

Council of Europe New General Office Building Strasbourg, France

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Photo by Serge Brison



The 22,500-sq m 5-storey project competes in the same category against two tall buildings: R&F Center in Guangzhou, China, developed by Guangzhou R&F Properties and designed by Aedas Ltd and Tokyo Midtown in Tokyo, Japan, developed by Mitsui Fudosan and designed by Skidmore, Owings & Merrill.

The Council of Europe – New General Office Building comprises 14,000 sq m of office space, 8,500 sq m of conference and meeting rooms as well as social space and a printing centre. The project is also equipped with a crche nestled in the landscaped gardens.

The New General Office Building integrates the missing piece in the European district and helps solving Strasbourg's puzzle in its town-

countryside relationship. The project considers the urban and natural fabric, it maximizes the potential offered by microclimate, sun and winds orientation, presence of water and greenery, underground conditions and temperate continental climate in order to increase comfort and reduce running costs.

The big textile chimneys play their role in the natural ventilation of the atria. The Strasbourg climate being ultra-continental, it is getting warm and humid very quickly. The air entering though the bottom of the glassed facades is fresher because it comes from the canal. The chimneys evacuating the hot air in the building's upper portion are naturally moving the air in the atria for a better comfort of the occupants.

The Council of Europe-New General Office Building
in Strasbourg, France designed by
Art & Build Architect has won the MIPIM Awards 2008
in the business centres category.



Located alongside the Rhine/Rhone canal link, some building elements were brought by barges before being assembled on site. The same process can be inverted in case of deconstruction. There is no basement to dismantle and the building is designed to receive future extensions without transformation of built parts.

