

# Unity

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

## CLIENT

Bart

## TEAM

Patriarche Group:  
Patriarche (architecture, interior architecture, QEB, and BIM)  
Creative Patriarche (graphics and signage)  
Patriarche Ingénierie (general construction and cost assessment)  
Patriarche DB (general contractor and direct contractor)  
Bart (operation setup)  
Walter (operations and coworking space management)  
Patriarche UX (digital)  
Myah (furniture)

## KEYPOINTS

Mixed urban development zone architecture.  
Bare concrete structure.  
Exposed ductwork.  
Terracotta tile facades and roofs.  
New ways of working.  
Coworking.

## ENVIRONMENTAL PERFORMANCE

Thermal regulation RT 2012.  
Effnergie+ 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**

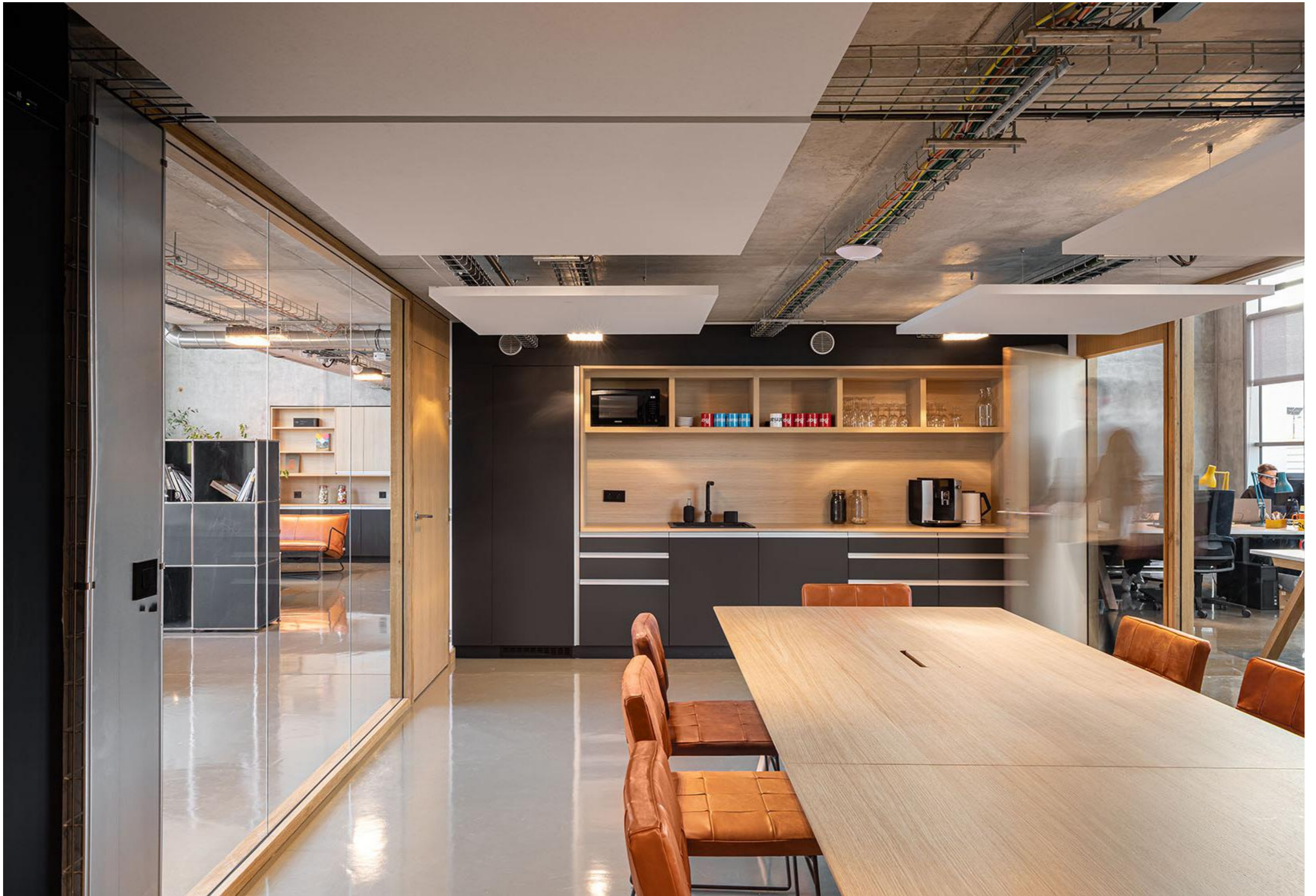
Surface area  
**2,200 m<sup>2</sup> of floorspace**

