

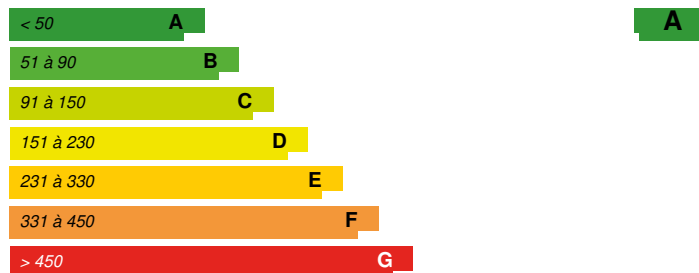
Head office of the Caisse d'Epargne bank in Poitou-Charente

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New Construction

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Building Type : Office building < 28m
Construction Year : 2017
Delivery year : 2017
Address 1 - street : 1, Parvis Corto Maltese 33076 BORDEAUX, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 11 300 m²
Construction/refurbishment cost : 24 000 000 €
Number of Work station : 550 Work station
Cost/m2 : 2123.89 €/m²

General information

From Corto Maltese square, it's a real glass vessel rising. 117 meters long, 7,000 m² of glazed facades on seven levels. Throughout the day, the colors of the sky play with iridescent surfaces. At night, the large openings are illuminated and reflected in the Garonne. Called Atlantica by employees, the new headquarters of the Caisse d'Epargne Aquitaine Poitou-Charentes recalls the maritime horizons that start here with the river. Like a flagship, the building marks the course of this new territory that is the Bordeaux Euratlantique operation, south of a changing metropolis. This mixed neighborhood hosts offices, shops, cultural facilities and many housing. Bordeaux Euratlantique is witnessing a new cycle of urban construction for the city.

The inflections of a new modernity

The project associating Bouygues Immobilier and Agence Architecture-Studio was the winner of a competition between eighteen teams bringing together promoters and architects. The prefiguration of neighboring buildings has influenced the design of the Caisse d'Epargne headquarters, both in terms of scale and aesthetics. In addition, the ZAC Saint-Jean Belcier program, coordinated by the Reichen and Robert agencies, imposes a pedestal on buildings. It is treated here according to a principle of transparency and with a shift, like a base that makes the building less monolithic. This base also refers to the classical order of the facade of the Bordeaux quays, in a contemporary vocabulary.

This new headquarters shows the evolution of organizational methods, especially thanks to digital. Technologies equip the building: multimedia conference rooms, home automation, computers integrated into the furniture, double-screen systems ... Most of the documents are dematerialized and telecommuting favored by the company.

A strong commitment to the environment

Another marker of this new headquarters, **Atlantica is the first tertiary building in Bordeaux with positive energy.** Its architecture illustrates Caisse d'Épargne's commitment to a Corporate Social Responsibility approach. The 7,000 m² of glazed areas allow to work in natural light 70% of the time. High performance double glazing units are equipped with aluminum reflector blinds which automatically adjust to the intensity of the sun's rays. Inside, the concrete structure of the walls was left exposed to store the heat and restore it slowly. **The strength of this building is to achieve the objectives of the HQE label with a mostly transparent envelope, thanks to this combination of concrete inertia, glazing performance and home automation equipment.** On the roofs, 1,600 m² of photovoltaic panels provide the energy needed for its operation (excluding IT, heating and corporate restaurant). The heating is powered by the heat network of the waste recovery plant Astria, located in the neighboring town of Bègles. Finally, unlike the former head office in downtown Bordeaux, 70% of the company's employees now use public transport to come to work or to travel in a soft way (on foot, by bike ...) . Not to mention the proximity of the train station, its regional services and the High Speed Line that places Bordeaux two hours from Paris.

In the floors of this glass prism, the use of large windows erases the perception of boundaries, in a total continuity from the inside to the outside. Positioned at 30 meters height, the terrace of the seventh floor is also a breath, protected from the winds, offering other points of view on the city.- Benoit Hermet

Sustainable development approach of the project owner

Jean-François Paillissé, Chairman of the Executive Board of Caisse d'Épargne Aquitaine Poitou-Charentes: We wanted the label HQE because the Caisse d'Épargne is very committed to a Corporate Social Responsibility (CSR) approach where the ecological dimension is essential. The building is designed to have a very small environmental footprint: it favors natural light, the use of air conditioning is limited, we print as little as possible through the dematerialization of operations ...

Roland Béguet, member of the management board of Caisse d'Épargne Aquitaine Poitou-Charentes: The Caisse d'Épargne bank is indeed very committed to a Corporate Social Responsibility approach. Atlantica carries a great environmental ambition. It is a HQE labeled building that produces more energy than it consumes (excluding IT, heating and corporate restaurant), thanks in particular to 2,400 photovoltaic panels installed on the roof. On the heating side, 95% of consumption comes from the energy network of the Astria waste recovery plant, located in Bègles. The 7000 m² of transparent facades allow to work with natural light, the home automation facilitates the regulation of the solar contributions.

