessibility of the site and independent management.

Sustainable development approach of the project owner

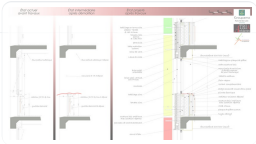
1. Make buildings compliant with current regulations. O Accessibility O Fire O Asbestos 2. Bring these buildings delivered in the 1970s (45 years) to the levels of performance, comfort, ease of operation and operating costs of a new building. O Work on their envelopes and facades, heating solutions and evaluate their costs. 3. Provide working conditions consistent with the activities housed in the building (offices, call center, meeting, shop window ...): O Allow for evolutions. O Make this building attractive. O Make new digital solutions possible. 4. Examine the solutions of pooling of spaces and resources. O Flexibility of use. O Savings. 5. Making these buildings valuable to their heritage.

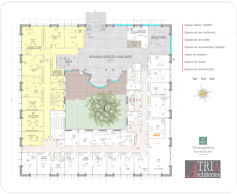
Architectural description

New image and beautiful "overall" performance for this 70s office building where no heavy work had been done since its construction and which presented such discomforts that it became "unusable". Complete recovery of the insulation of the envelope, its airtightness and thermal bridges: • Wooden tunnel walls of the existing structure for busy site intervention and encapsulation of asbestos products. Insulation distributed in these 42cm coat walls. • Exterior insulated exterior walls of minimum 20cm, removing all thermal bridges from the existing post / concrete beam structure. • Terracotta shingle finish for resistance, maintenance and the "earth" side for the Cité de l'Agriculture et des services. • Double-breaking aluminum jointed joinery Uf = 1,1 with high-performance double glazing. • Complete renovation of roof terraces with 240mm polyurethane and treatment of acroteres. Then, implementation of "comfort and health" solutions - summer heat - by double-stream ventilation with 2 plants per level and management of bioclimatic facades by solar protection: • Horizontal sunlight breezes on individual management

and centralized by sun sensor to avoid summer overheating by wind sensor to wind up the blinds in case of strong wind and hourly programming to secure the building at night. • Vertical and colored vertical sunscreens create masks while animating the facades. Energy performance achieved at the level of a new building: • Factor 5 for consumption on all items, ie 289 to 56.4 kWh / m².an. • Factor 10 for heating consumption, ie 245.8 to 24.9 kWh / m².an. O Decrease by 50% of heating surfaces. Development of shared areas on the garden level for training with installation of LED luminaires running on presence and graduation of the luminosity. Development of co-working spaces on the ground floor with specific acoustic study. Independent spaces mutualisable with the outside wooden terrace. Release of the R + 2 shelf for tenants and / or co-owners with full accessibility of the site and independent management.

See more details about this project





Stakeholders

Stakeholders

Function : Designer
ATRIA Architectes

Jean-Pierre Bosquet et Annick Worobel; aworobel@atria-archi.com

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Architect

Function : Thermal consultancy agency
Via Positive

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Study office Thermal, heating and ventilation

Function : Contractor
Groupama Paris Val de Loire

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Manager Regional Logistics Jobs

Function : Manufacturer
Terreal

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Clay Shingles

Function : Company
Gebat Construction

Georges Miranda et Sébastien Gomes; accueil@gebat.fr

http://www.gebat-constructions.fr/
Outdoor thermal insulation

Function : Company
Vaucouleur SARL

Davis Vaucouleur

http://vaucouleur.sarl.free.fr/
Timber frame and cladding

Contracting method

Separate batches

Type of market

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Energy

Energy consumption

Primary energy need : 56,40 kWhep/m^2.an

Primary energy need for standard building : 107,40 kWhep/m^2.an

Calculation method :

Breakdown for energy consumption : CEP Heating: 24.9 kwh / m².an CEP cooling: 1.3 kwh / m².an CEP DHW: 3.2 kwh / m².an CEP Lighting: 14.8 kwh / m².an CEP Ventilation: 9.6 kwh / m².an CEP Auxiliaries: 2.6 kwh / m².an CEP Photovoltaic: 0.0 kwh / m².an

