

Architecture competition
for the transformation of the
Chambre des Notaires de Paris

COMPETITION BRIEF

<https://competition.bam.archi/chambre-des-notaires>

GENERAL INFORMATION

PURPOSE OF THE COMPETITION :

Project for the transformation of the *Chambre des Notaires de Paris* - 12 Avenue Victoria, 75001 Paris

PROGRAM AREAS :

Approximately **3400 m² to be renovated**. The surface areas may vary depending on proposals.

TERMS OF PARTICIPATION :

Selection of participants based on references and covering letter : **3 to 5 teams allowed to compete**

SCHEDULE :

Application deadline : **February 27** 2019

Announcement of the teams allowed to compete : **March 11** 2019

Presentation of project intentions : **April 16 & 18** 2019

Project submission deadline : **May 31**, 2019

Presentation of projects by the competitors : **June 6**, 2019

REGISTRATION FEES :

Free of charge until February 15, 2019

From February 15 2019, late registration fee will be 100 € excl. tax per team.

FINANCIAL COMPENSATION :

€ 25 000 excl. tax. per team allowed to compete.

BUILDING COST AND DESIGN FEES :

Estimated budget for works : 8 million € excl tax.

Estimated project management fees: 14% of the cost of the works for a complete project management solution (MOP law type), Technical Studies Offices and consultants included. (In addition, the tasks will include: design/choice of furniture + DPC + OPC + SYN)

JURY :

- The President of the *Chambre des notaires de Paris*, Mr. Bertrand SAVOURÉ,
- The First Vice-President of the *Chambre des notaires de Paris*, Mr. Cédric BLANCHET,
- The Vice-President of the *Chambre des notaires de Paris*, Mr. Stéphane ADLER,
- The Premier Syndic of the *Chambre des notaires de Paris*, Ms. Viviane BEUZELIN,
- The Treasurer of the *Chambre des notaires de Paris*, Mr. Christophe NOIREL,
- The Secretary General of the *Chambre des notaires de Paris*, Mr. Alain JOUBERT,
- A representative of the real estate sector,
- A representative of the City of Paris Heritage and Architecture Department,
- A representative of the *Ecole de Chaillot*,
- The President of the *Ordre des Architectes IDF* or their representative,
- A construction economist.

COMPETITION WEBSITE :

<https://competition.bam.archi/chambre-des-notaires>

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01. INTRODUCTION



Framework and purpose of the competition

Located in the *place du Châtelet*, on the Seine's banks, in the heart of Paris, the *Chambre des Notaires de Paris* (Chamber of French *Notaires* of Paris) is the historic institution that gave birth to the profession. After moving around the square a few times, it finally settled in its current home, the *Hôtel du Châtelet*. It was built by the architects Jules A. Pellechet and Charles Rohault de Fleury between 1855 and 1857, when it was decided to widen the *place du Châtelet* and open up the *Boulevard du Centre* (later the *boulevard Sébastopol*) as part of the major works of Baron Haussmann.

Although it is not classified as a "historic monument" by the Ministry of Culture, the building has many remarkable features. It is actually singled out in the city of Paris' *Plan Local d'Urbanisme* (local urban masterplan) as "a plot noted for its historical, cultural or landscape interest", in particular because of the undeniable quality of its overall architectural composition.

However, the *Chambre des Notaires'* building no longer appears to be well suited to the *notaires'* practice, considering the modernization of the profession.

Through this competition, the *Chambre des Notaires'* members wish to renovate the building, by rethinking its internal organization and all the activities it hosts, and to return the building to the heart of contemporary dynamics.

Indeed, although the architects' care during the construction of the *Hôtel du Châtelet* is real, the successive fragmentary renovations have caused the building to lose its overall architectural coherence. The building appears today, given its layout and its uses, as a random assembly, where reception rooms typical of Haussmannian Paris are juxtaposed with sometimes hastily renovated workspaces.

These inconsistencies in the internal layout, encased in a partially preserved shell that confer all its character to the edifice, leads to think that the functional organization of the building does not live up to its architectural potential, nor to a mutating profession. This architectural competition will be an opportunity to find a new cohesion between the container and its contents; between the building's shell, its internal organization, and the expectations of a forward-looking profession.

Affected by a commonly degraded image in the collective mind, the *notaires* have usually been regarded as too "reasonable", often conservative or lacking in ambition. Despite the aura of trust that they naturally convey to their clients, the *notaires* often struggle to get past the "solemn" aspect of their practice. A relative opacity that does not give everyone, and especially young generations, the spontaneous urge to push the door of the offices. However, the wind of innovation is undeniably blowing through many of these offices, with often pioneering organizations and practices.

Beyond a simple renovation of the *Hôtel de la Chambre des Notaires*, this will therefore involve, through a deep restructuration of the program and a true reflection on the challenges of the profession, to take advantage of the building's outstanding position and to strengthen the presence of the *notaires*. The building, its functions, and its future arrangement, far from merely embodying the solemnity of the institution it represents, will have to convey the dynamism of a profession in constant evolution.

02. EXPECTATIONS





Values and aspirations of a profession

The notarial profession, like many other legal professions, is going through a period of rapid change following a significant identity crisis, largely as a result of the introduction of digital uses into its areas of expertise. As one of the most advanced in the use of digital tools among the legal professions, it must redefine the principles of its relationship with its clients as well as the resulting practices between colleagues. Indeed, the future of the profession will largely play out in a global process of digitized exchanges, with, for example, the implementation of secure electronic signatures, or in-depth work on blockchain technology.

Because of the distancing involved in those processes, it is essential that the *Hôtel de la Chambre des Notaires* be able to embody the human values of listening, empathy and trust, which represent a vital part of the *notaires'* occupation, and which fundamentally differentiate them from emerging digital competitors.

As a symbolic home for the profession, the *Hôtel du Châtelet* must be able to generate a closer and more tangible link between the centuries-old know-how of the *notaires* and the innovations that contemporary tools allow. It will also highlight the primary image of a "public servant" accessible for, and competent in, their advisory function, included in the ordinance of 2 November 1945 which defines the main duties of every *notaire*.



view of the building from the corner of the Théâtre de la ville

Objectives of the project

Mainly used nowadays as a place of work for the *Chambre des Notaires'* employees, the *Hôtel du Châtelet* take very little advantage of its privileged position in the capital. To remedy this, the Chamber intends to change the primary function of the building, mainly administrative, to a use more focused on the meeting of the *notaires* and the public. The *Chambre des Notaires de Paris* should not, however, give up its current symbolic, institutional, and historical function.

