



Typology
Office and Administration

Site
52 - 66 Avenue Emile Zola
92100 Boulogne-Billancourt, France
48° 49' 37.146" N 9° 39' 34.006" E

Competition/Award
Competition 1. Prize 2009

Client
HEDF Global S.A.S.
Paris, France

General contractor
Bouygues Construction

Landscape design
Taktyk
Brussels, Belgium

Interior design
Baumschlager Eberle Architekten

Photography
Eduard Hueber

Site area
5,410 m²

Area of building
3,532 m²

Gross floor area
21,241 m²

Building volume
86,302 m³

Floor area
19,738 m²

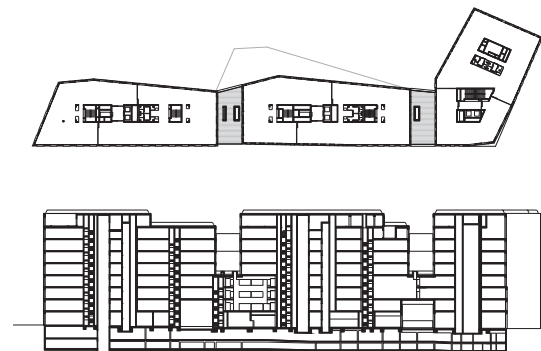
Start of planning phase
2010

Start of construction
2011

Completion
2013

Construction cost
EUR 48.75 million

Ardeko
Boulogne-Billancourt, France



The plan in this attractive regeneration area close to the Seine was to develop an area **in a style consistent with the surrounding late 19th century architecture** that would link back to its history. Based on a master plan devised by Patrick Chavannes, the design theme for the project was **the reinterpretation of the classic “city block”** with courtyards, parks and pathways. The aim: To create a certain urban cachet and achieve spatial permeability. The development is characterised by **density, transparency and dialogue** with the height differentials, graduations and degree of horizontal perforation obtained through the imaginative application of the zoning plan rules emphasising certain stand-out features. The result is an **urban sculpture** comprising three structures, two for office and commercial use and a residential block complete with kindergarten. With its slender proportions, the southernmost part of the complex rises tower-like about the rest, while the stepped tops of the other two buildings echo the depth of the avenue.

Insights

We thought it appropriate to give the place back a little of that typically Parisian, urban sophistication that has been so universally appreciated for so long.



Recesses and passages divide the building, just as individual bridges link its component parts, creating an overall picture that underscores the sculptural impact of the architecture. On the ground floor, these links and divisions produce two gateways leading to the same interior courtyard, a spacious, largely open area with a green roof which provides users with a pleasant counterpoint to the development’s high street-front density. On the upper floors, arranged between the façades and the central access and service cores, imposing entrances guide users into the **modular office suites**. Elsewhere, iconic spaces extending over several storeys provide opportunities for encounter and exchange. In 2014, the Ardeko office building received **LEED Platinum** certification from the U.S. Green Building Council – its highest rating category – for the sustainability of the overall design.