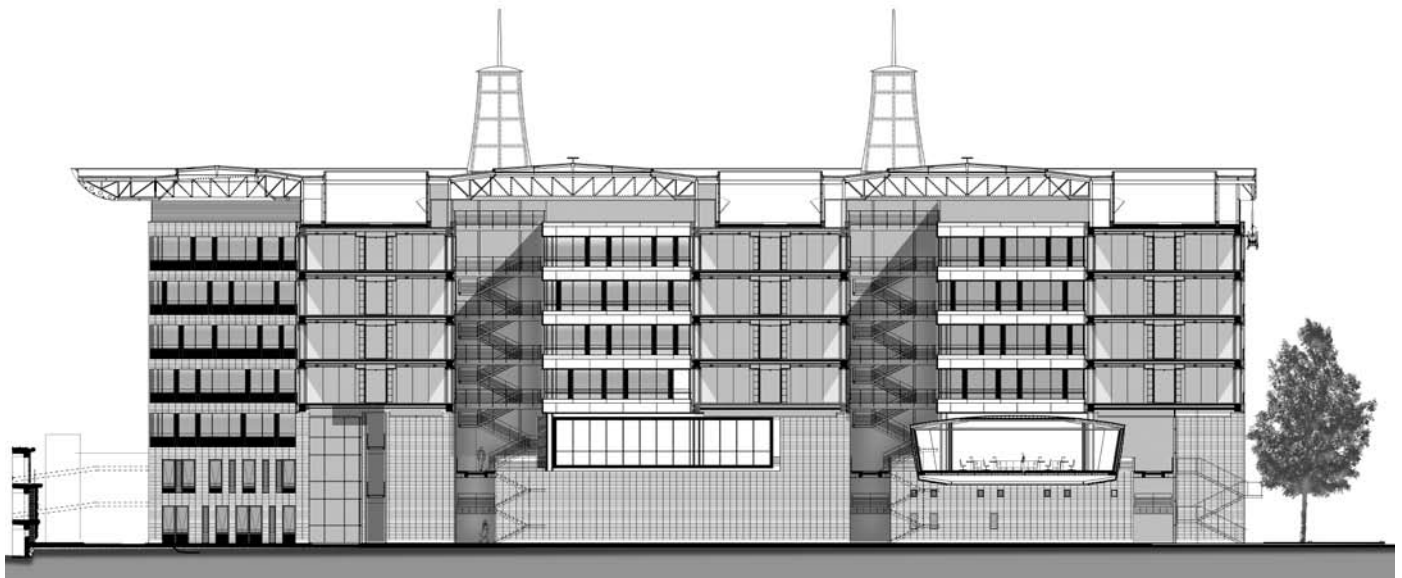
client
Council of Europe

architect
Art & Build Architect

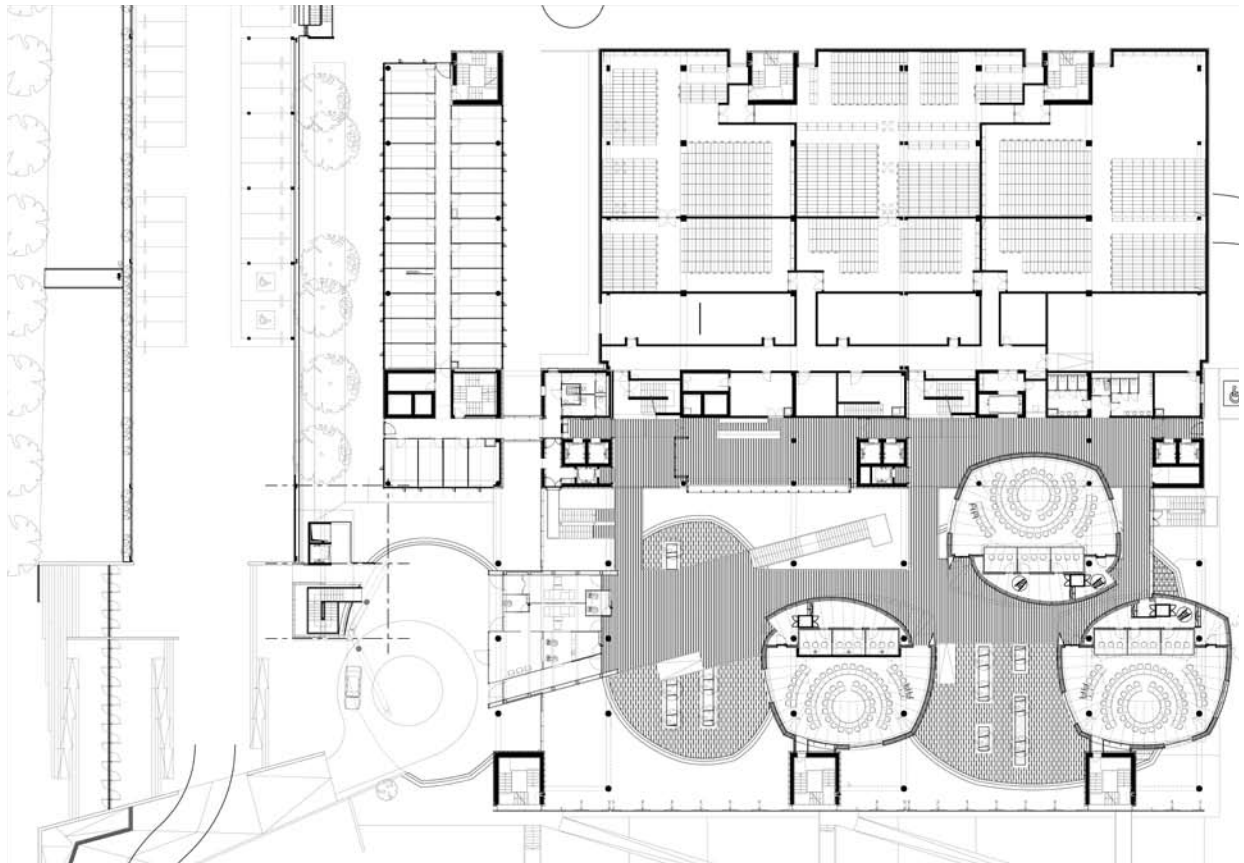
local architect
Denu & Paradon

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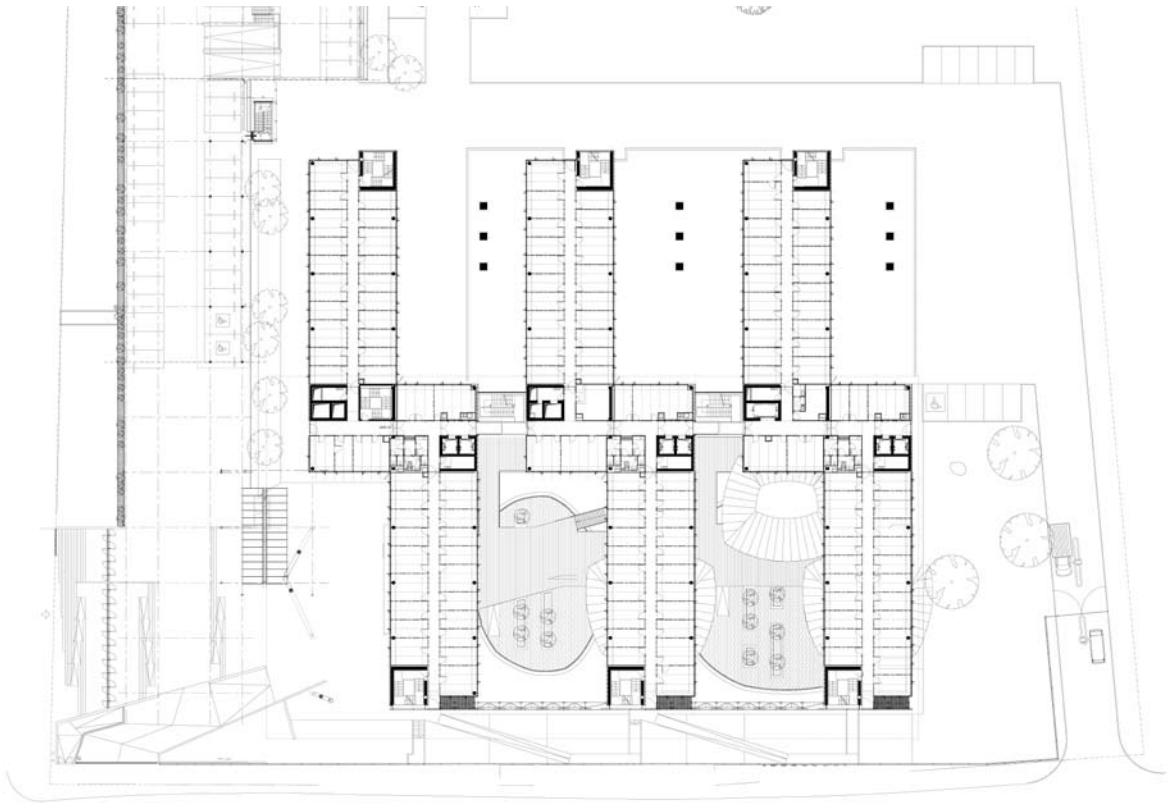
Gross building area (excluding parking areas):	22,500 sq m
Office area:	14,000 sq m
Multi-purpose areas:	conference rooms, cafeteria, bar, printing, archives: 8,500 sq m
Number of levels:	1 basement + ground floor + 4 levels above ground floor



