Sully Santenov

A landmark building serving the health ecosystem of the Santenov Dijon Bourgogne biocluster: laboratories, offices, higher education facilities, meeting room, restaurant…

CLIENT

Dijon Métropole / Santenov Dijon Bourgogne
Bart I Patriarche (Project owner)
Leon Grosse Immobilier (Project owner)

TEAM

Patriarche (Architecture, Interior Architecture, MEP Engineering, Laboratory Expertise, Environmental Quality, Cost Management, BIM, Landscape)
Walter | Patriarche (Operation, services, and space activation)
Credits: © Patriarche

KEYPOINTS

Incubator, start-up accelerator.
Flexible spaces.
Shell-and-core office floors / Laboratories from L1 to L3.
Plug & Work area – Pre-equipped laboratories ranging from L1 to L2.
Digital platform.
Teaching / training spaces.
Dining area / Food services.

SUSTAINABILITY

BREEAM Very Good certification.
BBCA label (education zone).
R2S label.
RE 2020 threshold 2025.

Initiated by Dijon Métropole and the Santenov Dijon Bourgogne cluster, the SULLY Santenov project consists in creating a flagship venue for the health ecosystem in Dijon.
Designed to bring together students, professionals in training, start-up founders, and industry players, this hybrid third place aims to attract and unite talent in order to boost the innovation potential of the region's health sector.

As a true interface connecting academic research, university-hospital institutions, innovation stakeholders, and medtech, biopharmaceutical, and healthtech companies, SULLY Santenov generates synergies, encourages cross-functional uses, and fosters the circulation of ideas and the emergence of new projects. This proximity and interconnection support innovation, research and development, as well as innovative entrepreneurship.

More than just a collection of complementary functions, it is a “hive” at the heart of Dijon's Biocluster.

Typology
Offices, Laboratories, Higher Education

GFA
9,300 m²

Construction cost
€17 M

Location
Dijon, France

Status
In process

Project delivery
Design & Build

A landmark, adaptable, and unifying architecture.

The project asserts itself as a landmark building, serving both as a point of reference at the scale of the campus and as a transitional figure within its broader urban context.

Its architecture is designed to engage in dialogue with the different layers of the site and to gently support the transition between the residential neighborhood along Boulevard Jeanne d'Arc and the denser developments of the campus, while ensuring a clear urban continuity between these two typologies. This intention is expressed through a stepped volumetry organized in a “cascade” effect, with heights that increase progressively from west to east. At the foot of the building, a large landscaped forecourt along the south façade creates a generous and unifying reception space, providing a link between the building and the public realm while affirming its institutional character.

The architectural composition is based on a clear distinction between the base and the upper levels. The extensively glazed ground floor anchors the building to the site while promoting visual transparency of its uses. Above it, two levels (first and second floors) form a mineral podium clad with mechanically fixed natural Burgundy stone, giving the building a strong and lasting presence.

The upper levels, treated with metal cladding, contrast with the stone base to lighten the overall massing and reinforce the perception of a stratified architecture. On the north and east façades, composite aluminum panels alternate with horizontally arranged sinusoidal metal panels, while the south and west façades adopt a more uniform treatment with corrugated metal cladding.

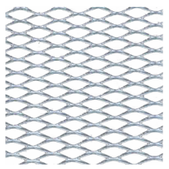
On these most exposed façades, vegetated metal walkways, designed as a double skin, help regulate solar gains while expressing the building's architectural identity.
On the roof, the volume of the technical areas is set back and treated with the same metal language to maintain the clarity of the façades and unify the overall composition.

Finally, the east façade is animated by a vertical void incorporating vegetated loggias, designed using the same construction principle as the walkways. These elements reinforce the verticality of the façade and contribute both to user comfort and to the architectural expression of the project.

