

# Motion

**An innovative, flexible and lively mixed-use building combining offices and retail.**

## CLIENT

Grand Avignon Agglomeration Community

## TEAM

Patriarche (Architecture, Interior design, Landscape, QEB, BIM, Engineering, TCE, quantity surveying, Graphic design)  
Bart | Patriarche (Project Management)  
Walter | Patriarche (Operator, Service provider and coordinator of spaces)

## KEYPOINTS

Open, green island.  
Flexibility, freedom of plan.  
Evolving programme.  
Wood and stone materials.

## SUSTAINABILITY

ER 2020.  
BREEAM Excellent target level.  
Geothermal heat production.  
Silver BDM approach.  
Bioclimatic design.  
Photovoltaic plant.

Located in the Avignon Confluence district, near the TGV station TGV station, Motion is an innovative mixed-use development redefining workplaces by anticipating tomorrow's by anticipating the collaborative trends of tomorrow. A symbol of movement, it is part of a genuine dynamic of change, at the heart of a rapidly expanding district.

Motion is a lively, active place where people can meet, exchange ideas and discover new things, showcasing the different types of user who pass through it and bring it to life. It's a signpost, a prow, showing off scenes from of everyday life. A living heart, open to the public space, animated by multiple functions.

Typology  
**Offices, Retail, Residential**

GFA  
**6,500 m<sup>2</sup>**

Construction cost  
**€12M**

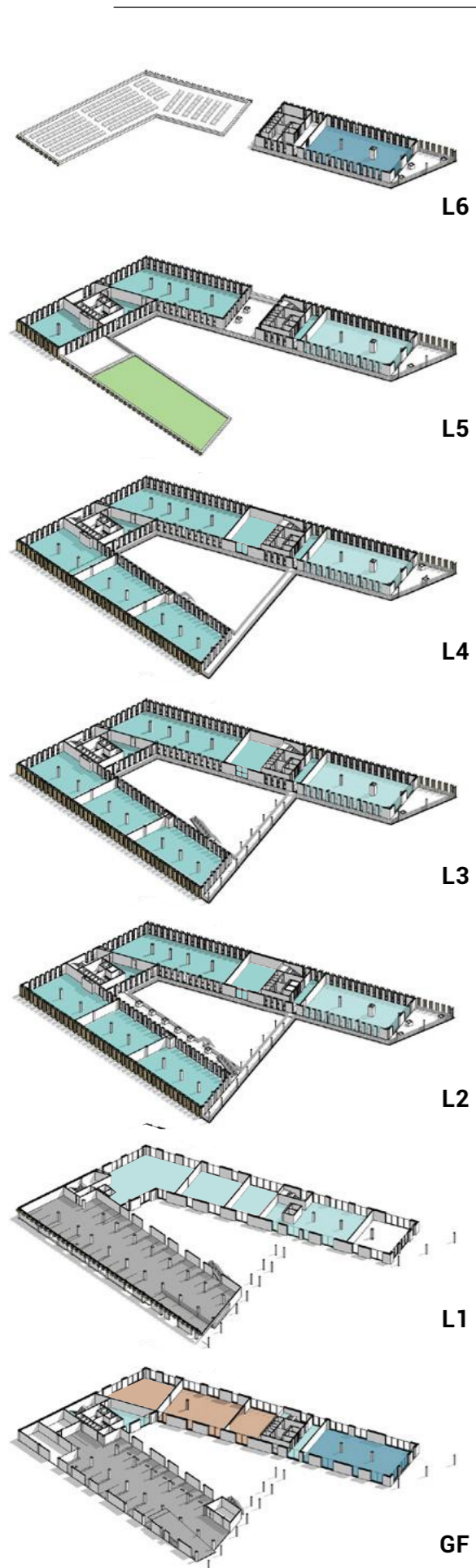
Location  
**Avignon, France**

Status  
**Expected Completion 2024**

Project delivery  
**Private project management Design Development**



# A flexible, agile, living building



## One space, several functions

Conceived as a place to meet, exchange ideas and discovery, this multi-purpose building emphasises flexibility, sharing and collaboration, encouraging synergy between employees and the site's various users. of the site.

Dedicated to a variety of uses, from business premises workspaces, shared spaces and divisible offices, Motion is equally suited to the needs of large companies, start-ups and local SMEs.

## Reinvented flexibility, maximum divisibility

The unique 'A'-shaped architecture, with its façades skilfully combining metal and wood with noble materials, creates a warm welcome around a green island that blends harmoniously into its urban environment. The architecture is set in a formal site, a resistant 'prow' on the one hand, capable of taking on and accepting the vicissitudes of a climate, and then flexible, light and enveloping on the other.