The ambitions for the project of the *Chambre des Notaires de Paris* can be summarized in four major objectives :

TURN THE BUILDING INTO A TRUE "HOUSE OF NOTAIRES"

Apart from the employees of the Chamber's various departments (whose offices for the most part do not meet the qualitative potential of the building), many events opened to the public, as well as training for large or small groups of *notaires*, it is mainly the elected members of the Chamber who benefit from the building's qualities. The Chamber seeks today to promote the profession's desire for accessibility and openness, at odds with the apparent formality of its traditional functions, without, however, losing their solemnity.

Being already regularly frequented by *notaires* (although many of them do not know the building, or have never visited it other than to take their oath of office), the establishment's new ambition is to heighten the capacity of the building to become a living place, a unifier and a driver of confraternity for the *notaires* of *Île-de-France*.

The Chamber also wants to assist young *notaires*. While creating a real sense of belonging, this would also further encourage the confraternity of a profession whose demography is changing, especially since the significant increase in the number of *notaires* generated by the "*Loi croissance*" of 2015.

OPEN THE DOORS OF THE NOTARIAL PROFESSION TO THE PUBLIC

In order to bring more dynamism to the image of *notaires*, occasionally viewed as incomprehensible in the collective mind, one of the major challenges of this project will be to make the *Hôtel de la Chambre des Notaires de Paris* an open and attractive building for a wider audience, while retaining the institution's solemnity.

The building of the *Chambre des Notaires* has always welcomed the public. Open until 2015 on the ground floor, the PNI (Paris Notaires Info) was a free information and consultation center, which put a real public service at the heart of the Chamber's activity. However, this mission to provide access to the law, is now carried out in Paris District's Town Halls and in Justice and Law Houses. The Chamber then wants to take advantage of this situation to define new uses that could flourish in this field.

Indeed, the vitality of an institutional building of this size depends ever more on the attractiveness it can build up through a diversified program: for the *notaires* on the one hand, and for the public outside the profession on the other hand, who would be likely to keep the memory of the place alive through their visit, and therefore to make it more attractive. Because the *Chambre des Notaires* is convinced that it is by attracting the public that the institution will also become more attractive to the *notaires*.

By offering even more to visitors, through the project, the opportunity to benefit from this building and its privileged location, during specific or recurring events, or by providing workspaces, training and exchanges throughout the year, the *Chambre des Notaires* will equip itself with a physical tool to communicate and spread the values of the profession.



EMBODYING THE DYNAMISM OF A PROFESSION LOOKING TO THE FUTURE

In a tumultuous context, which illustrates a profound change in legal practices, the *Chambre des Notaires* building will have to convey the values of a profession that looks to the future, through the programs that it houses as well as by its architectural and formal expression.

In front of the development of new security and authentication technologies, the *notaire* appears as a trusted third party, through the advice he provides to its clients.

Beyond technology, and in the face of scanning, digitizing and the gradual dematerialization of processes, it is the image of *notaires* that it is imperative to reinvent. The *Hôtel de la Chambre des Notaires* must therefore appear as the emblem of this transformation. It must proudly carry the colors of an evolving profession: it is at the crossroads of a continuous innovation opportune

context and the need to maintain human relationships, that the Chamber wants to position itself.

This new venue should be perceived as an illustration of a dynamic Paris, active in the very heart of its historic buildings, facing a center of Paris that tends to museify.

HIGHLIGHTING AN UNDER-EXPLOITED HISTORIC HERITAGE

If the ambition of the Chamber is to create a project focused on the future of the profession, it must exist within the walls of an ancient building, an example of Haussmannian architecture : it is a matter of finding a point of balance that will allow the harmonious co-existence of new working methods with the existing historical heritage.

As for the image the building may have, some *notaires* are very attached to its historical aspect as a monument, while others consider it unsuitable to the



changes in the profession. These two perspectives will give an opportunity to produce a logical and sensible synthesis between the profession's contemporary context and its heritage.

As such, one of the other main issues for this competition will be to make the Chamber a true "remembrance place", animated and enhanced by a coherent narrative built in throughout the building. One can imagine a route, or even a dedicated staging, showing off, for example, the profession's great symbols, such as the many paintings that adorn the various rooms, to allow potential visitors and/or users of the building to delve deeper into its cultural traditions. In short, to make it the contemporary emblem of a secular profession. However, care must be taken to avoid the pitfall of a "museum-like" character that such a staging might create. The *Hôtel de la Chambre des Notaires* must continue as a symbolic whole that contributes to the promotion of the *notaires'* values and the "grand French

style", to the *notaires*, as well as to citizens and political or international delegations that the elected members may receive.

In this regard, thought must be given to the conditions of visibility of the *Hôtel du Châtelet*. As will be set out later in the Urban Environment section, the Chamber building sits on the edge of a public square that is more like a major road junction, which hinders the building's visibility. It seems sensible to consider the building as a new "event" in the heart of a highly transited area. Therefore, the ground floor of the Chamber should be designed as a "showcase", a public reception area that is both attractive to passers-by and welcoming to visitors.

In the end, the building will have to play the role of catalyst in the transformation of the *notaire's* profession, but also of a sign, attesting of the reality of this transformation. It should be as much an illustration of the renewal of traditions as a condition of their maintenance.



Flexibility of spaces and reversibility of uses

This competition will, therefore, on the one hand, allow the *Chambre des Notaires* to be seen by all its members, no longer as a mere administrative building, but as a place of discussion, meeting, work, innovation, friendliness and "confraternity", and on the other hand, it will put the *Hôtel de la Chambre* back at the heart of contemporary dynamism.

In summary, the challenge of the project will be to preserve the secular identity of the Chamber, heir to a long tradition, while creating an innovative, welcoming and attractive place for *notaires*, in tune with today's world as well as tomorrow's. To ensure that this place can adapt to the dynamics of interactions between the public and *notaires*, but also to any future developments, and because of the generally rather limited surface area of the offices, it will be important to provide flexible spaces with reversible uses (especially for reception, conviviality and work areas).

This question of the plasticity of the workspaces is of great importance to the building's owner, because the *Hôtel de la Chambre* should be able to adapt to new, more nomadic, generations. Moreover, if this development can lead to a reduction in the capacity of employees' offices, we cannot exclude the possibility of their partial return to the building, as the building's use changes.

Such a consideration should, of course, pass through the simplification and rationalization of vertical and horizontal circulations, and the provision of flexible and adaptable workspaces.

03. CONTEXT



view of the *place du Châtelet* from the sixth floor



Urban Environment

At the crossroads of two major arteries, one a tourist road that connects the *place Saint-Michel* to the *Beaubourg-les Halles* complex, the other a commercial road along the length of the *rue de Rivoli*, between the future *Samaritaine* and the City Hall, the *Chambre des Notaires* benefits from an exceptional medieval, modern and contemporary historical environment, within a five minute's walk. However, in the heart of an area where remarkable buildings are the norm, between the *tour Saint-Jacques*, the *Théâtre de la Ville* and the *Théâtre du Châtelet*, the Chamber struggles to hold the attention of passers-by.

