# 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**

Carbon-neutral design.

As part of its reorganisation, Stellantis is freeing up industrial space and wants to convert it into a tertiary and R&D campus.

To design this project, we first put the changes in working practices into perspective. The NWOW (New Ways Of Working) is due to the emergence and omnipresence of digital tools, as well as sociological and generational changes that are drastically and profoundly changing our relationship with time and space. Work is intruding into the private sphere (and vice versa), becoming fragmented, dematerialised and nomadic, and a new sharing economy is emerging in which technology and space are the tools of these changes.

The architecture of workspaces must therefore propose new typologies: open-office spaces, generally hyper-connected, conducive to (phygital) exchanges; sociable spaces that can be appropriated by a group, a team or a community for a given period of time, in order to encourage serendipity and productive relationships.

But it must also agree to set up slow-office spaces, where people can disconnect, concentrate and refocus on themselves; and no-office spaces, which are basically not designed for work, or are hardly designed at all, but which can provide a salutary stimulus for the employee over a short period of time.

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**

# General organisation of the site

From an architectural point of view, the project is anchored in its urban ecosystem, offering flexibility and a different user experience with converging physical and digital pathways, and adapted uses.

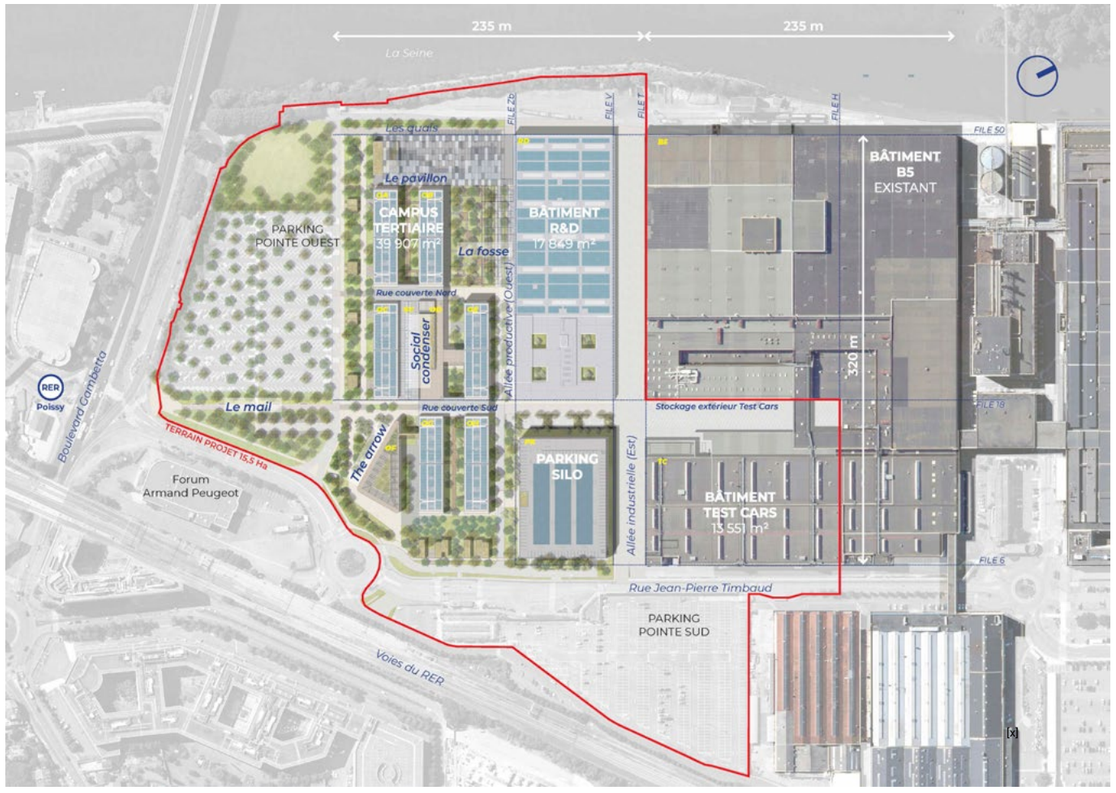
The campus consists of an R&D building, a silo car park and office buildings articulated around major orthogonal axes following the site's historical construction lines. This system is enriched by a diagonal lifeline linking three specific areas:

- Near the Seine, a garden [1] laid out in the former stamping pit and a pavilion formed by the old steel structures that have been preserved.
- At the heart of the site, the social condenser [2] linked to the catering areas;
- At the entrance to the site, the arrow building [3] , the campus's showcase to the city.

This campus, designed to last, is primarily intended to accommodate Stellantis's activities, but because of its divisibility it can be used by different users.

