grEEn-campus

Masterplan, refurbishment and construction of a campus for Stellantis in Poissy including offices, R&D centre and silo car park.

CLIENT

Stellantis

TEAM

Patriarche (Architecture, Interior architecture, Space planning, MEP Engineering, EBQ, Cost, BIM, Urban planning, Landscape, Signage, Graphic design)
Autumn | Patriarche (Main contractor)
February | Patriarche (Digital services)
Myah | Patriarche (Main interior fit-out contractor)
Credits:
3D pictures: © Patriarche
Photos : © Potion médiatique

KEYPOINTS

Work on an occupied site.
Redesigned workflow.
Historic industrial site.
Silo car park.
Masterplan.

ENVIRONMENTAL PERFORMANCE

Label E3C2.
Carbon neutrality in operation for office buildings.

AWARDS/DISTINCTIONS

"Coup de cœur du Jury" Award at SIMI 2025.

Stellantis, born from the merger of PSA and Fiat Chrysler Automobiles, plans to transform and optimize its sites in the Paris region in line with its technical ambitions (electric and digital transitions), environmental goals (reducing CO emissions), and new ways of working (remote work, New Era of Agility).

As part of this strategy, Stellantis is planning a new tertiary and R&D campus on 15.5 hectares of its Poissy site. The successive expansions of the historic buildings in the 1960s, 1980s, and 2000s accompanied production needs and shaped an industrial site stretching along the Seine for 2.5 km from Achères to Poissy.

Continuing the adaptation of the site to current work modes, the project proposes a partial rehabilitation of the currently disused B5 building, preserving the envelope (roofs and façades) or the existing industrial steel frames wherever possible, in a virtuous approach of conversion and reuse.

It also aims to reduce Stellantis' real estate footprint: by transforming an industrial building into a green campus, the project significantly improves the existing state. It reduces the built-up footprint from about 80,000 m² to 55,000 m² and creates more than 20,000 m² of green space on a site that is currently almost entirely impermeable.

Typology **Industry, R&D/Laboratories, Offices, Refurbishment**	Construction cost **150 M€**	Status **Delivery 2025**
Surface **72 000 m² of GFA (38 000 tertiary + 34 000 R&D)**	Location **Poissy, France**	Allocation method **MOE**

A campus between the factory and the city

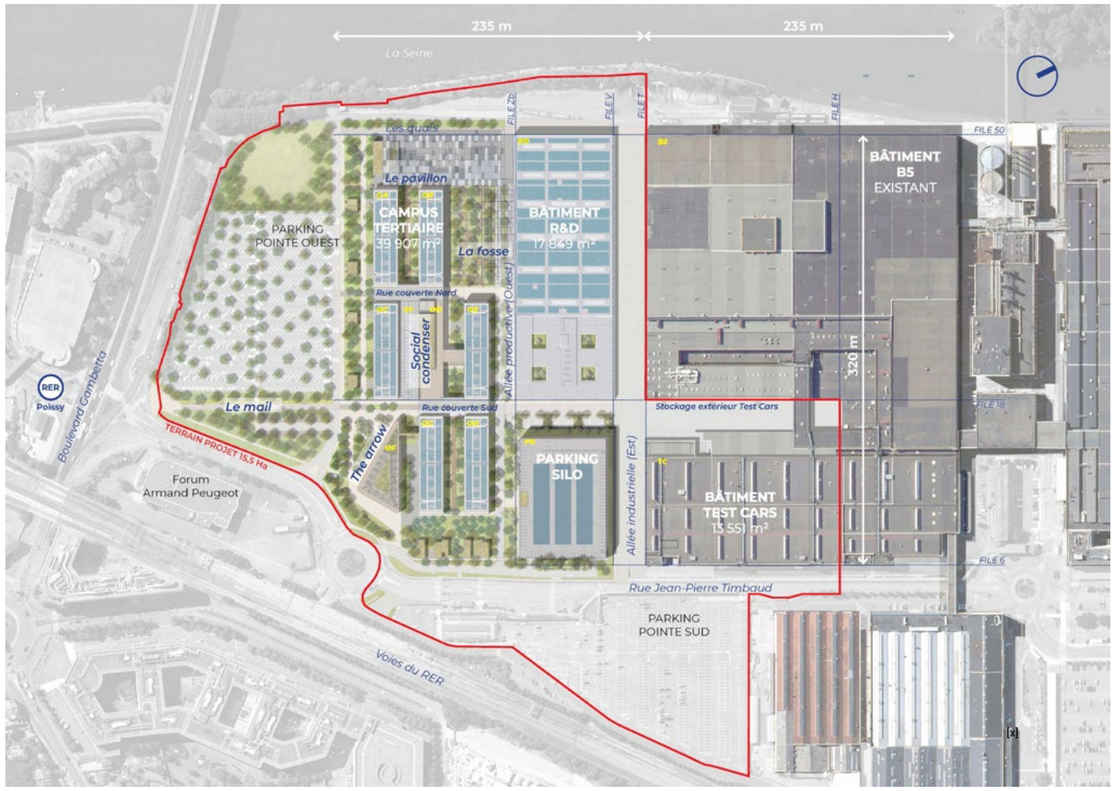
The architectural identity of the campus creates an interface between the active industrial buildings and the site's new image along the Seine and the city. Located close to Poissy's center and its RER station, the campus is firmly anchored in its urban ecosystem. It brings together office buildings, a parking silo, an R&D building, and a Test Cars building around major orthogonal axes following the site's historic structural grid. This system is enhanced by a sheltered route of covered streets and a diagonal lifeline connecting three specific spaces:

