

# 69 - 71 Beaubourg

Renovation of an office building located on rue Beaubourg in the 3<sup>rd</sup> arrondissement.

**CLIENT**

AEW Europe

**TEAM**

Patriarche Group :  
Patriarche (Architecture)  
Patriarche engineering (MEP)

**KEYPOINTS**

Heritage architecture.  
Heart of Paris.  
Renovation of the façade.  
Functional office space.

**SUSTAINABILITY**

HQE label : E.H.Q. labels Excellent  
BBC Renovation.

The French architect Paul Auscher designed this residential building in 1910 for the staff of the Félix Potin establishments.

Our role was, on the one hand, to highlight this remarkable and unique work by showcasing the Hennebique concrete structure from the early 20th century. On the other hand, we proposed technical solutions to improve energy performance and achieve the H.Q.E. Excellent and B.B.C. Renovation certifications.

The interior was also completely redesigned to accommodate modern and functional office spaces.

Typology  
**Refurbishment, Offices**

GFA  
**3 000 m²**

Construction cost  
**4.8 M€**

Location  
**Paris, France**

Status  
**Delivery 2021**

Project delivery  
**Private market**





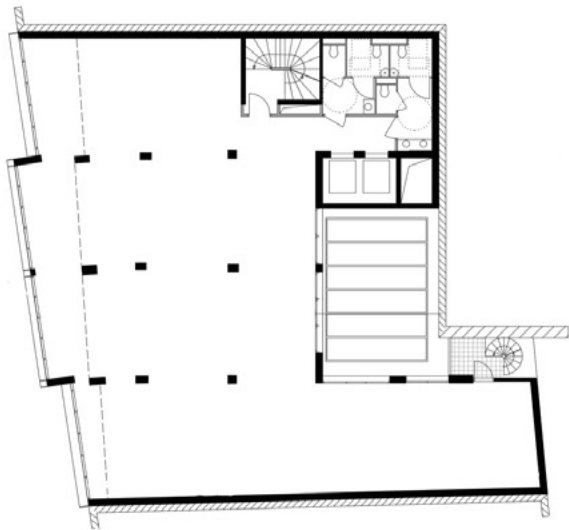
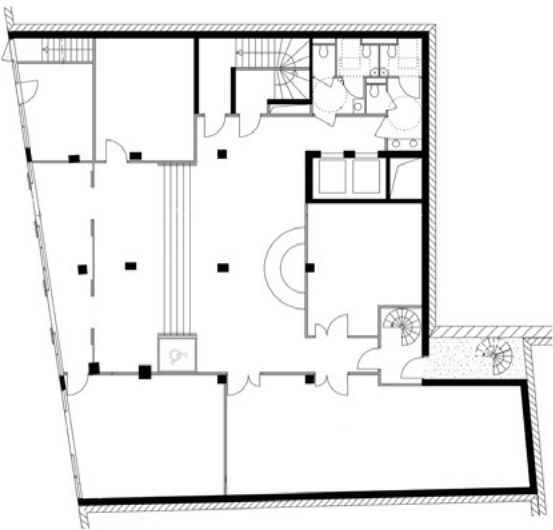
# Intentions - Our approach

The ground floor layout [1] was redesigned to restore the building's connection with the street. The entrance hall has been significantly opened up and now offers level access directly from the street.

On the upper floors [2], the workspaces have been made more functional by freeing up volumes across seven office levels, while the landings bring together service areas around a newly opened-up courtyard.

The balconies have been reclaimed, and a rooftop terrace has been created to offer users exceptional views over central Paris.

Raw materials and exposed ceilings to highlight the original structure.







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