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


[1]




[2]

[3]

# The R&D building

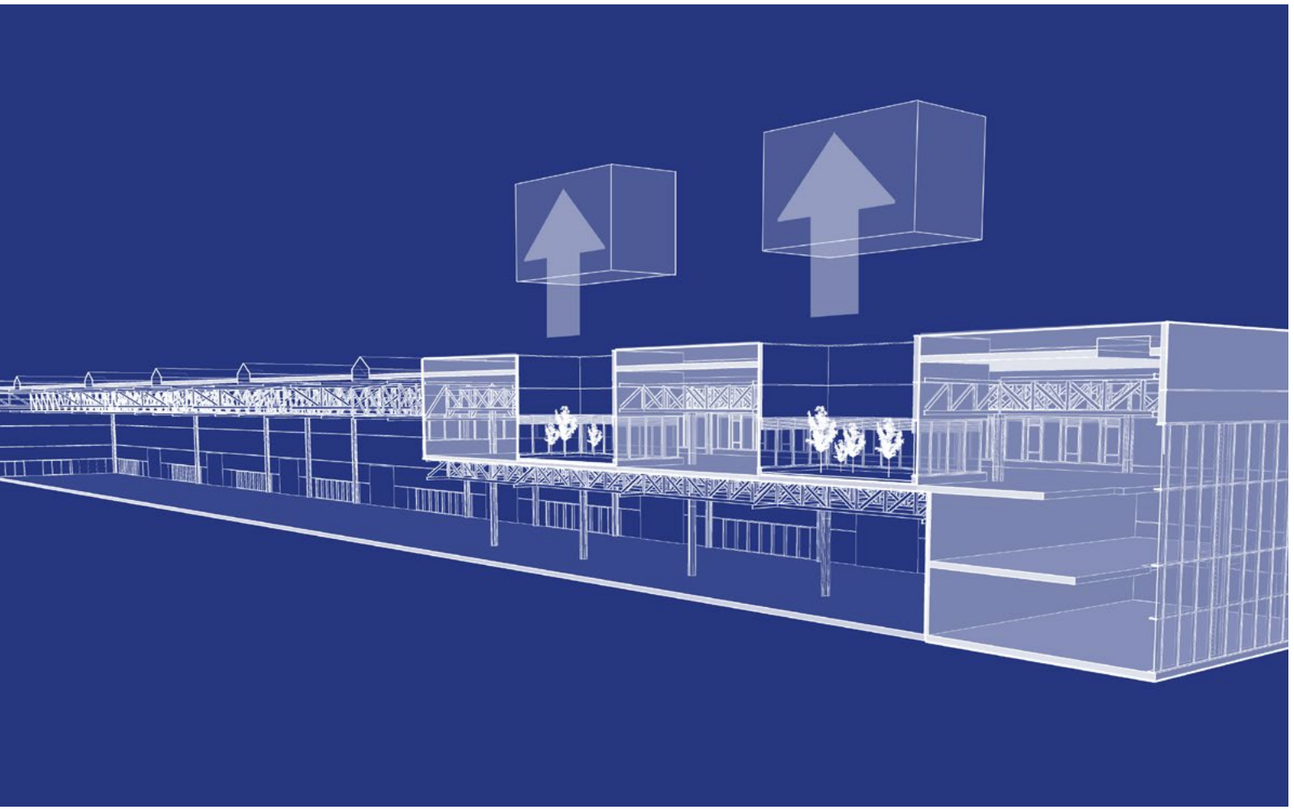
The R&D building is a large volume with a footprint of 14,500m², i.e. almost 75 x 200m, built on the existing 12.20m x 12.20m structural framework.

The design of the R&D building is the result of a synthesis between the workshops held with Stellantis on the layout of the facilities and the need for the space to be flexible for future use.

The R&D common areas consist firstly of a large hall designed in the form of a generous atrium, now on a single ground floor, the structure of which has been rethought.

As a result, it has been possible to fit a mezzanine floor half-way up the atrium. Designed as a large open-space area of 3,200m², the first floor is lit by the façades and four patios of 140m² each, making it easy to convert into office space for a future tenant.

Laboratories and workshops around patios and an atrium.



