

Yuri

A flexible building designed for collaborative working.

CLIENT

Bart I Patriarche (Project owner)

TEAM

Patriarche (Architecture, Interior architecture, Space planning, MEP Engineering, EBQ, Cost, BIM)
Autumn | Patriarche (Main contractor)
February | Patriarche (Digital services)
Walter | Patriarche (Operations, Services and Venue management)

KEYPOINTS

Flexible work spaces.
Rooftop terrace.
Underground parking.
Accessible by public transport.

ENVIRONMENTAL PERFORMANCE

Targeted energy use standard: HQE Bâtiment Durable 2016, a High Environmental Quality and sustainable building rating.
Targeted energy use standards: BBC EFFINERGIE 2017 objective - C1 E+C-, an energy-efficient and low-carbon rating
and sustainable energy company Geotelluence's district heating solution (60% renewable energy)

Located within the ZAC Ivry Confluence, a mixed development zone, Yuri is part of the transformation of an area with an industrial past into a mixed-use urban district with a strong ecological focus, the high point of which will be a park overlooking the Seine.

From the design and marketing, though to development's operation and use, Yuri is a project entirely conceived, designed and developed by Patriarche, a multidisciplinary architectural firm, and its subsidiaries Bart, who is in charge of the project works management, and Walter, responsible for operations and management.

Together Bart, Walter, and Patriarch are focusing on more than just the design and build. Their mission is to work on value-added and user-oriented projects, while making the best use of their resources. Yuri is the perfect example of this approach, where new ways of using spaces will coexist in a contemporary and timeless architecture to foster interaction and collaborative working.



Typology	Construction cost	Status
Offices	14 M€	Delivery 2022
Surface area	Location	Allocation mode
3 600 m²	Ivry-Sur-Seine, France	Private project management Design and Build

Intentions

While flex-office and coworking spaces are flourishing in the office market, Yuri intends to go further to allow future users to work differently.