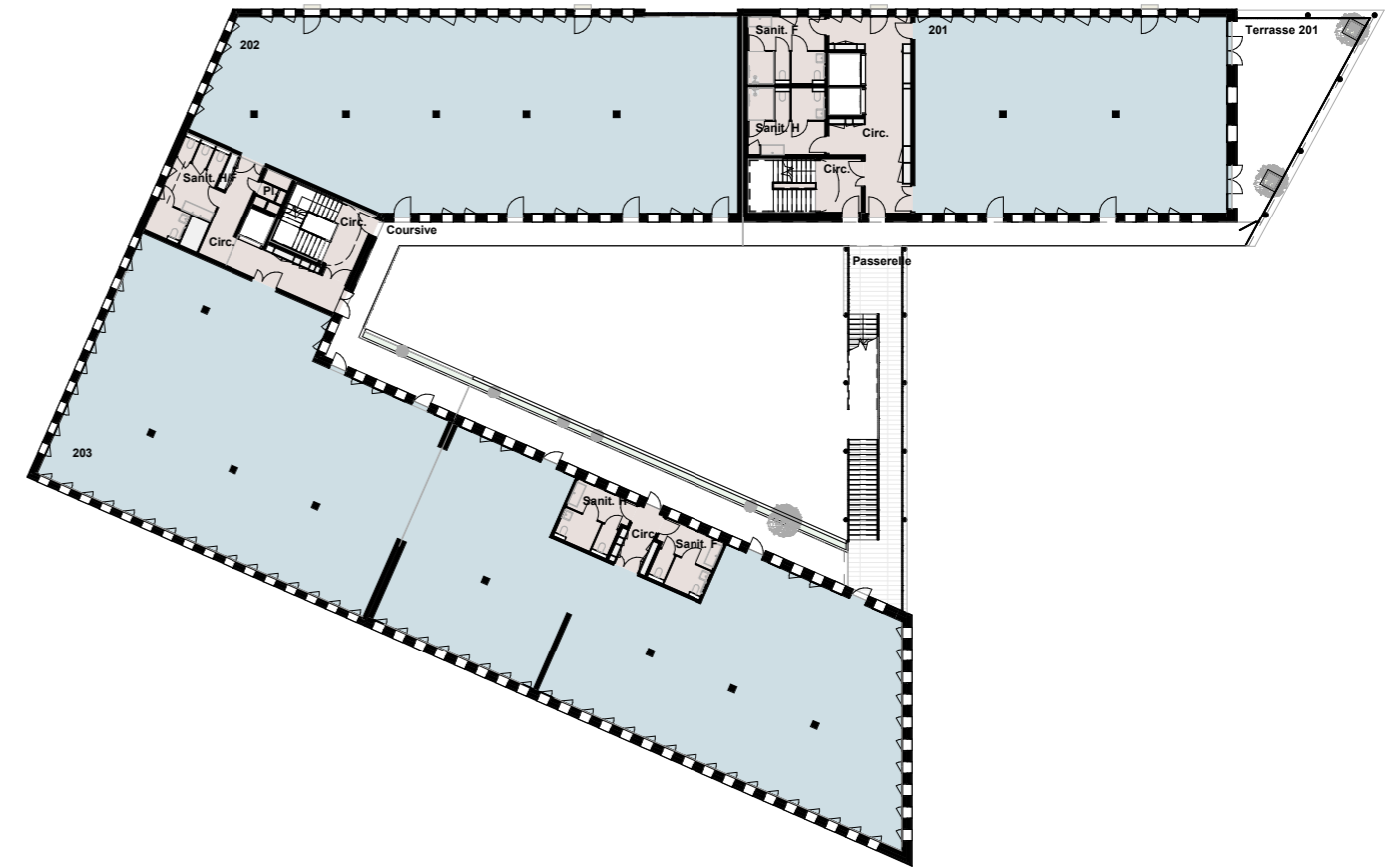
With active ground floors, Motion reveals itself to the public space and brings it to life.

The building's spaces are designed to be modern, airy and bright. Each office floor is directly linked to external walkways, which ensure fluid circulation between levels and thus encourage optimum connectivity while providing flexible workspaces. The set of external walkways helps to protect the façades from the sun's rays and allows users to move horizontally around the planted patio, which acts as a cool island in the heart of the block, helping to keep the building comfortable in summer.

Beyond the liveliness created by these flows, the primary function of these corridors is to allow maximum divisibility of the office floors. They contribute to the active life of the site, displaying and affirming it.

The workspaces are organised and interact with each other like scenes of life in the making, or projects in progress.

- Parking
- Retail / Activities
- Offices
- Coffee / Restaurant



## The use and management of space made in Walter | Patriarche

*Walter Work* offers solutions for renting modular spaces of various types that encourage interaction. Designed and managed to provide a stimulating environment and support companies in their residential development, they offer a wide range of solutions to users. *Walter Live* offers warm living spaces that are open to all, inspired and supported by the neighbourhood in which they are located. Designed to welcome and bring people together for different occasions, Motion offers tailor-made services and support adapted to all types of businesses, profiles and needs.