## Architectural identity

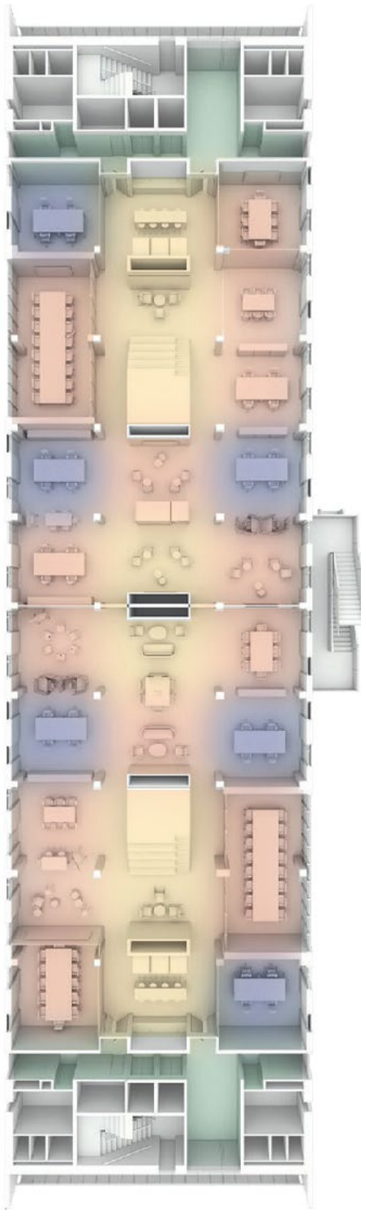
The building's structure is covered in double-skin cladding: metal panels, mineral wool insulation and steel cladding laid vertically. The architectural style of the building emphasises its linearity with a pattern of horizontal bands, interrupted only by the large glazed curtain wall of the atrium, which marks the main entrance to the building.

The varied waves of cladding create a play of reflections and a vibration of warm colours that harmonise with the office facades. Solar protection in perforated sheeting in front of the glazing adds depth to this effect.

The entrances to the various plots can be incorporated into a darker base. These will be identified by their addresses on large-format signage elements along Productive Lane West and Industrial Street East.

# The tertiary campus - Space planning

The tertiary campus is organised around major orthogonal axes, following the site's historical construction lines. Each bar is organized according to a simple, efficient plan designed to ensure flexibility.



### A simple, efficient plan

The cores are located at the ends of the site, and serve platforms with no hard points, allowing for any number of layout scenarios.

The cores are home to sanitary facilities, vertical circulation, household areas and locker space for occupants. They also feature a space opening onto an outdoor terrace, which can play a variety of roles, including that of a future multi-tenant reception area.

Although built on the same basic plan, the office blocks vary according to their location (entrance on social condenser, office spaces with windows facing the city). These adaptations to context and program disrupt and enliven the rigorous organisation of the ground plan.

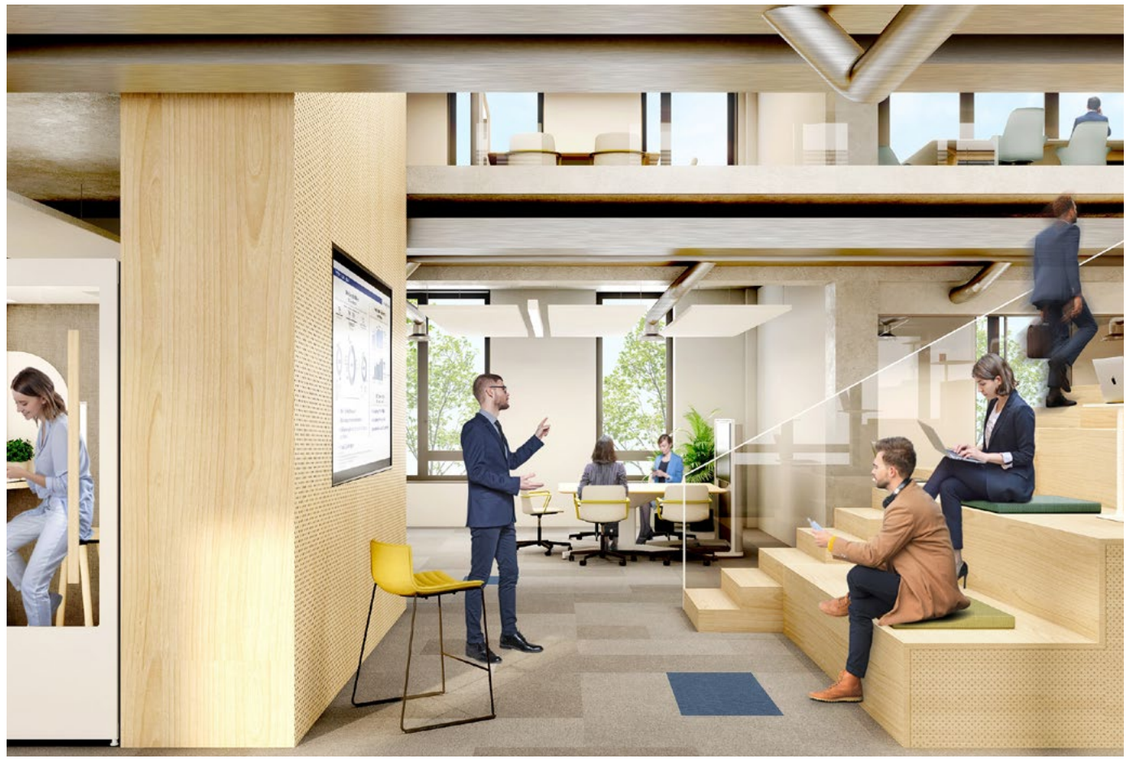
### Informal, atypical spaces

Each floor is divided into 2 compartments, which could be occupied by different tenants on the same floor.