- Near the Seine, a garden arranged in the former stamping pit and a pavilion formed by preserved original steel structures;
- At the heart of the site, the social condenser linked to dining areas;
- At the site entrance, the Arrow building, a showcase for the campus and an iconic prow structure in timber.

Designed to last, the campus will initially host Stellantis activities but, thanks to its divisibility, could accommodate different users in the decades to come.

On the historic orthogonal grid, a site designed to evolve and endure.

[1]



[2]

[3]

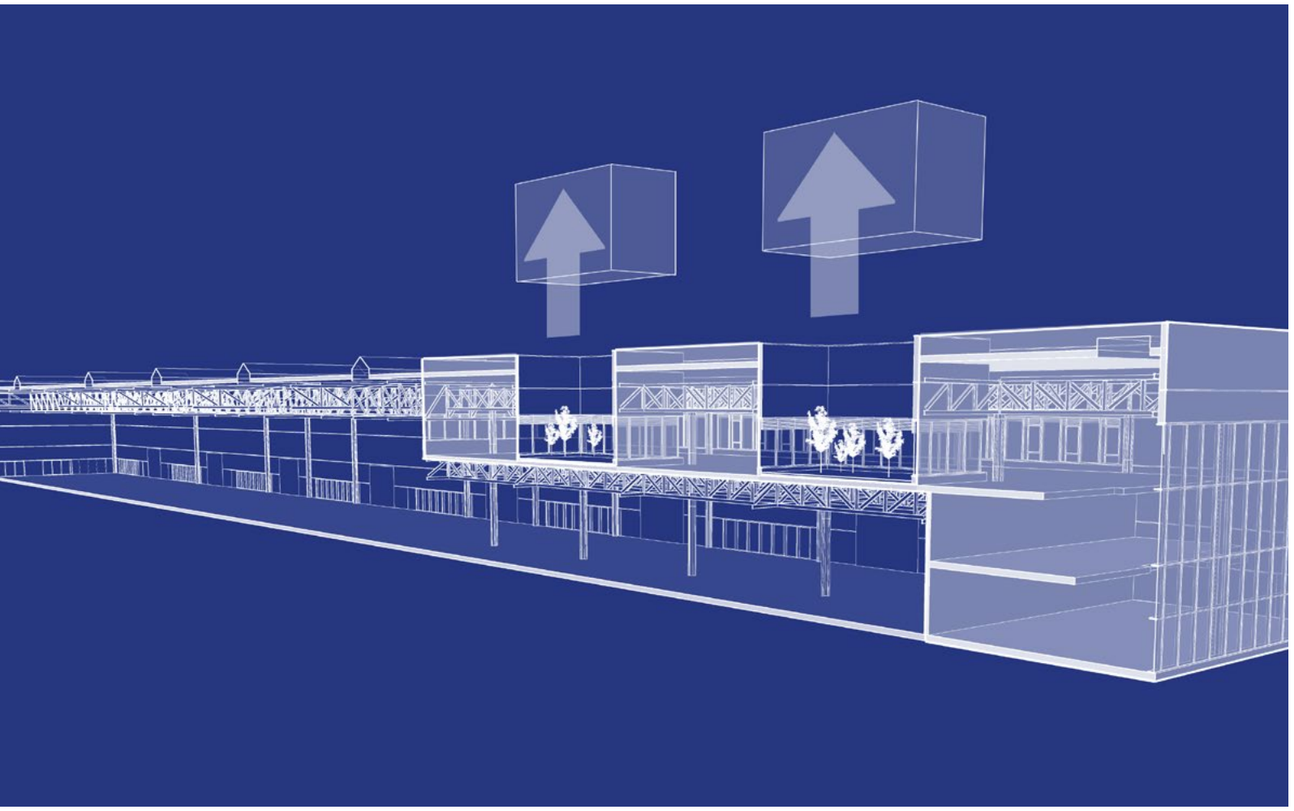
The R&D building

The R&D building is a large volume measuring approximately 75 x 200 m, offering 15,000 m² of floor space, arranged within the existing structural grid of 12.20 x 12.20 m to allow great flexibility of use.