In the neighborhood, which marks the edge of the large business sector around the *Opéra* and the *Madeleine*, there is a predominantly "global" activity, characterized by the progressive development of the tertiary sector, international tourism and mass market and luxury shops. In one the capital's most high traffic areas for tourist flows, local

residents and shops are gradually being driven out and the businesses and brands replacing them are no longer those of a local clientèle.

For example, the neighborhoods of *Saint-Germain de l'Auxerrois* (south of the 1st *arrondissement*) and the *Hôtel de Ville* only have a few local shops.

Indeed, the 1st *arrondissement* has become the least populated district in Paris (with 17,767 inhabitants, it represents less than 1% of the Parisian city center population). As a results, there is a continuous decrease in residential activities, in favor of economic and administrative ones. This is the result of a process of depopulation of the district, which started at the end of the 19th century, following the gradual growth of international tourism.

With a current housing stock mostly rented (60%), of which only 72% of dwellings are occupied as a primary residence (among the lowest proportions in Paris - according to the APUR, *Atelier Parisien d'Urbanisme*), the 1st *arrondissement* is now seen as a





district for shopping, trips or passing through, but also for working. With an average of 60,500 jobs found within it, it has one of the highest activity levels in the capital, exceeding by a factor of five the number of residents (the average factor for the capital as a whole being 1.5).

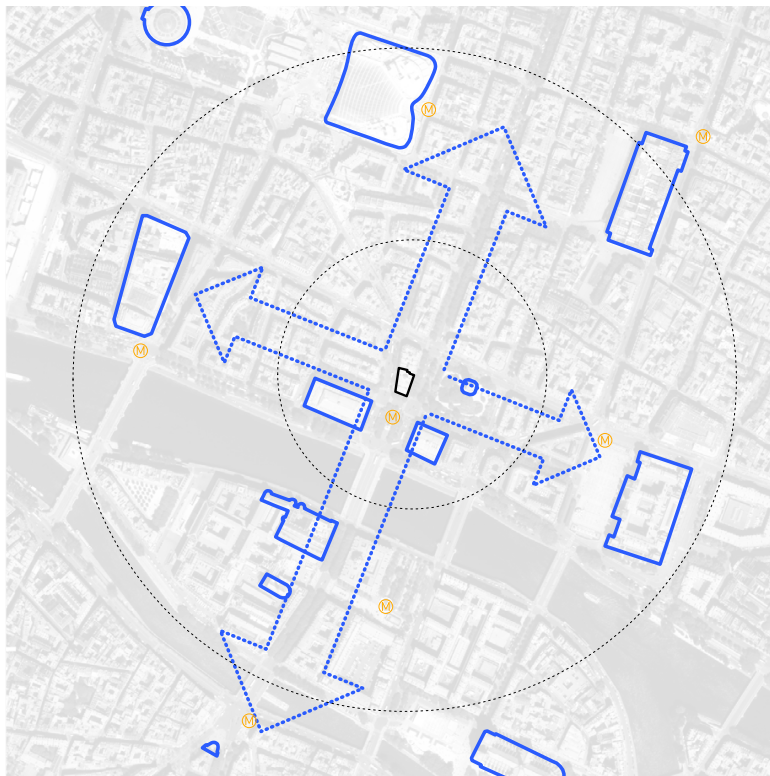
The 1st *arrondissement* thus combines all the attributes of a center, from a historical, touristic and for commercial point of view. Its transport network, especially the roads, is a reflection of this build up, and is characterized by its diversity, its singularity and the amount of traffic. As a result, all the street users (pedestrians, public transport, cyclists and cars) coexist on the major traffic arteries, which are therefore subject to daily congestion. The same is true for the 3rd *arrondissement*, on the border of which the Chamber stands.





The *place du Châtelet*, which is the heart of the great Haussmannian crossroad, is not immune to this problem, and is even more of a major road junction today. While it should appear as a breathing space between the *Ile de la Cité* and *Châtelet-Les*

Halles, it is considered by APUR as a space to re-assess, polluted as it is by very high road traffic and poorly suited to pedestrians. In short, being an "inhospitable" zone in the imagination of the city dweller, it is a place where you don't stop, unless you're going to one of the two theaters, major public institutions of the city of Paris, which border it. Similarly, from the square of the *tour Saint-Jacques*, it is the tower itself that draws one's attention, leaving the *Hôtel du Châtelet* in the shadow of the monuments that surround it.

However, if the *place du Châtelet* is not welcoming today, the project will have to initiate a re-thinking going along with a re-appropriation of the place by pedestrians and a reduction of the vehicular traffic, even a "pedestrianization" of the district which will progress with the regression of the place of the automobile.

PRIME LOCATION IN THE HEARTH OF PARIS



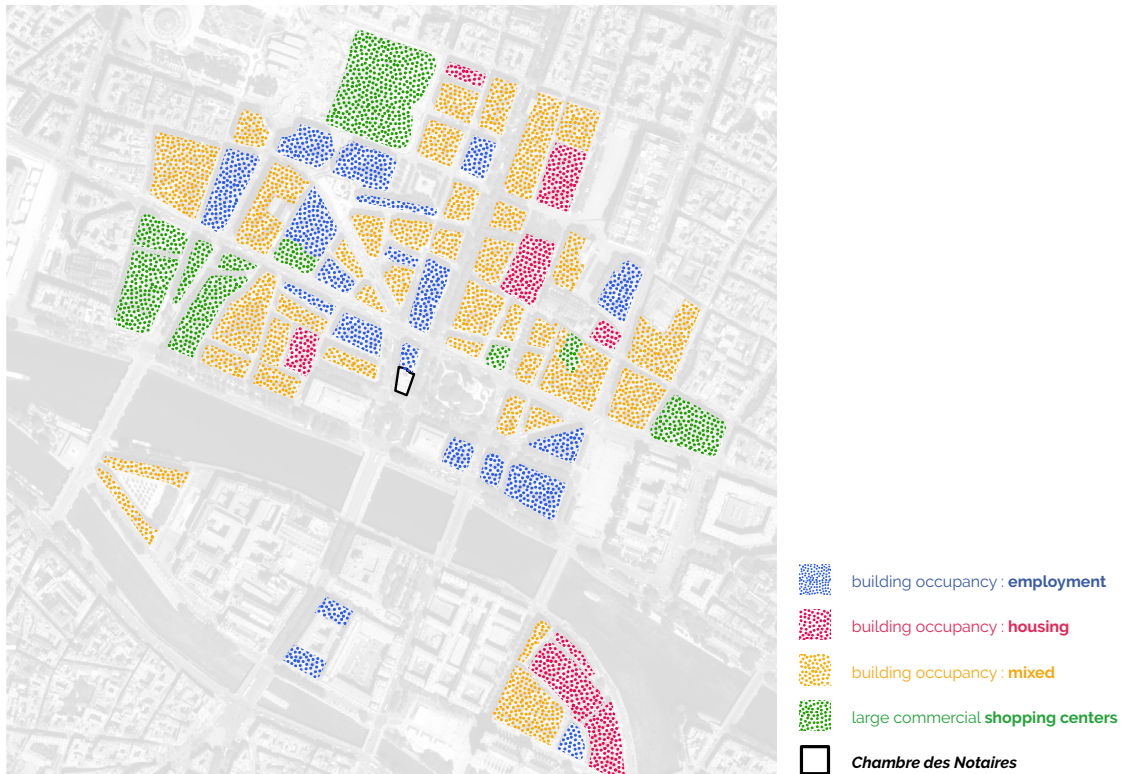
-  remarkable buildings
-  **Chambre des Notaires**
-  walking time (min.)
-  public rail transport