We have also mobilized to reduce the carbon footprint of our employees' travel. In the past, 85% of them came to work with their car. Today, 70% use public transport, cycling, scooters! In the same direction, a volunteer approach on telework is engaged.

Jérémie Dagonet, South West regional real estate director Bouygues Immobilier: Our business offers Caisse d'Épargne employees spaces imagined and built for efficiency, well-being and performance. The performance begins with the building as it has benefited from our know-how developed through our Green Office® buildings. Since the competition, we have proposed that this new headquarters be a positive energy building and the Caisse d'Épargne Aquitaine Poitou-Charentes immediately identified the interest of this concept, in connection with their environmental commitment. With Architecture-Studio, we have imagined a coherent whole combining architectural identity and energy performance: on this very long parcel on the banks of the Garonne, the Architecture-Studio building particularly highlights the site. To the constructive quality is added the brightness of spaces, to limit the use of electricity and optimize the performance of the building.

Architectural description

The image of the institution

The head office is positioned like a flagship moored alongside the wharf. Its unit volume reinforces the image of solidity of the institution. The generosity of the movements of its facades, the great folds, the breaks and the vertical faults are a clear evocation of the fluvial landscape, at the scale of the territory, while giving it a contemporary aesthetic constantly seeking the human scale.

The new building is an identifying and unifying vector that allows both 550 users to recognize themselves in the clear image of their society, and the members to identify themselves in the transparency of the institution.

It also gives the image of a bank that has societal commitments, especially in the environmental dimension of its design, the first positive energy building in the region.

A living facade

The volume of about 11,130 m² in R + 7, is dematerialized thanks to the reduction of the reflections of the various glazed skins superimposed, the transparency of the volumes crossed by light, the random and abstract distribution of the facade panels, and the changing sticks silvery and whitish metal parts.

Each office is equipped with an opening of 45 centimeters allowing the users a natural ventilation. The combination of a palette of neutral colors, noble materials (wood, glass, metal) give the whole a delicate and elegant aesthetic.

Unlike the typologies of long buildings in which the entrance is usually by the center, the architect of the ZAC has imposed to place the main access by the pinion overlooking the square or the Plaza Corto Maltese. This vessel was designed as a flagship with its bow, main body and stern. In the manner of a church, the main facade is constituted by the small gable.

The building is organized vertically in three distinct layers:

A transparent pedestal

It extends by its transparency the public space of Halle Debat Ponsan towards the Garonne. This crystalline prism is aligned with the parcel boundaries, another initial constraint of the project.

Intermediate gardens included in the glazed volume dilute the boundary between the public space and the private space of the seat.

This basement volume brings together common functions: double height reception hall, meeting and conference room complex, multimedia and waiting areas, consultancy offices, car park ramp, delivery areas and bicycle parking.

A large staircase, located in the perspective of the entrance, invites users to move through the base to the deck.

The deck

It marks a flaw in the unitary prism and breaks the verticality of the whole. Its recessed facade allows the upper layer to position itself in suspension and create a large balcony on the Garonne. The deck houses the common areas of staff including the dining room and cafeteria. It is a sort of "public" level where everyone can meet.

The upper layer

It reconstructs by planes, edges and points, the alignment and the parcel boundaries of the building. It mainly hosts office spaces. The trays are completely free from any technical constraints, they allow a total flexibility in the organization of the workspaces thanks to removable partitions on a conventional frame of 135 centimeters.

A human building

The design of the new headquarters focused on improving the quality of work life and productivity at Caisse d'Epargne.

Eco-Pockets

Along each of the large facades, side city and side Garonne, there are two vertical gardens which are spaces of interface between interior and exterior. They are named "Eco-Pockets".

They serve three purposes:

1. Encourage an eco-responsible attitude

These landscaped spaces of high environmental quality favor climate exchanges. They are equipped with staircases that invite vertical traffic without using the elevators and thus reduce the overall energy expenditure of the building.

The thermodynamic simulation allowed us to show a temperature difference in "Eco-Pockets" of 2 ° C more in winter, and 2 ° C less in summer.

2. Dematerialize the bar

The "Eco-Pockets" form two faults that break the continuity of the prism and generate a tripartite volume in the longitudinal direction of the building. They reduce the monumentality of the whole.

3. Improve the quality of life at work

Around the "Eco-Pockets" are organized the vertical circulation and the spaces of conviviality: tea shops, cafes, printing premises, stairs, balconies and decks, smoking and sanitary spaces. From a functional point of view, they are spaces of sociability and exchange, humanizing the daily work of the employees of the head office. Moreover, they open the trays to the environment. Wherever it comes from the plateau, a person never goes more than 25 meters to join an "Eco-Pocket".