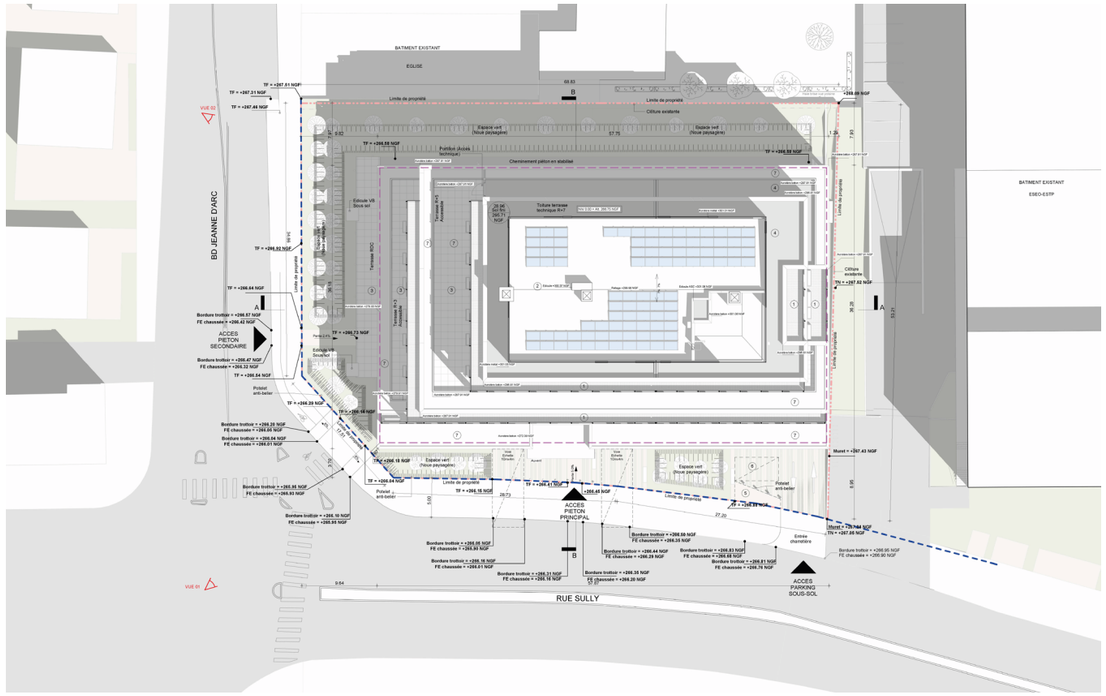
Natural stone panels
Burgundy stone type
Ref. Veistone LIN No.15

RAL 7022 grey shade selected for:
• Façade cladding in aluminum composite panels (Alucobond type)
• Sinusoidal metal cladding – horizontal installation
• Metal walkway posts
• Acoustic metal louvers for the rooftop technical area

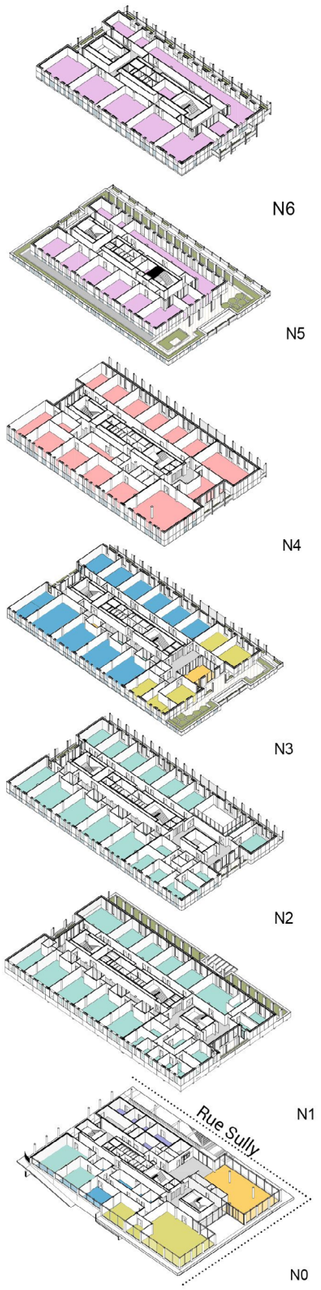
Timber cladding
Red Cedar type natural shade, vertical installation



Galvanized expanded metal mesh
Lagun 250S pattern



A multifunctional, highly flexible building



PROGRAMMATION

- CESI
- IMT
- EBI
- WALTER/SANTENOV – PLUG & WORK (FITTED-OUT OFFICES / LABS)
- OFFICES / LABORATORIES (SHELL & CORE FLOOR PLATES)
- SHARED SPACES / DINING AREA
- COMMON AREAS