Initial consumption : 289,00 kWhep/m^2.an

Real final energy consumption

Final Energy : 56,40 kWhef/m^2.an

Envelope performance

Envelope U-Value : 0,60 $W.m^{-2}.K^{-1}$

More information :
Wall R-1 exterior - coated ITE:
260 mm of concrete insulated with 200 mm of PSE Th32
U-value: 0.152 W / m²K

Wall RDC to R + 2 terracotta facing - metal sheet:
Wooden tunnel walls of the existing structure for occupied site intervention and encapsulation of asbestos products. Insulation distributed in these 420 mm coat walls.
Exterior walls insulated from the outside by 120 mm of glass wool + 80 mm of rockwool.
U-value: 0.08 W / m²K

Wall RDC to R + 2 patio - ITE coated:
200 mm of concrete insulated with 200 mm of PSE Th32
U-value: 0.153 W / m²K

Wall RDC to R + 2 patio coated - sheet steel:
Wooden tunnel walls of the existing structure for occupied site intervention and encapsulation of asbestos products. Insulation distributed in these 420 mm coat walls.
Exterior insulated walls of 200 mm PSE Th32.
U-value: 0.069 W / m²K

Wall RDC to R + 2 patio - ITE coated:
200 mm of concrete insulated with 200 mm of PSE Th32
U-value: 0.153 W / m²K

Roofing:
Existing concrete slab of 200 mm insulated by 2 * 120 mm of polyurethane, lambda 0,023.
U-value: 0.095 W / m²K

Exterior wood furnishings :
Aluminum joinery thermal bridge breaker and double glazing - Schuco AWS75.II
Average Uw: 1.3 W / m²K
Ug glazing: 1.0 W / m²K
Insert: 0.04 W / mK
Solar factor: G = 46%

Building Compactness Coefficient : 1,17

Indicator : EN 13829 - n50 » (en 1/h-1)

Renewables & systems

Systems

Heating system :
- Gas boiler
- Water radiator

Hot water system :
- Individual electric boiler

Cooling system :
- VRV Syst. (Variable refrigerant Volume)

Ventilation system :
- Double flow heat exchanger

Renewable systems :
- No renewable energy systems

Smart Building

BMS :

Dynamic front

Environment

Urban environment

Land plot area : 7 688,00 m^2
Green space : 1 732,00
Site comprising 3 headquarters built in the years 67 and 70 in the heart of a residential area grouping together individual and collective housing.

Products

Product

Zephyr evolution

Terreal

lionel.garcia@terreal.com

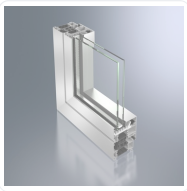
http://www.terreal.com/
Product category : Table 'c21_italy.innov_category' doesn't exist SELECT one.innov_category AS current,two.innov_category AS parentFROM innov_category AS oneINNER JOIN innov_category AS two ON one.parent_id = two.idWHERE one.state=1AND one.id = '6'
The oldest building material in the world, terracotta is obtained by the firing of clay. It is this natural raw material that gives it its strengths.
• Economical and lightweight
• Durable and maintenance-free
• Simple and fast rail mounting
• Simple, long-skinned cladding: up to 150 cm

In total agreement with the site "The City of Agriculture and Services"

ASW 75 II

Schüco

Jean-Marc GAUDARD; jmgaudard@schueco.com



https://www.schueco.com/web2/fr
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 = '10'
Aluminum joinery thermal bridge breaker and double glazing - Schuco AWS75.II
Average Uw: 1.3 W / m²K
Ug glazing: 1.0 W / m²K
Insert: 0.04 W / mK
Solar factor: G = 46%

Well accepted

Costs

Construction and exploitation costs

Cost of studies : 295 000 €
Total cost of the building : 2 565 000 €

Energy bill

Forecasted energy bill/year : 7 500,00 €
Real energy cost/m2 : 2.1
Real energy cost/Work station : 50

Carbon

GHG emissions

GHG in use :8,00 $KgCO_2/m^2/an$
Methodology used :
THCex Regulatory Calculation Methodology

Contest

Building candidate in the category


Energie & Climats Tempérés


Coup de Cœur des Internautes

Date Export : 20231013134403