PREDOMINANTLY GLOBAL URBAN ACTIVITY

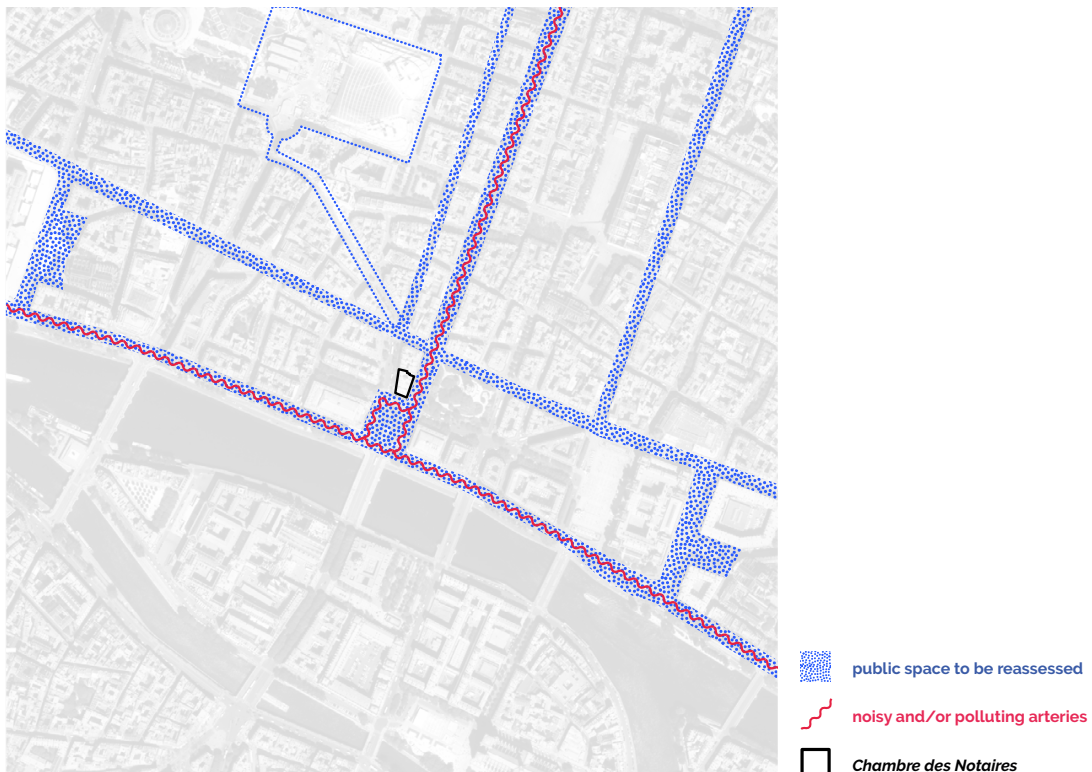


-  continuous **global activity**
-  discontinuous **global activity**
(non-local business activities including galleries, wholesalers, insurance agencies, real estate, cabarets, nightclubs, non-commercial activities)
-  continuous **local businesses**
-  discontinuous **local businesses**
(foodstuffs, cafés, bars, restaurants, bank branches, supermarkets)
-  **Chambre des Notaires**

MAINLY TOURISTS AND PROFESSIONAL VISITORS



PUBLIC SPACE "TO BE REASSESSED" ACCORDING THE APUR





History of the *Chambre des Notaires*

At the time of the *Grand Châtelet*, the *notaires* had a chapel where was engraved in 1782, by the administration of the king's buildings, an inscription of their function - as there was above every chamber. Thus was formalized the "*Chambre des Notaires*".

After the progressive deterioration of the building, the representative of the municipality Pierre-Louis Manuel ordered its demolition starting 1792, but it did not actually begin until 1802. Did the *notaires* sense the exceptional character of the site when they chose it, in 1814, to set up their new Chamber, at the corner of the *quai de*

la Mégisserie, the western part of the old fortress? When the *boulevard de Sebastopol* and the *place du Châtelet* were created, the *notaires* invested the surroundings of this place again, the north side this time, and built, between *rue Saint-Denis* and the new *Boulevard du Centre*, the building of the current Chamber.

Behind its classic facade, the building has shown the signs of its modernity since its construction in 1855, with a partly metallic structure, gas lighting and forced air central heating, among the first in the capital. Meeting today all contemporary standards of security, nearly a hundred people occupy the premises daily.



Current functions and operation of the Chamber

In France, there generally is a *Chambre des notaires* within each *département*. That of Paris, being interdepartmental, brings together the *notaires* of Paris, *Seine-Saint-Denis* and *Val-de-Marne*, more than 1,400 *notaires*, practicing in more than 400 offices, and assisted by more than 5,000 employees. All the *notaires* of these three *départements*, falling under the authority of the Chamber, form the "*Compagnie des Notaires de Paris*".

The *Chambre des Notaires de Paris* also has the distinction of housing the Regional Council of *notaires* chaired by the President of the Chamber, accompanied by its 27 elected members. Every two weeks, they meet in the "*Salle des Séances*" (*Séances* room). Each member is elected for three years, by all the *notaires* who practice in the three *départements*, while the President is elected for two years. (see [Organisation of the Chamber](#))

Twice a week, the President meets with the First Vice-President, the Vice-President, and the Premier Syndic of the Chamber. They deal with the affairs of the *Compagnie*, with the assistance of the General Secretary and the Chamber's employees. They form what is called the "*Bureau*" of the *Chambre des Notaires*.

The responsibilities of the Chamber and its representatives are numerous, the main task being to enforce the respect of the profession's ethics and discipline.