These compartments feature a central hopper linking the levels 2 by 2. This visual communication between floors creates atypical spaces.

Whether collaborative, individual or collective, to concentrate, work or relax, the office floors offer an infinite number of possible layouts.

Closed, open or semi-open meeting rooms, phone booths, flex-offices and lockers are all available in a warm and welcoming 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:

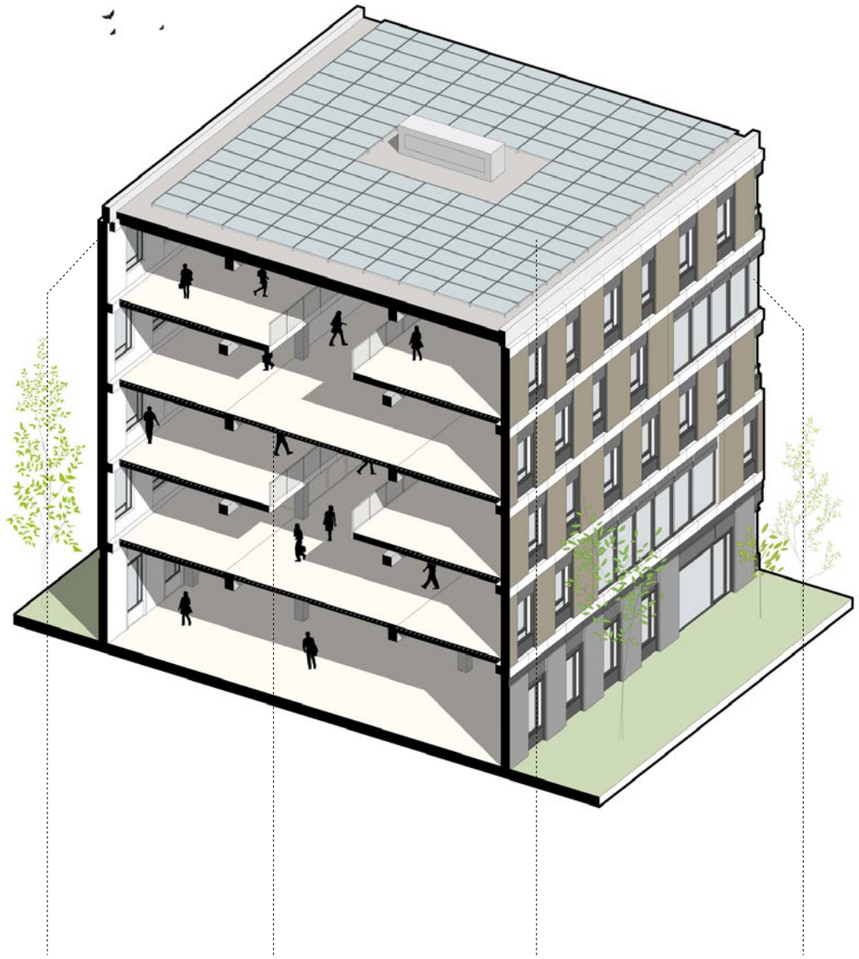
- The fringes, located at the edges of the site, are densely planted and act as a buffer, particularly against car traffic; they form the first layer of a welcoming ecosystem for biodiversity.
- The strips weave between the buildings in a woodland-like atmosphere, featuring multi-stem trees, ground-cover 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.

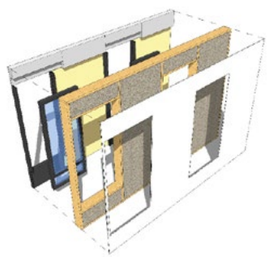
# Carbon neutrality

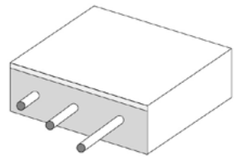
The Stellantis Group has decided to implement a zero-carbon strategy for the development of its sites. We have worked to limit energy consumption using a number of levers:

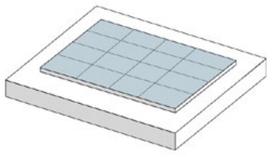
- On-site energy production using photovoltaic panels
- A virtuous design of the building envelope
- A façade consisting of a timber-framed wall filled with bio-sourced insulation forming a passive wall
- The use of directional sun screens limiting the need for cooling in summer.

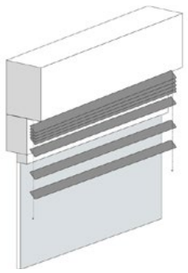
The technical development of the project focused on balancing optimised energy consumption











**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.

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