## A constructive approach to sustainable property high-performance

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Motion is fully in line with the agency's approach to developing increasingly responsible solutions, both environmentally and socially.

### Sustainable materials

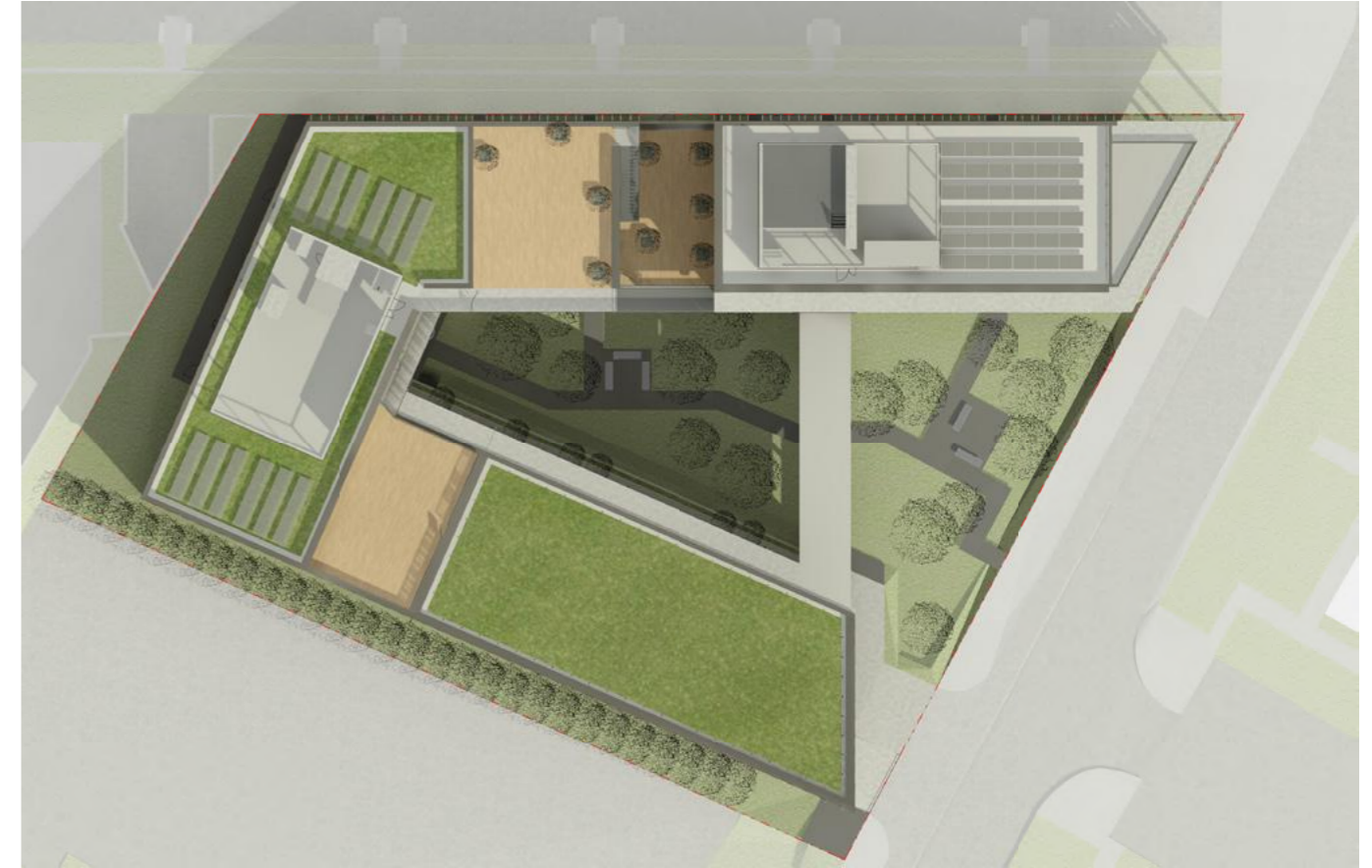
The materials used have been chosen for their respect for the environment and for the comfort of users: a bioclimatic design enabling compliance with the RE2020, and achieving the silver level of the BDM label (Bâtiment Durable Méditerranéen) thanks to comfort of use, energy management and the use of local materials. The building envelope has reinforced insulation: highly efficient, it ensures the comfort of users with heat recovery, is combined with a water-to-water heat pump connected connected to geothermal energy.

### Photovoltaic production

Motion is equipped with around 170m<sup>2</sup> of photovoltaic panels on the roof, connected to ensure self-consumption and therefore a reduction in the consumption charges of the building's common areas.

### Geothermy

The groundwater geothermal system makes it possible to use calories to produce heat, or frigories, to produce chilled water, from the captured groundwater. A geothermal heat pump offers constant performance throughout the year.





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