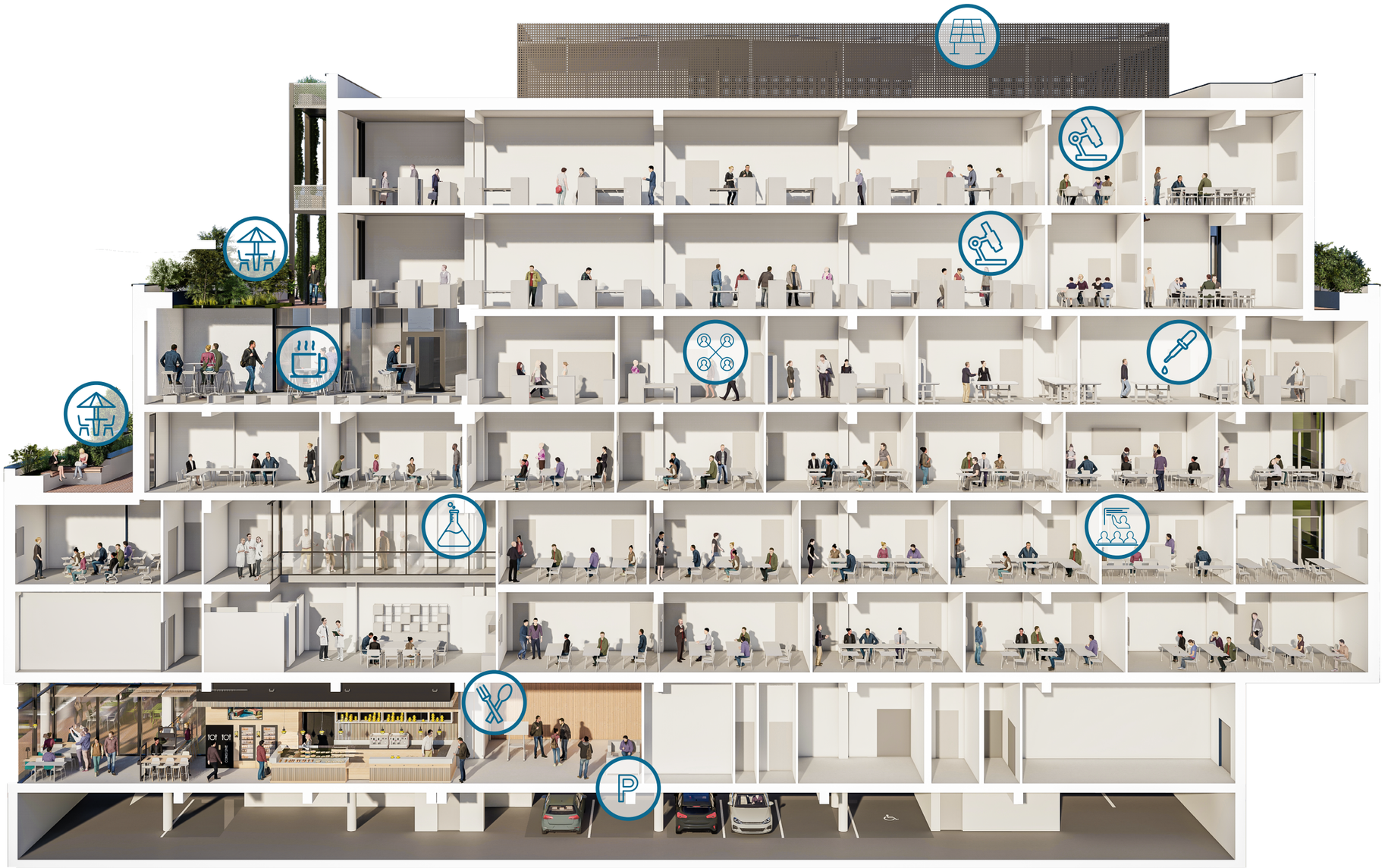
SULLY Santenov is a multifunctional tool serving the many stakeholders of its ecosystem (students, entrepreneurs, companies, researchers), providing work environments capable of accommodating highly diverse configurations without interfering with one another: schools, shared work and co-development spaces, production areas, conferences, symposiums, innovation marathons (hackathons, ideathons), student forums, corporate events, and more.

The spaces offer a high degree of flexibility thanks to a design that prioritizes large, easily partitionable volumes. A modular and mobile design approach enables layouts tailored to each company, supporting the agility and adaptability of the venue.

A range of laboratories from L1 to L3 – pre-equipped or custom-built.

The laboratories, ranging from L1 to L3, are located primarily on the upper floors, where they combine pre-equipped lab-ready spaces with custom technical platforms designed by our Clean Concept division, specialists in regulated environments. Supported by shared services, they provide immediately operational working conditions while allowing strong adaptability for evolving scientific configurations.

Multi-programmatic cohabitation



- Terraces
- Cafeteria
- Photovoltaic panels
- Flexlab (offices / laboratories – shell-and-core)
- Plug & Work spaces: fitted-out laboratories
- Plug & Work spaces: tertiary offer
- Classrooms
- Parking
- Dining area
- Digital / bioproduction platforms

Landscape intentions and outdoor developments

High-growing species | Medium-growing species | Low-growing species

The landscape design supports the building's integration by reinforcing its relationship with the site and enhancing the quality of its surroundings. It aims to structure the parcel boundaries, improve accessibility and the clarity of circulation routes, while offering users a variety of outdoor spaces suited to everyday uses.

To provide a clear understanding of the landscape layouts, the outdoor areas are organized into three complementary registers:

- the immediate surroundings of the building at ground level, treated primarily with in-ground planting;
- the accessible terraces on the upper floors (levels N03 and N05);
- the plantings integrated into the façades, extending the landscape design vertically.