A spacious atrium marks its entrance and connects the common areas. It leads to a large hall housing test facilities and to an upper floor designed as an open space of more than 3,000 m²: initially hosting laboratories, it can easily be converted into office floors thanks to natural lighting from patios.

The Test Cars building, intended for heavy testing equipment, is arranged in a section of Building B5 isolated from the active factory, preserving the existing envelope as much as possible.

Laboratories and workshops around patios and an atrium.

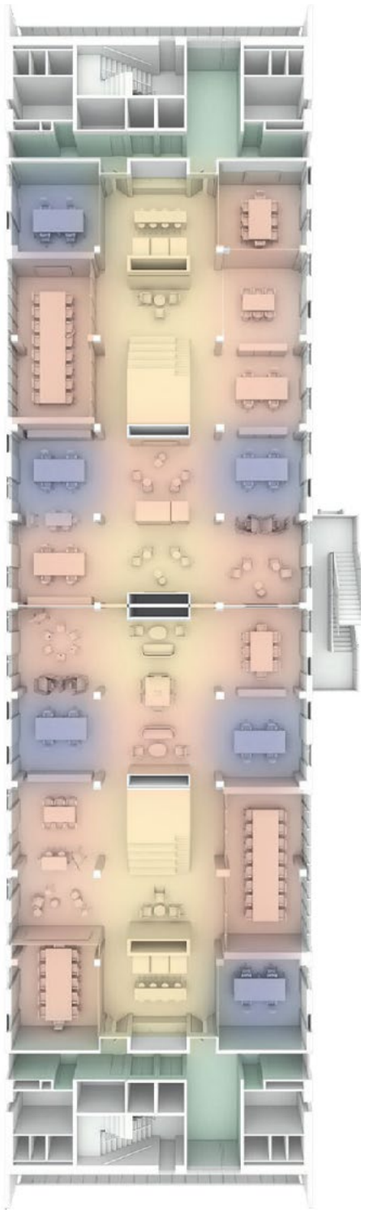


The design of the buildings harmonizes the disparate heights across the site through a layout of horizontal bands intersecting a double-skin steel cladding in metallic gray.
The varied cladding profiles create a play of reflections and a vibration of warm tones that blend seamlessly with the office façades.

Interrupted only by the large glazed curtain wall of the atrium marking the building's main entrance, the R&D building's cladding consists of large flat panels that, like a car body, bend into diamond-shaped points at the openings.

The tertiary campus - Space planning

Open and flexible spaces that adapt to every use.



