

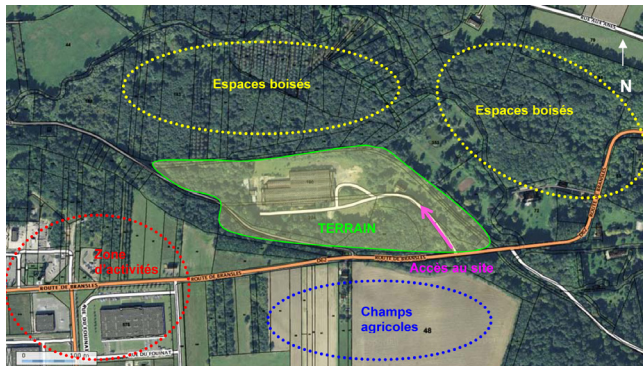
eco-transformation of a factory into a conference trade center in Dordives - France

PUBLIC BUILDING : renovation and transformation

Client	Private
Location	Dordives
Project	Architectural, landscaping and environmental study for the transformation of a factory into a conference center
Mission	MOE Architecture HEQ®
Design Built area	AR ARCHITECTES
Cost	7 000 m ²
Date	10 000 000
	Februar 2012

This project concerns a study for the eco-transformation of a factory of 7 000 m² in Dordives, in conference trade center and a center for seminars, including youth hostel intended to welcome national and international groups, on a plot of land of 78 055 m², in the Northeast of the department of Loiret, 90km from Paris - France.

AR ARCHITECTES studied the architectural, technical, environmental, to define the technical feasibility of the project.



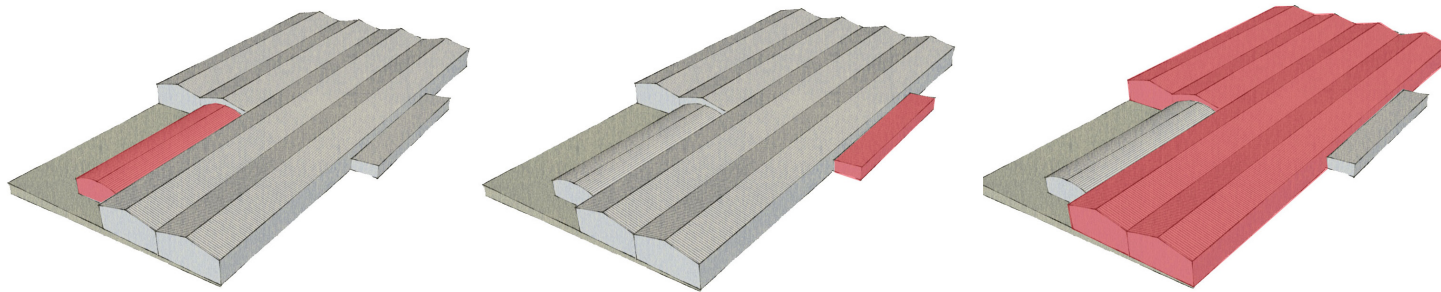
Aerial photography of the site



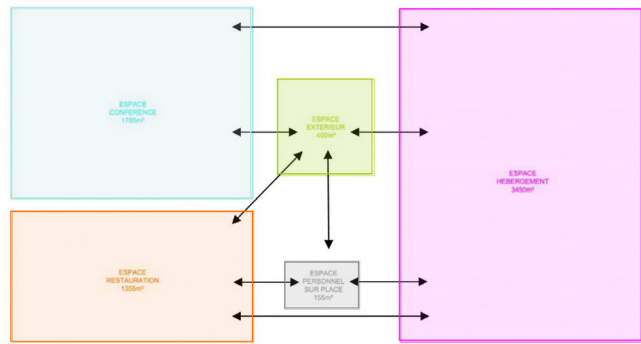
Dordives is a city of 2900 inhabitants has a surface of 15km².

The landscaped and the cycle of water through wetlands and greens ponds were taken into consideration in the design. The surroundings of the environmental plot are mainly wooded spaces, fields, and nearby business park. Some housing are located east of the site.

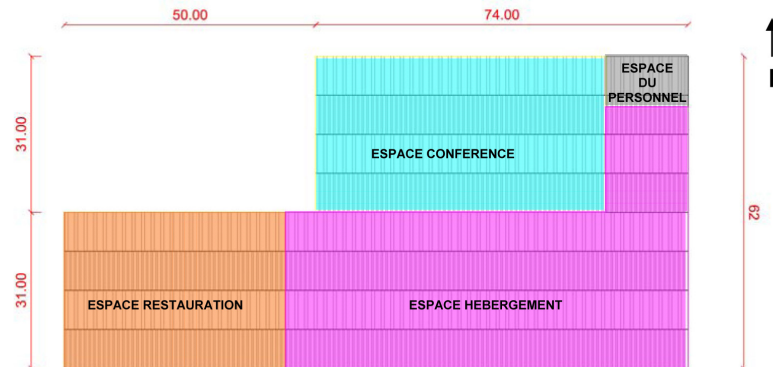




Composition of the architectural volumes of the factory



Organization program



Program

SCENARIO 3 PUBLIC DE 600 PERSONNES	
ELEMENTS PROGRAMMATIQUES	SURFACES en m²
ESPACE CONFERENCE Sous total	1 785,00
ESPACE RESTAURATION Sous total	1 354,50
ESPACE HEBERGEMENT Sous total	3 449,25
ESPACE PERSONNEL SUR PLACE Sous total	151,20
TOTAL	6 739,95
ESPACES EXTERIEURS Sous total	393,00

Programmatic board of surfaces



The project in the heart of the forest

HQE® targets OPTIMIZATION OF THE PROGRAMMATIC scenario

- AR ARCHITECTES defined several scenarios according to the accommodation facilities of the existing volumes, in respect of the requests of the client :
Scenario 1 reception of 1200 pers., scenario 2 reception of 850 pers., scenario 3 reception of 600 pers ., scenario 4 reception of 450 persons.

Target 1: HARMONIOUS RELATIONSHIP Between the BUILDING WITH ITS SURROUNDINGS

- **The site** is situated at the heart of a forest, with an objective of interpenetration of the forest at the heart of the buildings.
- **Spatial reorganization** of the building with the demolition of unloading docks situated in the East and the West.
- **Local architecture**, the homogeneity of treatment of the facades of the building by the use of biodegradable materials: wood.

Target 2 : INTEGRATED CHOICES FOR CONSTRUCTION PROCEDURES

- **Materials:** insulation of all the buildings by eco-friendly materials.

Target 4 : ENERGY MANAGEMENT

- **Internal comfort** : creation patios and winter gardens
- Openings are done according to the orientation of the sun.

Target 5 : WATER MANAGEMENT

- **Green ditches** are designed to collect rain water, and constructed wetlands are designed to treat sewage water.