Treatment of boundaries and interface with the public realm

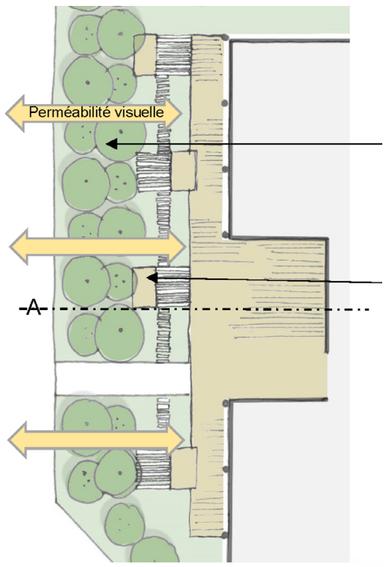
The boundaries with the public domain, along Rue Sully and Boulevard Jeanne d'Arc, represent a major challenge for urban integration. They are structured around two distinct yet complementary sequences.

Along the southern edge, the forecourt forms an open reception space, primarily dedicated to pedestrians, marking the building's main entrance. Positioned at the foot of the south façade, on the Rue Sully side, it naturally captures pedestrian flows from the sidewalk and guides them toward the building. Through its geometry and the choice of continuous surface materials—paving stones, mineral slabs, and planted grass areas—it extends the Erasme Esplanade and reinforces continuity with the existing public spaces.

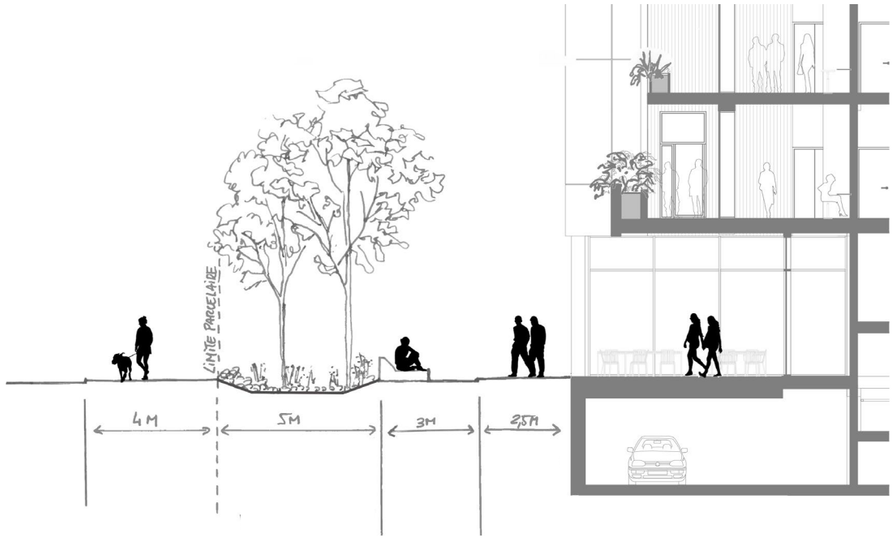
Along the western edge, bordering Boulevard Jeanne d'Arc, a planted strip approximately 10 meters wide creates a buffer between the building and the roadway. Designed as a fully fledged landscaped area, both protective and accessible, it incorporates a wooden terrace connected to the cafeteria, as well as seating arranged within the garden, offering places for rest and social interaction. The layered planting composition, combining herbaceous and tree strata, maintains visual permeability toward the building while preserving the privacy of its uses. The selected plant species are adapted to the local climate, sunlight conditions, and soil characteristics.

Upper-level outdoor spaces: places for living and appropriation

In addition to ground-level landscaping, accessible terraces are provided on level N03 for students and on level N05 for workers, offering a variety of uses suited to different times of day and to user practices.



Environmental ambitions



The architectural and landscape design is part of an ambitious environmental approach, reflecting the intention to create a high-performance, responsible, and durable building, in line with the site's current and future requirements.

The project aims to achieve BREEAM Very Good certification, the BBCA label for the area dedicated to education, and the R2S label, ensuring a thoughtful digital and technical approach. The building's design complies with RE2020 – 2025 threshold requirements, anticipating future regulatory standards.

The building's architecture is based on bioclimatic principles integrated from the earliest design stages. The vegetated façades contribute to summer comfort by assisting with thermal regulation and controlling solar gain, while the organization of façades and solar protections helps reduce overheating and optimize overall energy performance.

The use of timber-frame façades helps reduce the project's carbon footprint and supports a virtuous, long-lasting construction approach aligned with the objectives of the targeted environmental labels.

Rainwater management is handled through alternative solutions, notably with the integration of landscaped swales that promote the capture, infiltration, and retention of rainwater as close as possible to where it falls, in coherence with the landscape design.

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