Another important part of its functions is the organization and representation of the profession at a local level. Finally, the Chamber unite the communication about the *Compagnie*'s services at an institutional level and initiate actions of development encouraging the growth of the *notaires'* activity. In particular, it undertakes training actions for the *notaires* and their employees, as well as communication actions on news and practices of the *notaires'* profession toward the public.



Its role is, among others, to welcome new *notaires* during an official meeting held in the library. However, as will be specified later, it wants to expand this traditional welcoming responsibility by becoming a place of "social cohesion" for the *Compagnie*. Finally, it federates the institutional communication of the *Compagnie's* notarial offices and, with the assistance of the *Paris Notaires Services* association, undertakes development actions promoting the growth of the notarial activity.

The Chamber's mission is also to improve notarial practices and to take note of the development of new techniques and forms of practice by the profession, through the development of digital tools.

In parallel with these institutional activities, *Paris Notaire Services* organizes sale events for real estate public auctions, open to all, in the "*Adjudications* room". The Chamber is the scene of many events in various fields, and conferences focused mainly on legal issues of notarial interest.

The employees of the *Chambre des Notaires*, who work daily in their offices, are mainly found on the ground, the 1st and the 6th floor, and in the "rear block" (see below). Some of the Chamber's services are no longer carried out in the *place du Châtelet* building. The transformation project of the *Chambre des Notaires* could lead to relocate those services still on site.

The President, the Premier Syndic, the Vice President and the First Vice President each have an office on the sixth floor. Comprising several employees' offices as well as meeting rooms, this floor hosts many meetings.

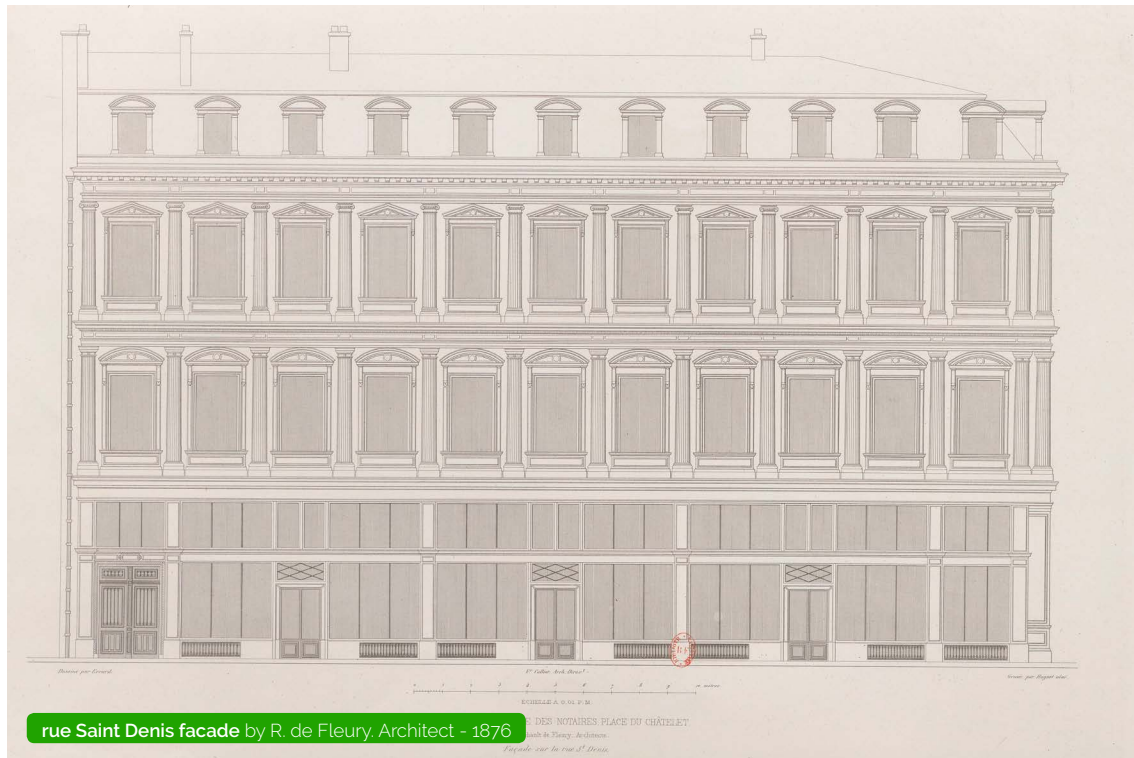
Characteristics and current state of the building

In the tradition of Haussmannian architecture, in a search for unity and symmetry suiting this style, the main layout was conceived as an extension of the entrance of the building, in order to serve the two noble floors, namely the 2nd/3rd and the 4th/5th (double height floors). This hierarchical arrangement of spaces is evidenced by the previous usage of the ground floor, which housed a set of shops helping to finance the Chamber, as well as the attic, which served as official accommodation. Seeking a "monumental" effect, this configuration today produces some functional deficiencies, especially if we think of the building as a simple superposition of floors.

In fact, successive re-developments have not been able to harmoniously blend with the core of the building as they have been considered on a floor-by-floor basis, following the changing needs of the Chamber. Resulting from a too localised reading, this has produced numerous inconsistencies in the layout of the building if we look at the secondary circulations, the location of the serving spaces, or the natural lighting. Indeed a building like this one should not be regarded in terms of floors one atop the other, but in terms of "bodies", which requires a holistic view.

ENTRANCE HALL (GROUND FLOOR)

The Chamber is accessed by a monumental double-height classical style hall centered on the longitudinal axis of the building. Although its volume, its ornamentation and the materials of its surfaces confer upon it a solemn aspect, it appears unsuited to the institution's current needs. Indeed, not only does the main door (because of its size, its heaviness and its design) not invite the visitor to come inside, but also its layout, with no proper seating, makes it difficult to find a place to wait, or talk. The entrance hall is not a friendly space. It leads the eye towards the monumental staircase beyond it, but one must, however, thread a long maze to access the lift that



serves all floors, and this, with no effective signing. The positioning and dimensions of the monumental staircase are obviously an important constraint to any modification.

SALLE DU CHÂTELET (GROUND FLOOR)

This room, adjacent to the reception area, is used for meetings, training, but also as a cloakroom. Not very ergonomic, it combines uses that do not fit well together. For example, meetings and training are carried among the coat racks.

FORMER BOUTIQUES (GROUND FLOOR)

As mentioned before, the ground floor was occupied by the premises dedicated to "Paris Notaires Infos" (PNI). Designed as an open-plan space, divided into different spaces designed to accommodate the public, its layout is to be completely revised. Separated from this space by a corridor with a chicane, which serves the main vertical circulations, some offices remain on the *rue Saint-Denis* facade.