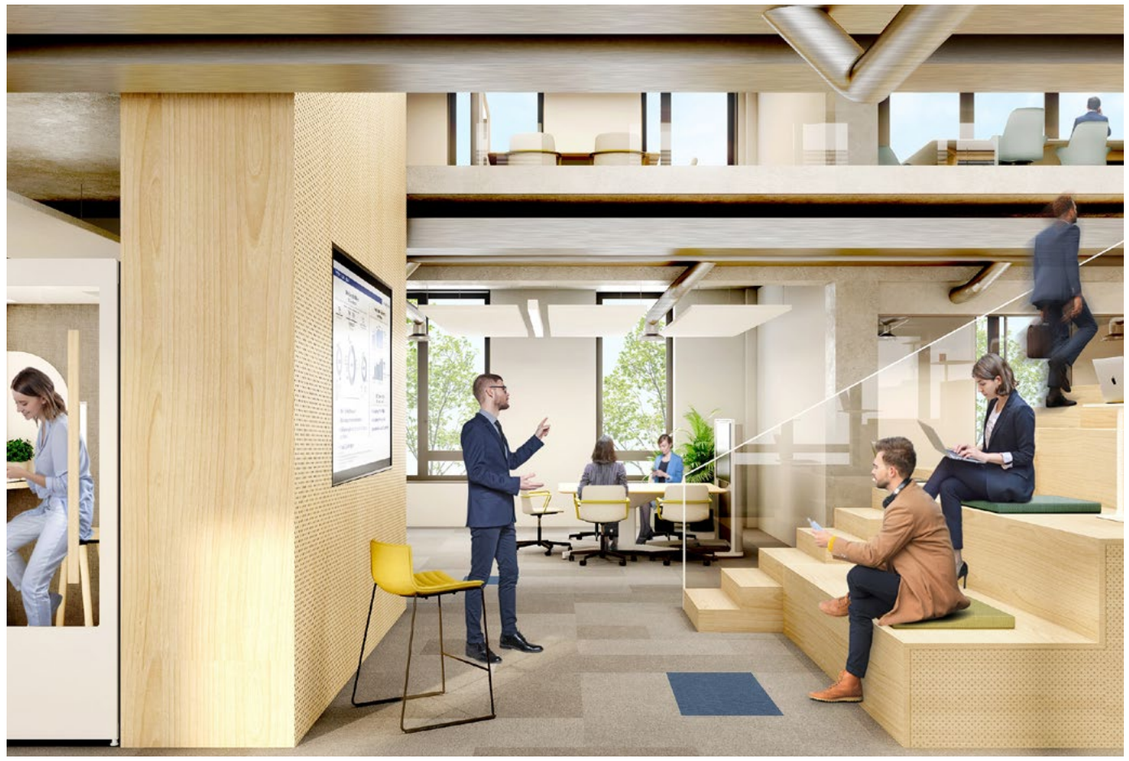
Designed to accommodate 3,700 people simultaneously, the campus will serve as a workplace for 8,200 employees on a part-time basis. The prevalence of remote work enabled by digital tools has fundamentally changed the typology of workplaces, which are no longer visited daily.

From preparation to arrival, users experience a site where they are active participants. Bringing together Stellantis' various professions on the campus will foster interaction. The diversity of spaces allows free appropriation for fruitful collaboration or moments of focus; pathways encourage serendipity and productive encounters.

The office buildings, grouped around the Social Condenser and connected by covered streets, are based on a simple and efficient plan: cores located at the ends house amenities and lockers to free up the floor plates. They open onto outdoor spaces on the upper levels.

Each floor plate is divided into two compartments, allowing future occupation by different tenants on the same level. Central openings with stairs and bleachers connect the levels two by two, creating welcome visual and physical communication.

Whether individual, collaborative, or collective; for concentration, teamwork, or relaxation; the office layouts accommodate all uses. Open or closed meeting rooms, individual offices, phone booths, and work cafés coexist in a warm atmosphere.



A green campus

The project replaces the single B5 building with a series of buildings organized as a campus, creating outdoor spaces with multiple purposes:

- Address functional requirements by coordinating the flows associated with different functions (offices, common areas, dining facilities, R&D workshops, etc.);
- Provide an attractive working environment, while respecting the site's deep-rooted identity, particularly its proximity to the Seine and its industrial heritage;
- Incorporate solutions to regulatory constraints and environmental challenges (flood risk, soil composition and pollution, stormwater management, urban greening, etc.).

By significantly reducing the buildings' footprint compared to the current state, the campus creates over 20,000 m² of open ground on a site that is currently almost entirely sealed.

The identity of the campus is closely tied to its generous outdoor spaces.

Planted areas extend around the perimeter and between the buildings in an extensive manner, forming a continuous green framework that serves as the backbone of the landscape design. This fundamental aspect of the project is intended to give employees a genuine sense of immersion in the landscape at their workplace, through a variety of spaces:

- The fringes, located at the edges of the site, are densely planted and act as a buffer, particularly against car traffic; they form the first layer of a welcoming ecosystem for biodiversity.
- The strips weave between the buildings in a woodland-like atmosphere, featuring multi-stem trees, ground-cover perennials, and wooden walkways.
- The former stamping pit is transformed into a garden, punctuated by platforms that meander through lush vegetation.
- The covered streets connecting the buildings will house a large, planted central swale.
- Fragments of paving will be reused in the form of opus insertum within planted areas, and a large surface on the Seine side will be preserved under a partially stripped existing structure, offering a flexible space for various uses.

