

Unity

A building that combines environmental performance and new collaborative ways of working.

CLIENT

Bart I Patriarche (Project owner)

TEAM

Patriarche (Architecture, Interior Architecture, MEP Engineering, EBQ, Cost, BIM, Signage, Graphic Design)

Autumn | Patriarche (Main contractor)

February | Patriarche (Digital services)

Myah | Patriarche (Main interior fit-out contractor)

Walter | Patriarche (Operations, services and venue management)

Credits: © Florian Peallat

KEYPOINTS

Mixed urban development zone architecture.

Bare concrete structure.

Exposed ductwork.

Terracotta tile facades and roofs.

New ways of working.

Coworking.

SUSTAINABILITY

Thermal regulation RT 2012.

Effinergie+ 2013.

40% gain over Cepmax.

Solar panels.

On one of the many industrial wastelands on the right bank of the Garonne river, the Bordeaux metropolitan authority decided to develop the Bastide Niel ZAC, a mixed urban development zone that will include business service premises and offices, housing, shops, a hotel, and public facilities. A complete urban development plan has been drawn up for a series of streets, buildings and squares across some one hundred hectares. Competition winner Dutch firm MVRDV's masterplan includes plots that different architectural firms can use.

A very precise three-dimensional cutting up of the plots according to shape, size, height and roof setbacks was carried out to have optimal sunlight and the guarantee of good natural ventilation.

For the Unity project, Patriarche fully embraced this radical urban design thinking, along with the requirement of compulsory shapes of buildings, and designed the building for various tertiary activities while optimising the division of space and lighting thanks to the use of mezzanines and inclined roof planes.



Typology

Offices

Construction cost

8.5 M€

Status

Delivered in 2021

Surface area

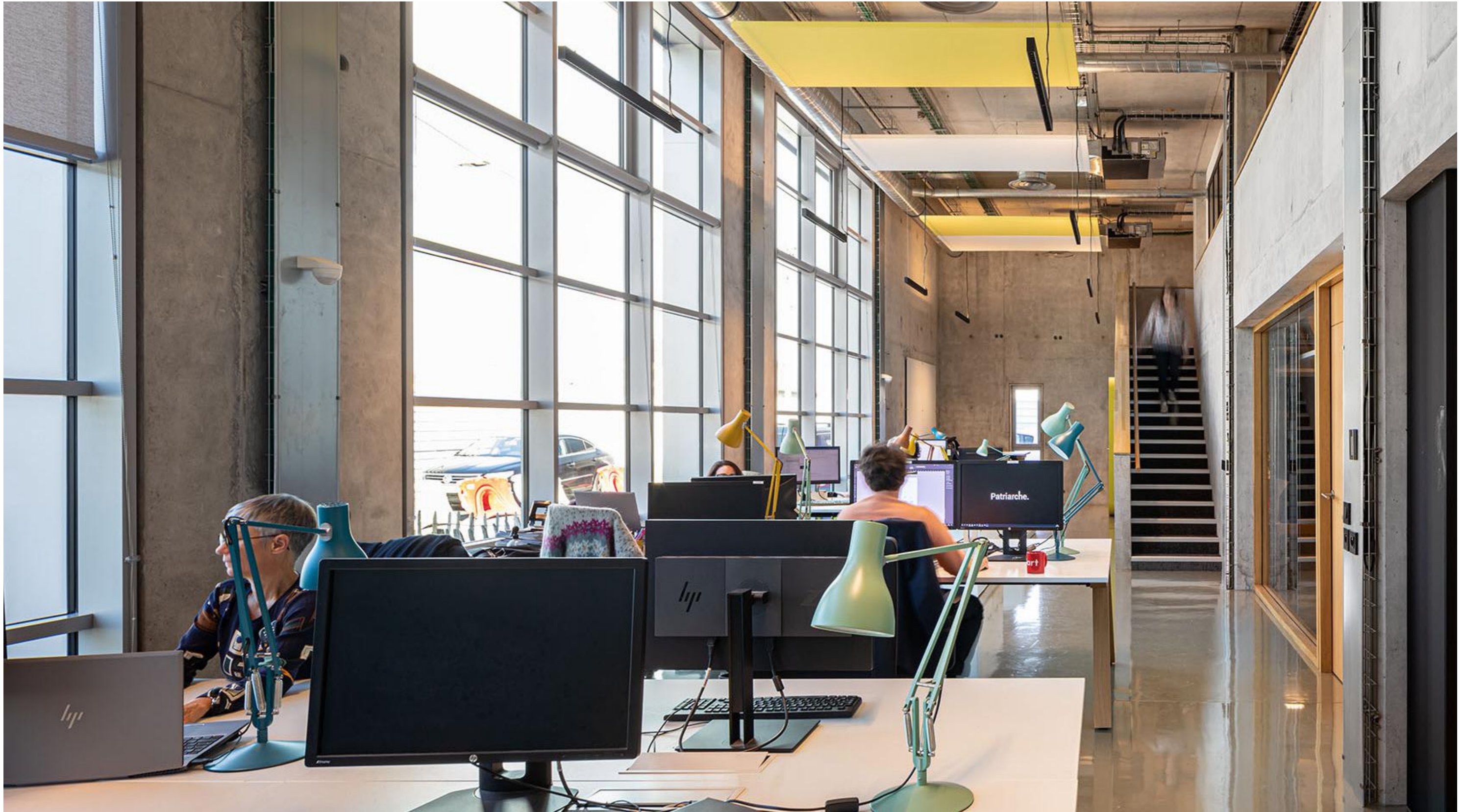
2,200 m² of floorspace

Location

Bordeaux, France

Allocation mode

**Private project management
Design / Build**



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