Originally, the entire ground floor, in addition to the current entrance hall and its offshoots, was used as commercial premises, allocated to various well established shops.

This also explains the relative isolation of the entrance of the building, from the rear part on this floor. In the period drawings, one can also see the lightness of the original plan and facade, which we struggle to find today. The ground floor was thought of as an open space, accessible from the street from its sides, making it easier to partition it following the various commercial leases. The resulting facades offered, through the use of columns and metal beams typical of the eclecticism of the period of the industrial revolution, a great transparency and feeling of lightness, supporting a Haussmann-style, more massive and classical body.

At present, the facade shows a mixture of styles that may seem illogical (with the Corinthian style of the ground floor below the Ionic and Doric styles), which would support the hypothesis of its being put together later than the overall design. The



original plans and facade drawings, dating from 1876, show something closer to the original appearance of the building rather than its current form, and seem more in line with the idea of transparency and openness that the Chamber would like to bring to its building.

While the historical character of the entrance hall must be preserved, together with the monumental staircase, the whole of this floor can be redesigned, to connect with the basement and the upper floors.

BASEMENT & CELLAR (BASEMENT)

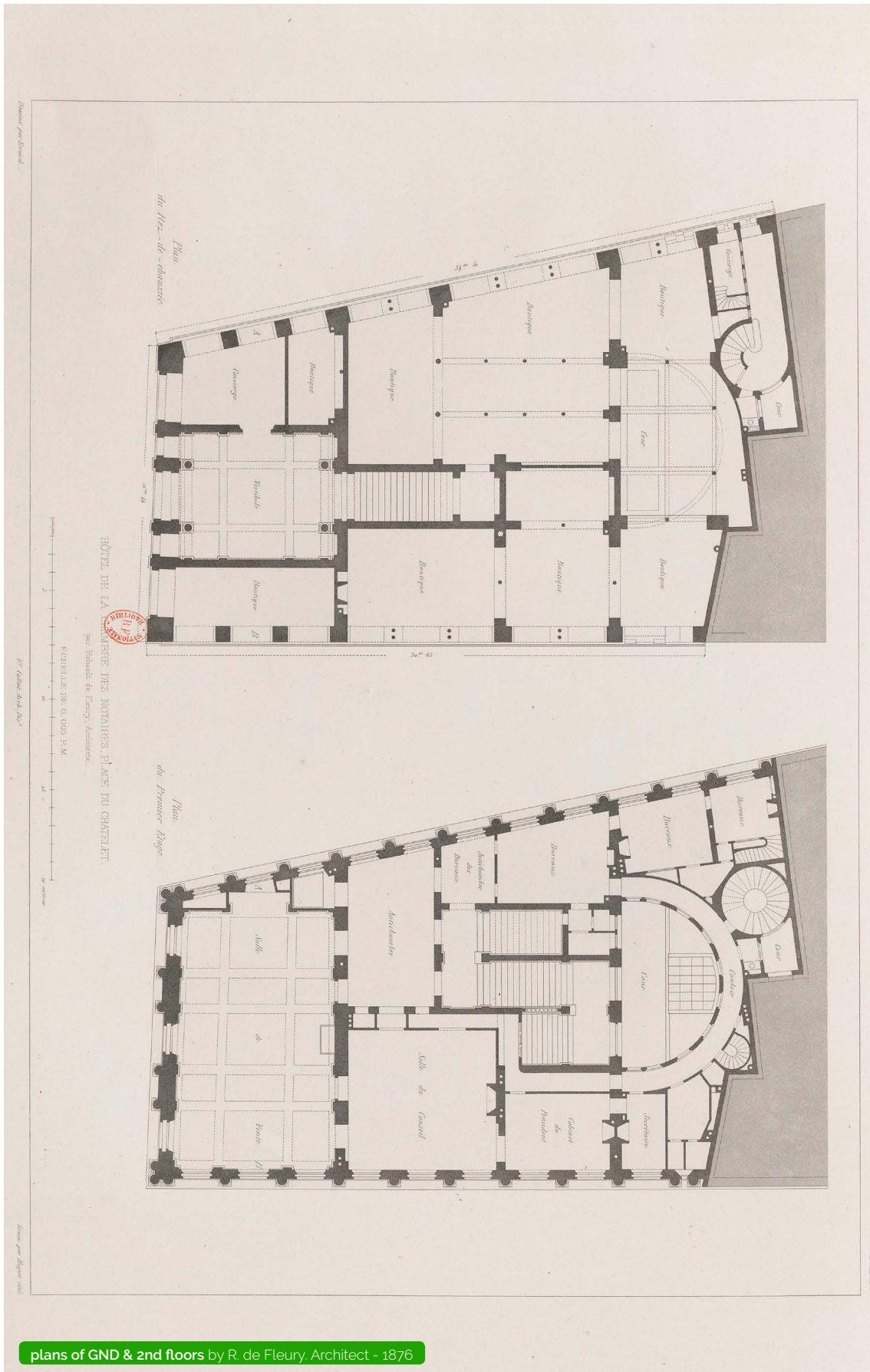
Several workspaces, including an office used daily and a meeting room used occasionally, as well as a rest room/cafeteria are located in the basement, with no natural light entering them. Much of this floor is occupied by archives, all of which could be moved to a dedicated building, as well as technical stores and rooms, and the old boiler room. Finally, the basement gives onto a vaulted cellar located in the second basement which is used exclusively as a wine cellar.

The entire basement can be redesigned. Each team is encouraged to find layout solutions that free up as much space as possible, to make the most of this floor in terms of use, but also in terms of natural lighting: the whole challenge will consist, according to the proposals, to design some meeting or workspaces with indirect daylight illumination. All the technical rooms will have to be grouped together.

The cellar, meanwhile, will have to be preserved and allow the future kitchen to continue to store its bottles. It will, however, be renovated, and could be visited more frequently.

OFFICES (1ST FLOOR)

Consisting of a set of many traditional fitting offices used by the Chamber's employees, the current arrangement of this floor is not very functional. Separated by the monumental staircase and the double height of the hall, each of the two wings (east and west) are well apart from each other. The division of the floorspace in a traditional layout of closed offices, makes



this floor dense and dark, and also makes the circulation somewhat meanders.

This floor can be completely redesigned. A design promoting visual connections with the ground floor, or the creation of new floor surfaces, such as around the existing light well, could be considered.

ADJUDICATIONS ROOM

(2ND & 3RD FLOORS)

Apart from the entrance hall, the second floor is the first floor whose layout is still of real historical interest, particularly the *Adjudications* room, the *Gnomon* room and their antechamber, as well as the *Aubusson* room and their respective ornamentations.