Environmental quality at the heart of the project

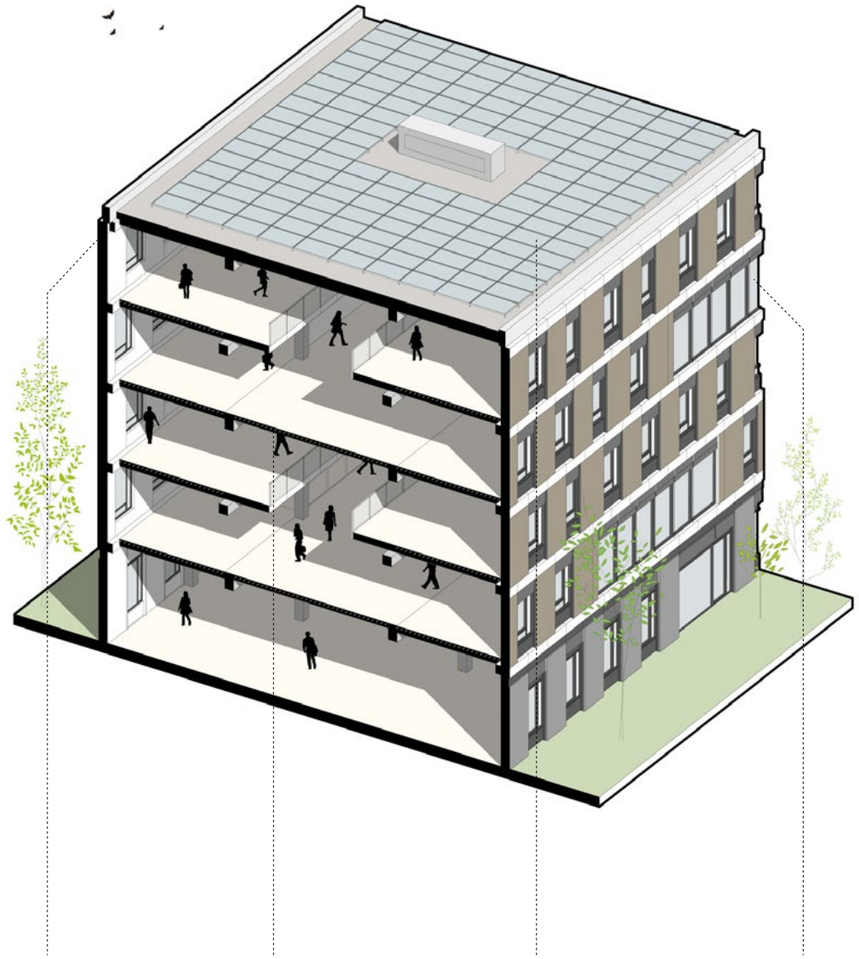
Energy-efficient buildings certified E3C2.

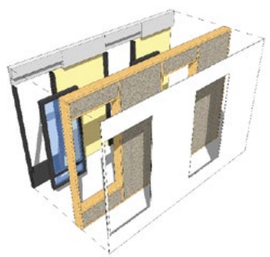
The project's primary virtue is the reduction of the site's real estate footprint, decreasing built-up areas in favor of landscaped spaces while preserving existing industrial steel frames wherever possible.

Stellantis aims for carbon neutrality in operation for office buildings, guaranteed by an energy performance contract: routine office consumption is offset by photovoltaic panels on the roof.

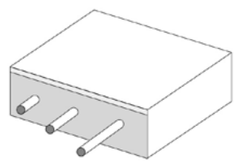
The E3C2 certification also covers the construction's carbon footprint. The concrete column-slab structure of the offices was fully industrialized off-site by GA Smart Building, as were the timber-frame façades delivered with mixed wood-aluminum joinery and the sanitary modules, also timber-framed, delivered finished during structural work.

The absence of continuous suspended ceilings and the exposed technical systems in the offices reduce material quantities while optimizing spatial volume and user comfort.

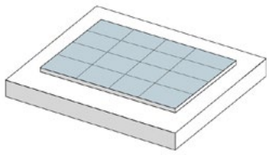




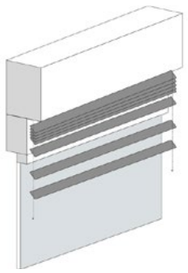
HIGH PERFORMANCE FACADE
The face consists of a timber-framed wall and a thick layer of biosourced insulation, to minimise heat loss and heating requirements.



ACTIVE SLAB
A heating/cooling network is integrated into the slab for thermal treatment of the spaces. There are no visible terminals. This system takes advantage of the inertia of the exposed concrete slab.



SOLAR ROOF
The photovoltaic panels offset the energy consumption of the perfectly balanced building.



SUN PROTECTIONS
Adjustable shading devices provide optimum solar protection for the building. Controlled and motorised, they limit external heat gain in summer.

grEEn-campus

Typology
Industry, R&D/Laboratories, Offices, Refurbishment

Surface
72 000 m² of GFA (38 000 tertiary + 34 000 R&D)

Construction cost
150 M€

Location
Poissy, France

Status
Delivery 2025

Allocation method
MOE