Urban windows

The large folds of the facades form urban windows overlooking the city or the Garonne, framing views and creating double or triple height loggias. Thus the seat users can find at each level a variety of outdoor terraces. Giving the opportunity to enjoy quality places in a working environment is a testament to the social commitments of the bank.

The screen

From Corto Maltese square and through the screen, we can guess by transparency, rooms covered with a wooded cloister. A battery of panoramic lifts gives life to the whole. This gable facade gives a glimpse of the interior life abounding of the seat.

This screen is crowned with a cap that marks the bow of the building.

See more details about this project

http://www.architecture-studio.fr/fr/projets/bdx10/siege_social_caisse_d_epargne_aquitaine_poitou-charentes.html

Photo credit

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Stakeholders

Contractor

Name : Bouygues Immobilier (Maitre d'ouvrage), Caisse d'Epargne Aquitaine Poitou-Charente (Utilisateur)

<https://www.bouygues-immobilier-corporate.com/fr/communique-de-presse/1ere-implantation-dune-entreprise-regionale-bordeaux-auratlantique-la-ceapc>

Construction Manager

Name : Architecture-Studio

Contact : Mariano Efron

<http://www.architecture-studio.fr/fr/>

Stakeholders

Function : Other consultancy agency

Alto

Loic Bastien

<https://alto-ingenierie.fr/>

Environment / Fluids

Function : Structures calculist
LASA

Loic Andorin

Function : Structures calculist
Khephren

<http://www.khephren.fr/activite>

Function : Other consultancy agency
VS-A

Facade

Contracting method

Other methods

Energy

Energy consumption

Primary energy need : -4,00 kWh/m².an

Primary energy need for standard building : 140,00 kWh/m².an

Calculation method :

Renewables & systems

Systems

Heating system :

- Urban network

Hot water system :

- Urban network

Cooling system :

- Water chiller

Ventilation system :

- Double flow heat exchanger

Renewable systems :

- Solar photovoltaic

Renewable energy production : 100,00 %

Environment

Urban environment

Land plot area : 3 300,00 m²

Built-up area : 100,00 %

As a direct extension of the historical façade of the Bordeaux quays- erected in the 18th century by the Marquis de Tourny and a UNESCO World Heritage Site- the site chosen by the Caisse d'Épargne Aquitaine Poitou-Charentes has an exceptional dimension.

In the continuity of the old city, and as part of the creation of the ZAC Saint-Jean Belcier, the head office of the banking institution is one of the first large-scale operations on this site, marking the new face of the city from Bordeaux on the Garonne.

With the existing city in the background, the Hall Debat Ponsan "old slaughterhouses of the city reconverted shops", the future House of Creative Savings of Aquitaine (MECA), and a public cultural institution of magnitude placed face to face, the new headquarters is part of the definition of the new Place Corto Maltese, open on the river in the manner of the major historic places of the Port of the Moon such as those of Quinconces and the Stock Exchange, or the Porte de Bourgogne.

With a privileged view of the city, a location close to the heart of the city and the Saint-Jean train station, the ZAC Saint-Jean Belcier, in a mutation process, aims to become an essential district of Bordeaux. This urban transformation reflects a desire for openness and change, through the enhancement of public spaces, the creation of a network of new mobility and the construction of contemporary architecture buildings.

Products

Product

Big Macro

Retrosolar

http://www.retrosolar.de/v_englisch.html

Product category :

One of the main issues of the project was the management of natural light within the building. The 7,000 m² of glazed areas allow to work in natural light 70% of the time. High performance double glazing units are equipped with aluminum reflector blinds which automatically adjust to the intensity of the sun's rays. The blinds had to be as reflective as possible so that infrared and ultraviolet light would enter the building. In order to optimize the efficiency of the solution, a suntracking system makes it possible to orient the blades at the most just degrees of inclination.

In order for the system to be validated, a 1m² model was tested at the CSTB in order to make measurements at the spectrometer. The solar factor thus obtained is 0.13.

Costs

Construction and exploitation costs

Global cost : 24 000 000,00 €

Reference global cost : 24 000 000,00 €

Global cost/Work station : 43636.36

Reference global cost/Work station : 24000000

Contest

Reasons for participating in the competition(s)

- Tertiary building with positive energy
- Concrete that stores and restores the heat
- Reflective blinds on double glazing that allows to offer a glazed facade
- Heating by heat network
- Mini-garden close to workstations: approval + drop in temperature

Building candidate in the category



Energie & Climats Tempérés



Prix du public



Prix des Etudiants



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