

Pepper and Spicy

A bioclimatic office building designed for user comfort.

CLIENT

Bart I Patriarche (Project owner)

TEAM

Patriarche (Architecture, Interior architecture, MEP Engineering, Cost)
Myah | Patriarche (Main interior fit-out contractor)
Walter | Patriarche (Operations, Services and Venue management)
Credits: ©Romuald Nicolas

KEYPOINTS

Facilities for users.
Flexible office space design.
Green urban block.

ENVIRONMENTAL PERFORMANCE

RT 2012 (French energy consumption regulation)
Target: BREEAM certification - Very Good standard.
ISO 14001 and EMAS eco-responsible approach.

Located at the gateway to Dijon-Nord and well served by road and tram, Ecopôle Valmy is a new generation urban cluster of office buildings built around a large landscaped park.

The Pepper and Spicy project is part of a sustainable and environmentally friendly approach to building, with its bioclimatic design and excellent energy performance. Both buildings provide bright and flexible office spaces, all of which have access balconies or outdoor terraces.

At the centre of the project, a large green space welcomes users and visitors to the site.



Typology	Construction cost	Status
Offices	15.2 M€	Delivered in 2023
Surface area	Location	Allocation mode
9,900 m²	Dijon, France	Private project management Design and Build

A dual concept dedicated to comfort of use and functionality

Organised into two symmetrically opposed volumes, the Pepper and Spicy complex features a bioclimatic double-facade equipped with walkways wrapping around each floor. These external spaces, which offer users a view of the environment and the green heart of the block while linking the buildings, also support the sunbreakers to provide spaces that combine comfort and energy efficiency.

Reflecting new ways of working, the flexible and adaptable office spaces alternate between open and shared areas, encouraging exchanges and collaboration, and more enclosed areas conducive to confidentiality and concentration.

Tailor-made workspaces that inspire and engage.



With well-being and social interaction at the core of this engaging project, particular attention has been paid to the concept of the 'social alley': Our teams have come up with places to relax and meet, all designed differently and tailor-made for each department, with the aim of enabling employees and visitors to share convivial moments and enjoy a cup of coffee, or play a game of pool or pinball in one of the games areas.

The result of a co-design process involving some of the site's (future) users, Pepper and Spicy offers tailor-made spaces that are unique and engaging, guaranteeing ease of use and functionality.

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