The *Adjudications* room, with a capacity of about one hundred people, is mainly used as an auction house. The *Gnomon* room, next to it, can serve as an extension to it, increasing its capacity by a little over 40. But they can also be used as a training space, for meetings or as conference rooms, intended for providing information to the general public as well as organizing, among other things, press conference. This "noble" floor also hosts cultural events, such as the "Law Night", or classical music concerts, exhibitions, etc.

The current layout of this ensemble is criticized, particularly within the *Compagnie*. Although the opening of a load-bearing wall between the *Adjudications* room and the *Gnomon* room would allow an exciting flexibility of use, the configuration of the raised platform and the chairs set on the floor creates an unbalanced relationship between the audience and the speakers. The latter sometimes choose not to perform on the platform, to be closer to their audience. The layout and furniture will have to be redesigned, as well as its audiovisual and computer systems, which implies substantial work.

ANTECHAMBER

(2ND & 3RD FLOORS)

The antechamber does not match the spaces mentioned above. While the original architectural quality of the whole must carry a certain weight, the entire floor

could be redesigned in order to achieve consistency with the lower floors.

AUBUSSON ROOM

(2ND & 3RD FLOORS)

Former office allocated to the *Bureau* of the Chamber, this small room has an interesting history, but is very little used. It would therefore be wise to for it to serve a different purpose and restructure it.

SÉANCES ROOM

(4TH & 5TH FLOORS)

This is one of the *Chambre des Notaires'* most important rooms, both institutionally and historically. It is within this majestic space that the elected members discuss the policy and the actions of the *Compagnie*, as well as each objective of the Chamber's individual missions (inspection, communication, training, etc.). This Napoleon III style room is dominated by a bust of Napoleon I - who promulgated the Civil Code - above a clock embedded into the décor of a monumental fireplace whose grating plate takes up the emblem of the *gnomon*. It is decorated with portraits of notable past Presidents, who have punctuated notarial history.

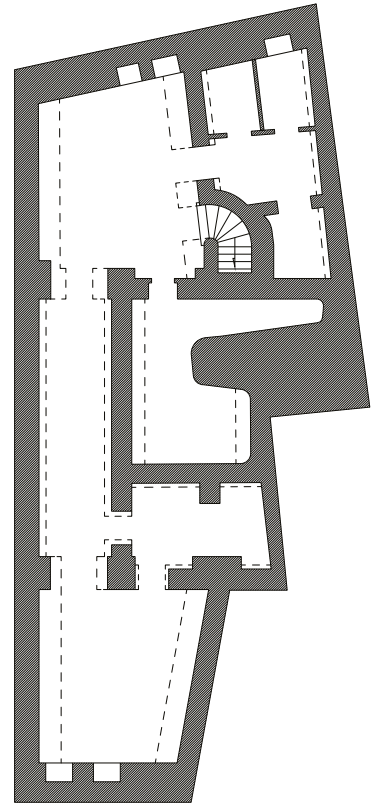
The Chamber meetings, which nowadays gather 27 elected members at the oval table, are held every two weeks, rather formally. Each one, because of the significant spacing created by the size of the room and the arrangement of the tables, must communicate through a microphone to those present. It also serves as room for disciplinary councils and can be used as a conference room, reception room, or even for hosting cultural events.

LIBRARY

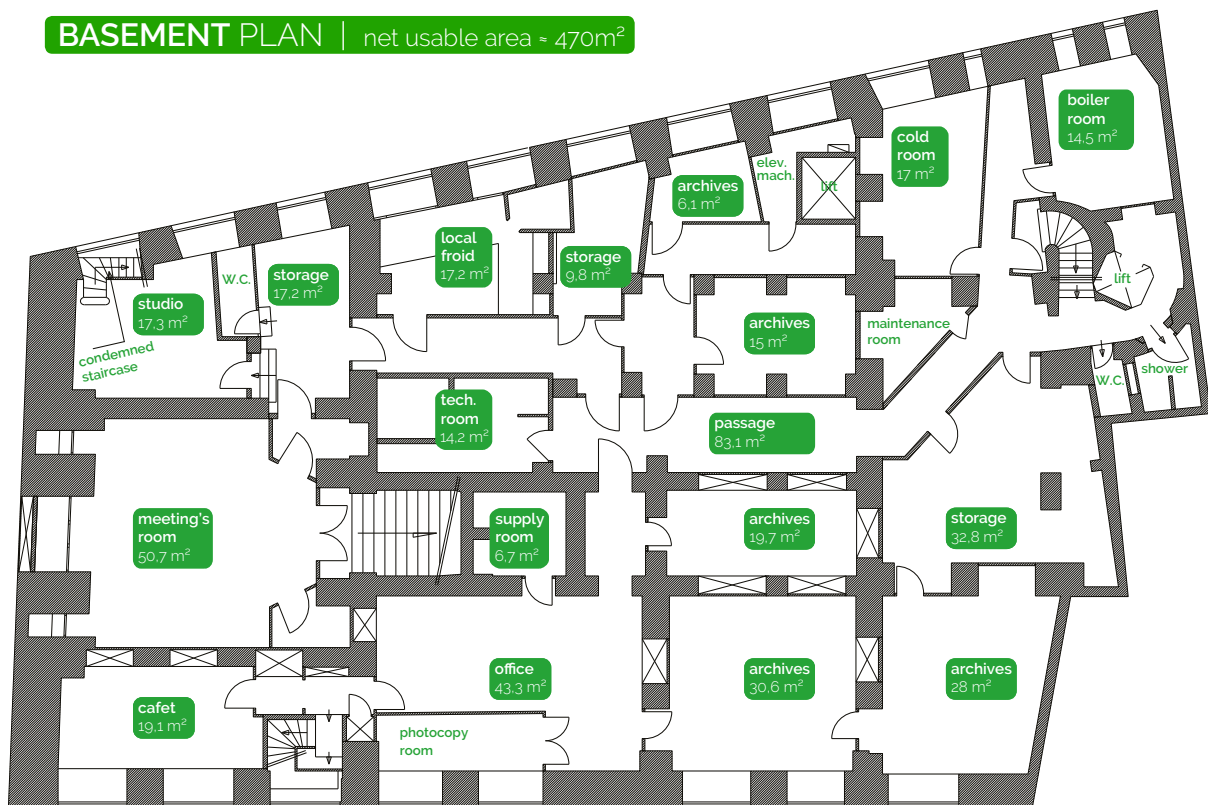
(4TH & 5TH FLOORS)

Formerly a meeting and work room for the *Chambre des notaires'* staff, it is now a center of historical interest. Set up in the eighteenth century, it includes valuable collections and forms of the profession. It is the witness to the important place held by *notaires* in society, men of culture and science.