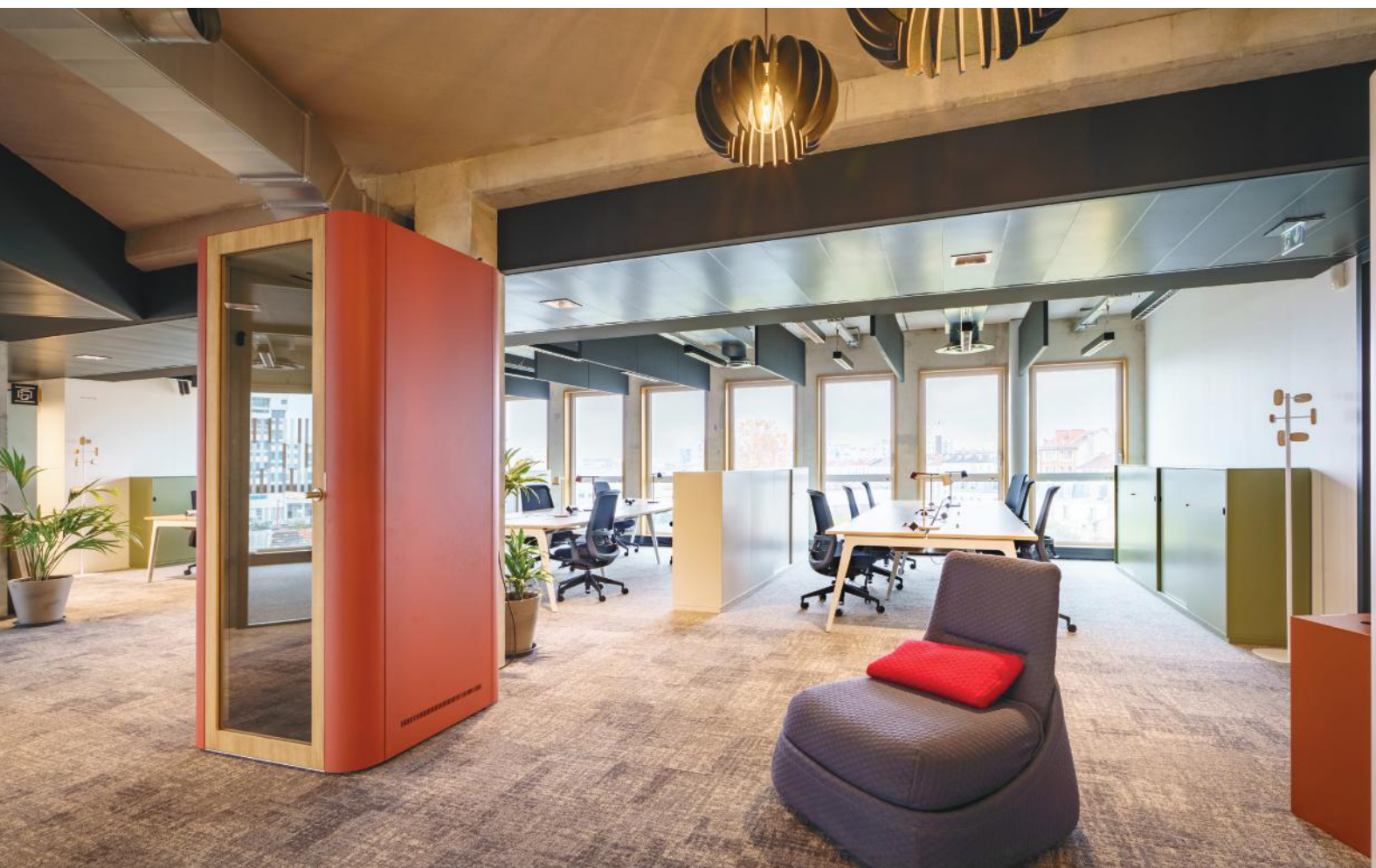
To provide the **ideal setting** for Walter Ivry, in line with Walter's philosophy - timeless, corporate places where it's good to work - Myah has designed office spaces that leave plenty of room for **flexibility** and encourage **exchanges** between the site's various users.

It offers divisible floors for start-ups and SMEs in the area, with numerous private outdoor spaces and a roof-top terrace.

The combination of wood, black and concrete creates a sober, welcoming and warm atmosphere in contrast with the colourful furniture.

The office floors are bright and open to the outside via the terraces on each level of the building, with direct access to a terrace overlooking Place Gambetta. On the fourth floor, a large landscaped terrace offers a breathtaking view of the Seine and the Confluence park.

A contemporary and timeless architecture to encourage exchanges and collaborative work.