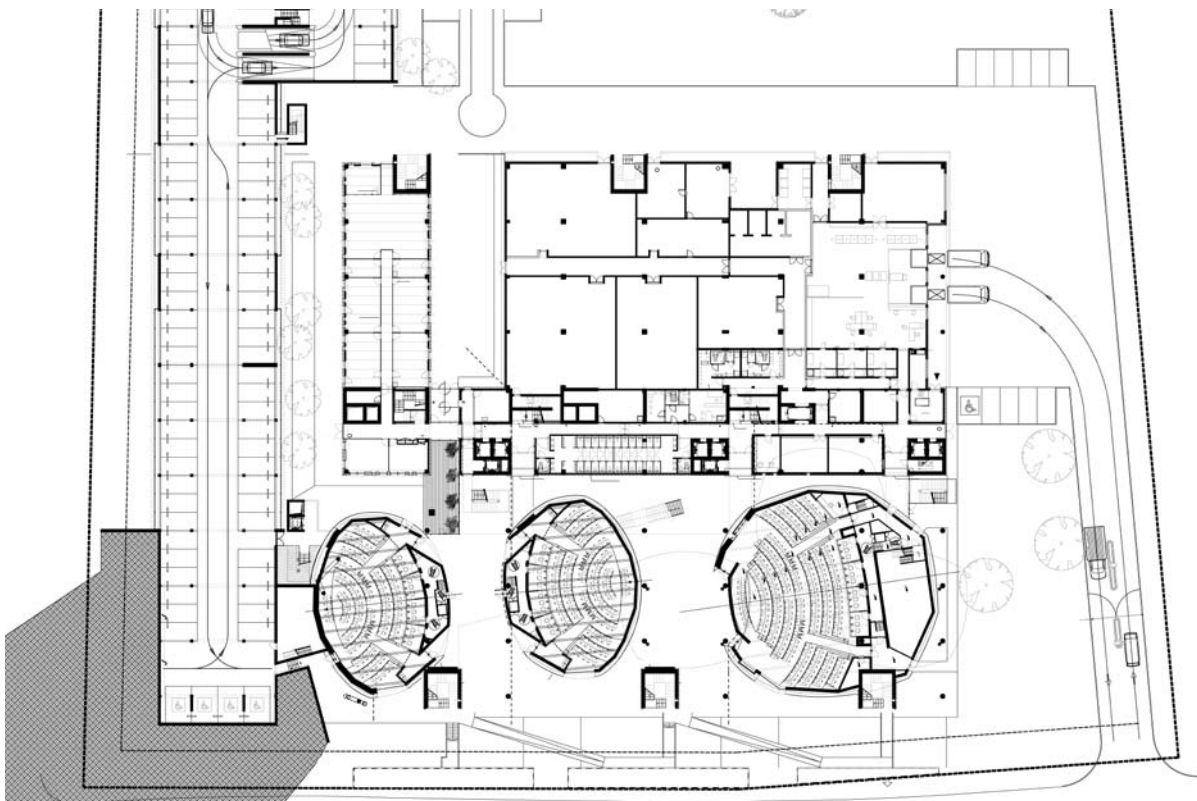
section



Entrance hall



Etage type



Lobby level