



Typology

Office and Administration

Site

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Issy-les-Moulineaux, France
48° 49' 28.312" N 2° 16' 27.631" E

Competition/Award

Competition 2. Prize 2014

Client

Caisse des Dépôts
Paris, France

General contractor

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Landscape design

Signes Paysages
Paris, France

Interior design

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Photography

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Site area

17,000 m²

Area of building

10,600 m²

Gross floor area

64,800 m²

Building volume

240,000 m³

Floor area

63,200 m²

Start of planning phase

-

Start of construction

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Completion

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Construction cost

EUR 220 million

Cœur de Ville
Issy-les-Moulineaux, France



Insights

The development creates a new geography that links the urban transparency of the open city block and the architectural transparency of the buildings without any loss of historical references.

Creating a new quarter created at urban interface. The brief here was to connect and revitalise two quite different urban areas: generously proportioned office buildings built in the last 30 years to the east; a significantly older residential area to the west. Our task was to develop a high-quality district, but also to create an urban landscape with attractive architecture that made reference to the surrounding built environment and itself became a new point of reference. We designed **a complex of three residential blocks** that fit together in one movement, as it were. They are separated and connected by landscaped grounds creating an open space, a sort of green avenue that provides a transition between the neighbouring urban areas and gives local residents and office block users alike **a spacious central area** that serves as playground, meeting place and retreat.

A gateway, market square and green space animate the new quarter. The development's offset spatial arrangement provides a clear but flexible framework for various potential uses and a circular path traverses the entire site. The compact structures taper towards the top, reducing the building volume in the upper storeys to create **a multi-layered architectural whole** comprising a network of stairways, terraces, hanging gardens and externalised working storeys. One single material accentuates the identity of the new district: The light-coloured natural stone typical of Issy-les-Moulineaux. **Economy and ecology complement one another in various ways** in the development. The compact building style, for example, allows optimum energy performance, while the configuration of the neutral areas between the façades and traffic nodes helps increase flexibility, simplify spatial design and promote sustainable building use.