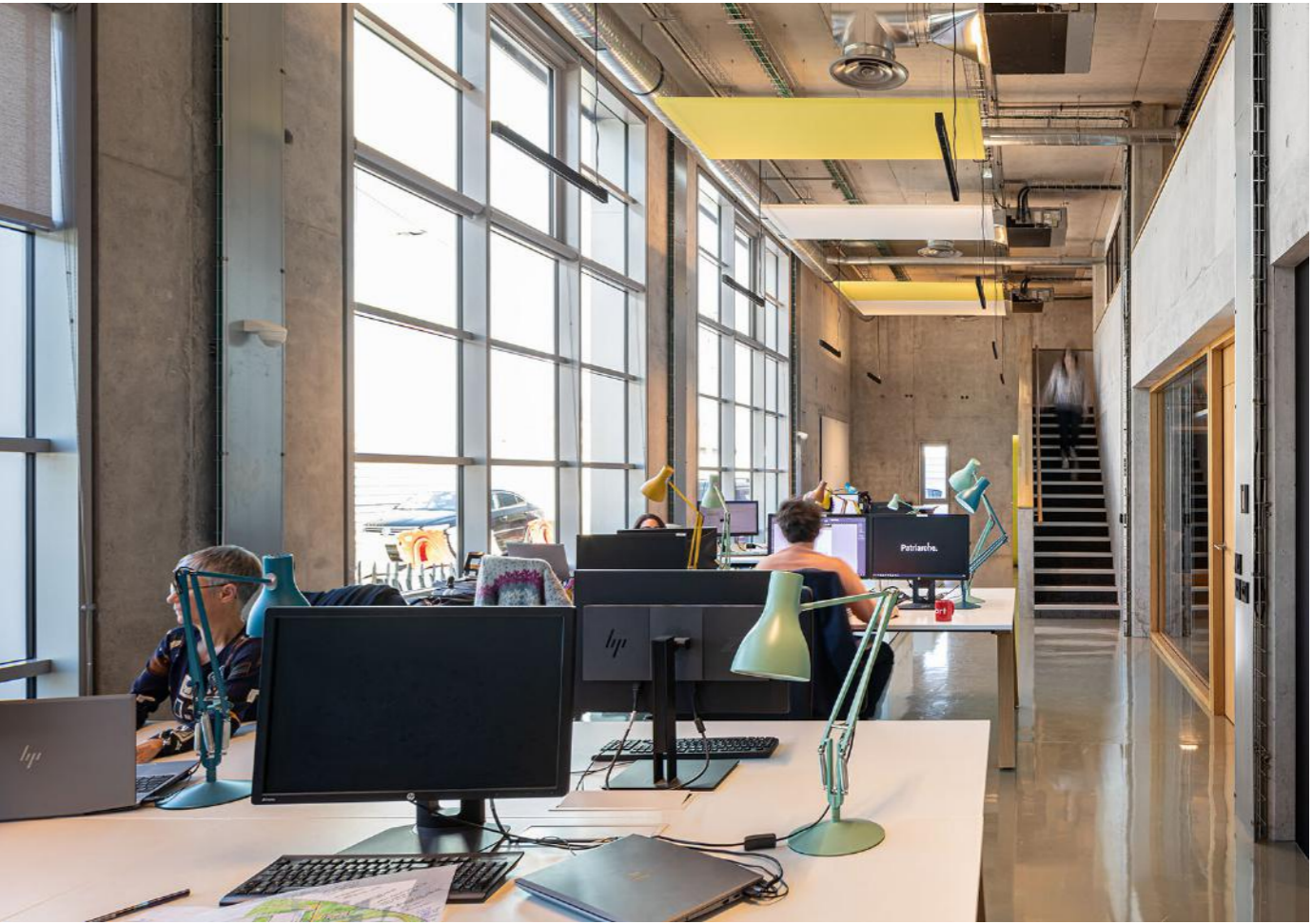
Construction cost  
**8.5 M€**

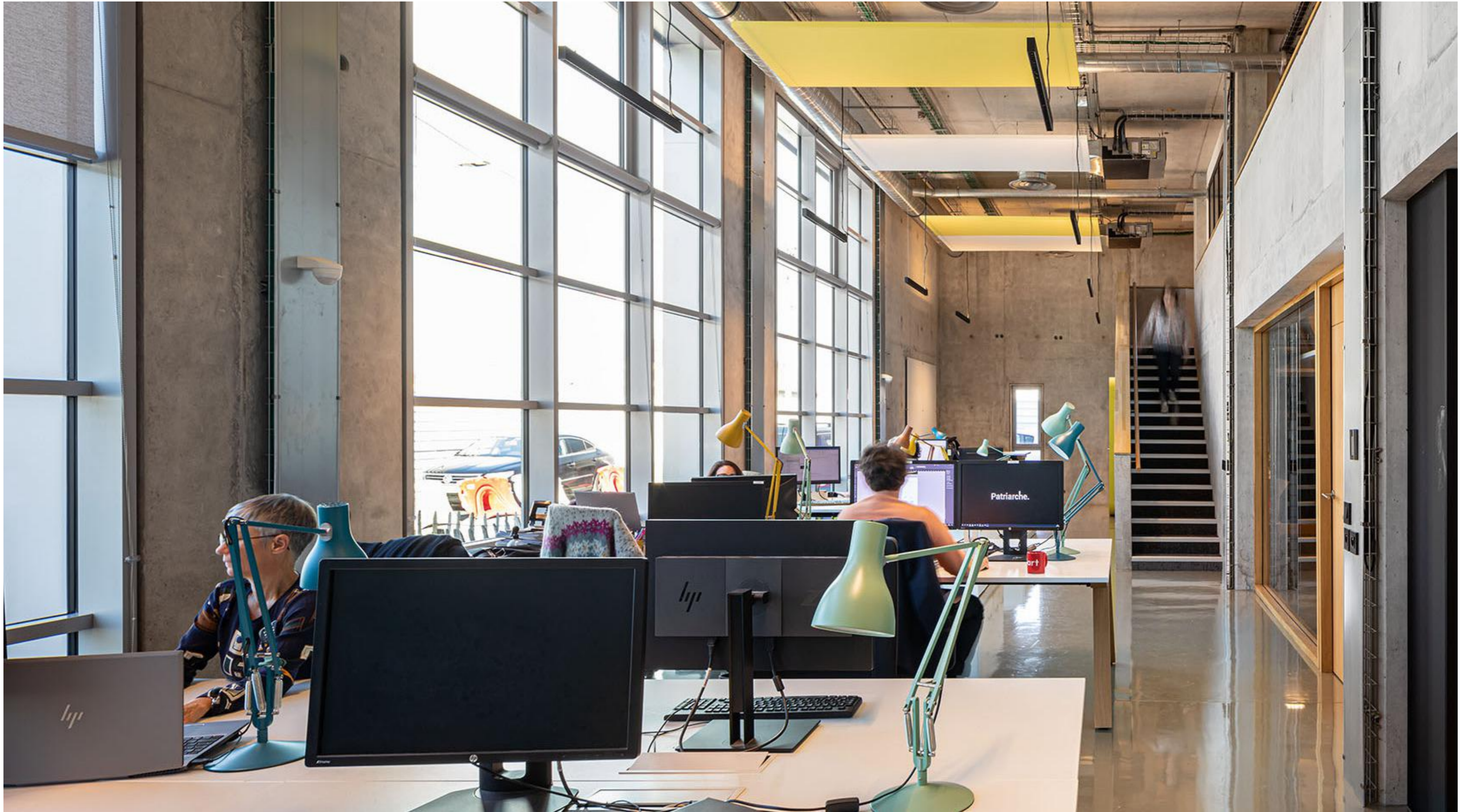
Location  
**Bordeaux, France**

Status  
**Delivery 2021**

Allocation mode  
**Private project management  
Design / Build**







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