



Typologie
Office and administration
Refurbishment and renovation

Site
145-151 rue Anatole France, 92300

Competition/Order type
1st prize

Client
SCI Westbridge (représentés par
LaSalle Investment Managment &
Ardian)

General contractor
Petit, groupe Vinci

Landscape design
Baumschlager Eberle Architekten

Interior design
BDG Architecture

Photography
Cyrille Weiner

Site area
5,927 m²

Building surface area
-

Gross floor area
28,350 m²

Building volume
-

Floor area
27,832 m²

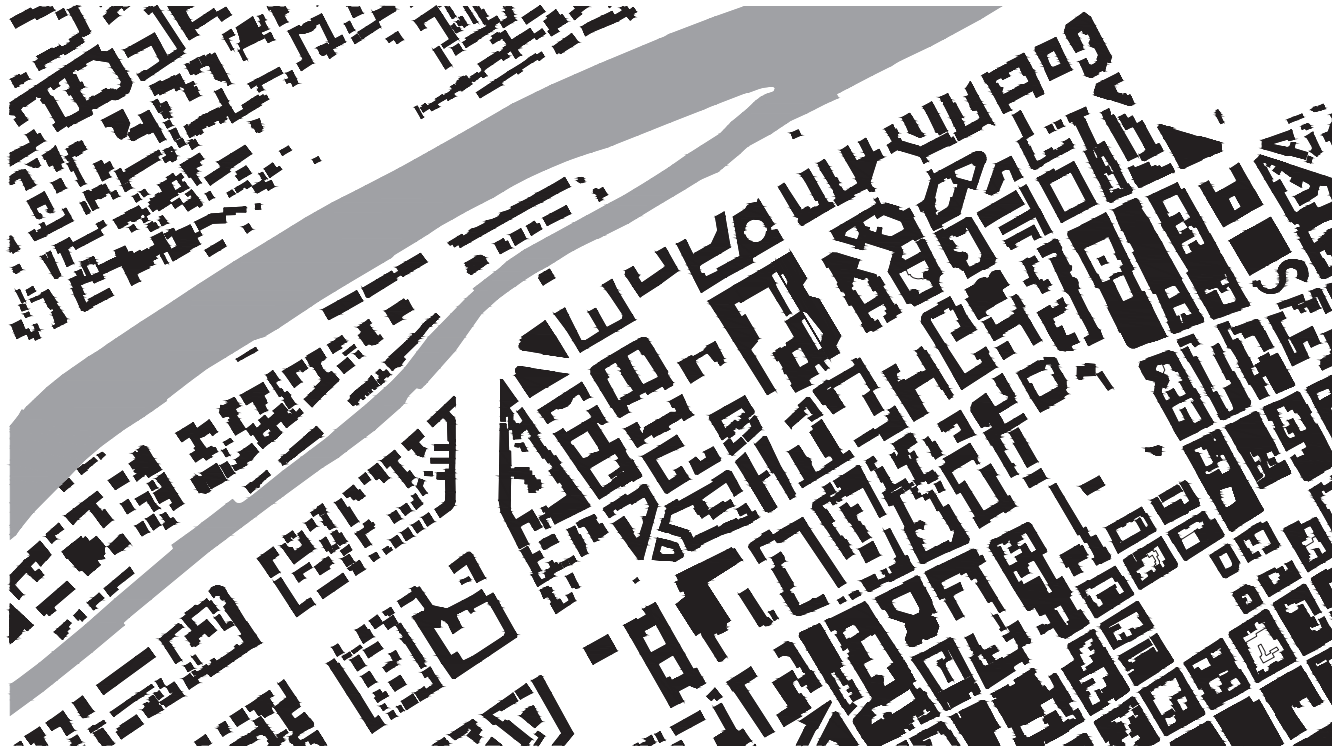
Start of planning phase
2017

Start of construction
2019

Completion
2021

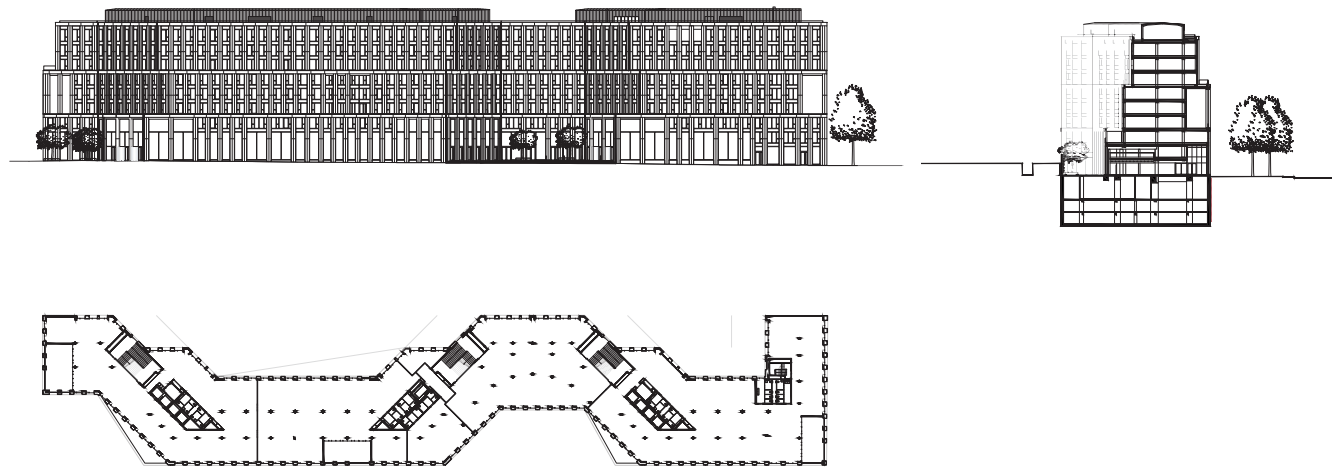
Construction cost
EUR 69 million

Project Europa
Levallois-Perret, France



Insights

The architectural principle behind the refurbishment was the creation of a completely new identity, the main aim being to fashion a strong urban landmark for Levallois-Perret.



Contemporary yet timeless. A 1980s building set at the boundary of a historic town centre and the River Seine was to be brought up to date whilst retaining the particular cachet of its location. The renovation of this 175m-long building proved **extremely demanding in terms of architecture, city planning and functionality**. The result is a **contemporary yet timeless structure** with increased levels of autonomy. The building makes reference to the nearby banks of the Seine and the luxurious vegetation of the Île de la Jatte by giving vertical form to the idea of an “isle of green” and providing outdoor access via **loggias and terraces**. **The new design is achieved by the overlaying of volumes in motion** and playing with the vertical rhythm of a facade whose outline “trips” along Rue Anatole France. The ground floor, which gives onto Rue Anatole France, is open to all. Both **permeable and moduable**, the spacious “grand vestibule” rises two and three storeys and houses the entrance halls leading to the office space, a large co-working and restaurant zone, a lobby and a foyer.

Economy and ecology hand in hand. Now highly compact, the various volumes are economical and optimise energy efficiency. The design of the neutral space opened up between the facades and the circulation cores provides **greater flexibility, simpler spaces and long-term usability**. To give the building an emblematic feel special attention has been paid to the **building envelope**. Beyond purely aesthetic considerations, it plays a significant part in the **sustainable and environmentally friendly design**. The facades take the form of three strips arranged one above the other – in classical terms: plinth, body and attic – and each comprise three floors, creating the impression of a divided building mass. Facade setbacks and overhangs reinforce this perception. The **landscape design is based on the skewed lines of the new building** with passers-by on Rue Anatole France being gently invited to enter the grand vestibule where these lines meet. The strategy is similar on the side facing the core of the block, where the form of the building frames two interior gardens.