Furniture

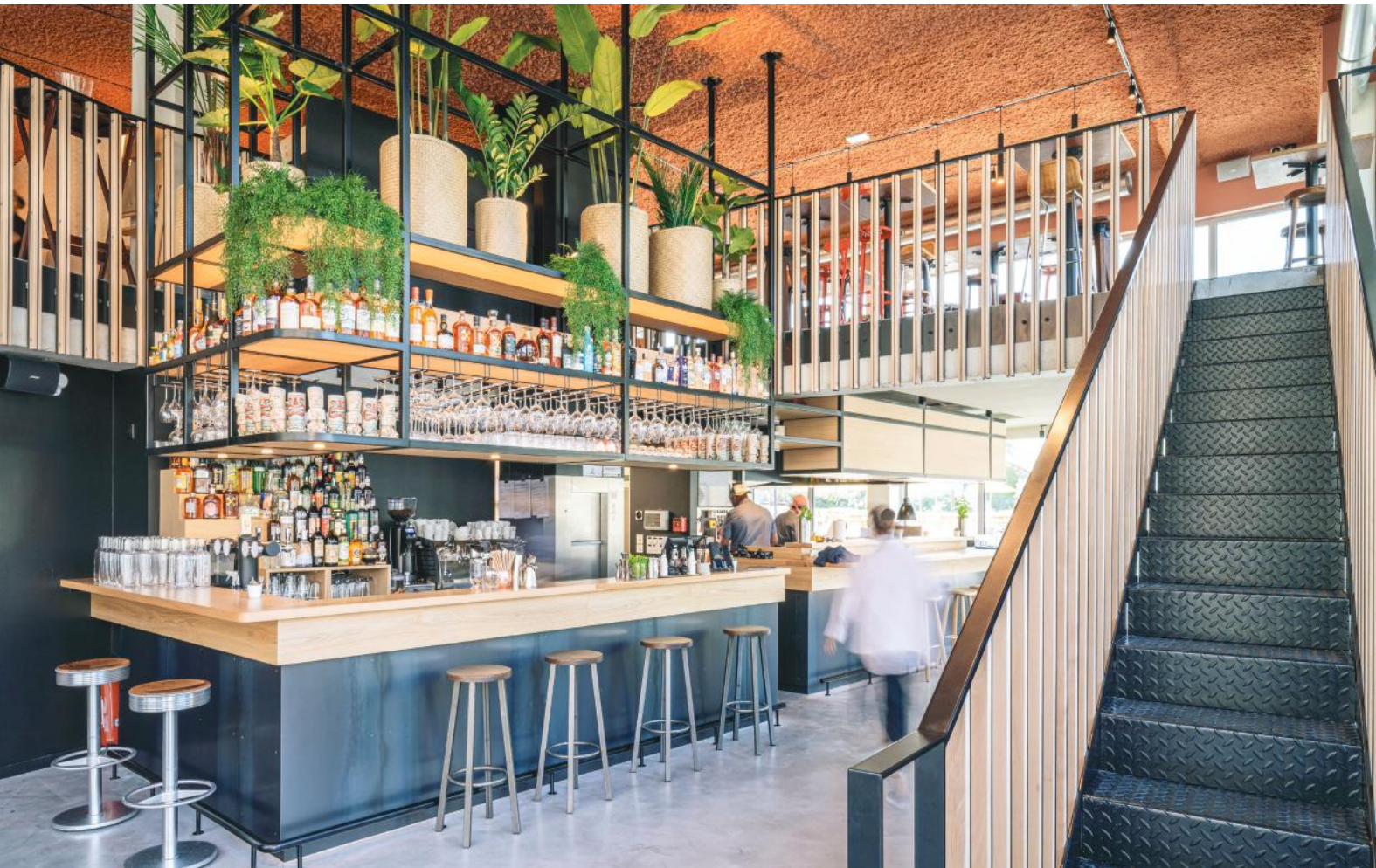
On the Walter side, modular shelves punctuate the space and accommodate plants conducive to well-being.

Phone booths are provided to allow users to isolate themselves for their telephone or video calls.

The relaxation areas are materialized by cosy furniture, conducive to informal exchanges.



Restaurant



Located on the ground floor, the Wonderwall restaurant, with its full-height windows, contributes to the liveliness of the neighbourhood.

Intended to welcome both Walter Ivry users and external visitors, the choice of materials was wood and granito flooring combined with warm colours to reflect the colourful and unifying side of Chez Henry's bistronomic cuisine.

The restaurant is more than just a place to eat, it is a convivial and festive place to live, which can also be used for business meals and afterworks.

Particular attention has been paid to the distribution of the premises, between the bar, the dining room, the kitchen and the technical rooms to facilitate the work of the teams and to offer guests a privileged setting with an indus and bohemian atmosphere.

On the ground floor of the building, the restaurant is spread over two levels, the play between the double heights and the mezzanine creates spaces with different atmospheres.



On the mezzanine level, warm tones, wood and oriental carpets create an intimate zone, while on the ground floor the atmosphere is more urban and contrasting with a light terrazzo floor and black metal elements.

In a responsible way of conception, the materials highlights this ambition, particularly with the installation of a cellulose flocked acoustic ceiling with real ecological benefits.





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