CELLAR PLAN | net usable area ≈ 90m²

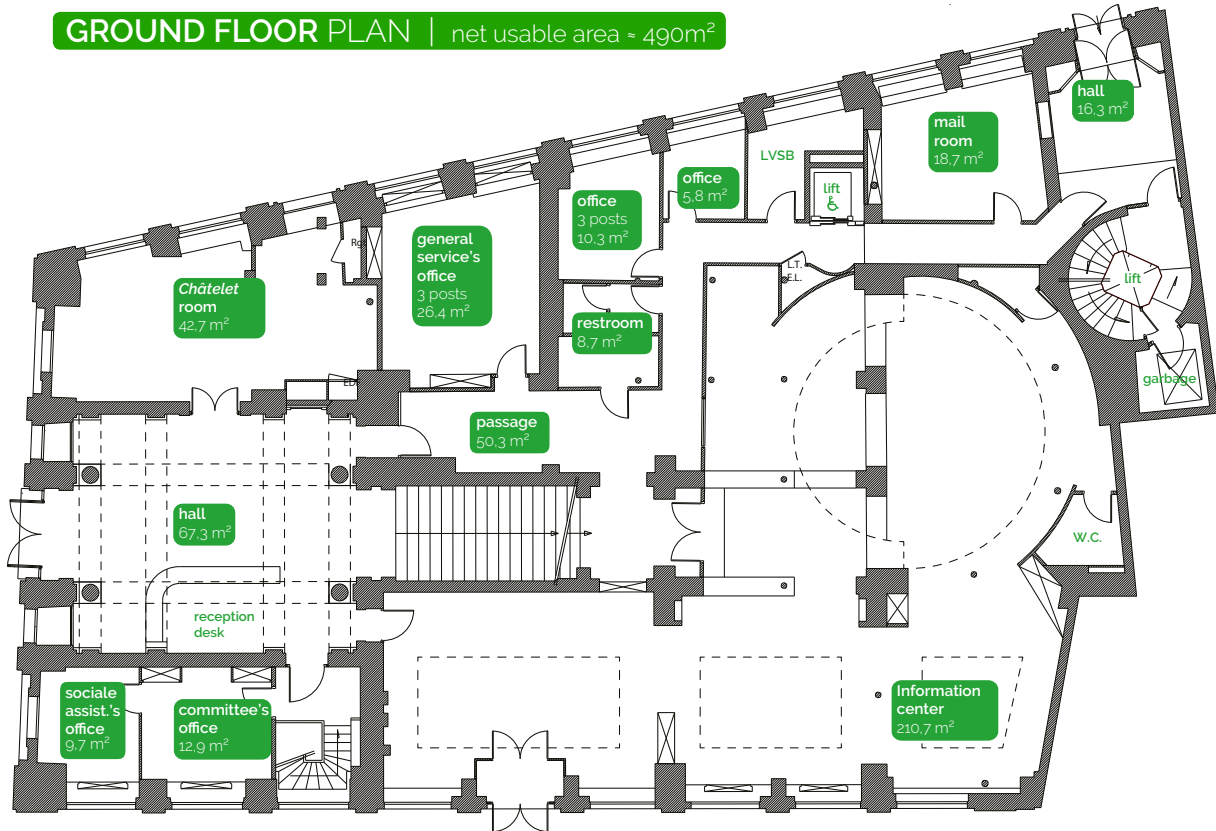


BASEMENT PLAN | net usable area ≈ 470m²

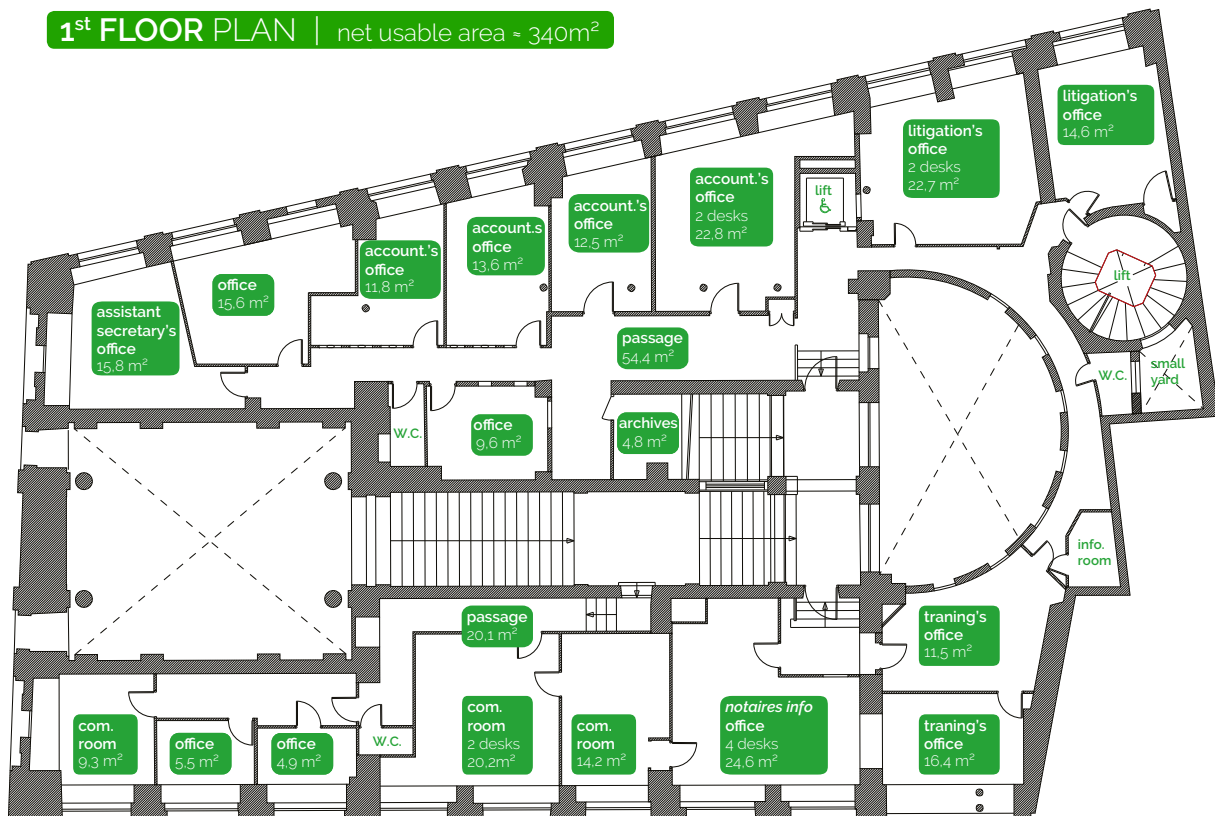


03.
CONTEXT & CURRENT STATE OF THE BUILDING

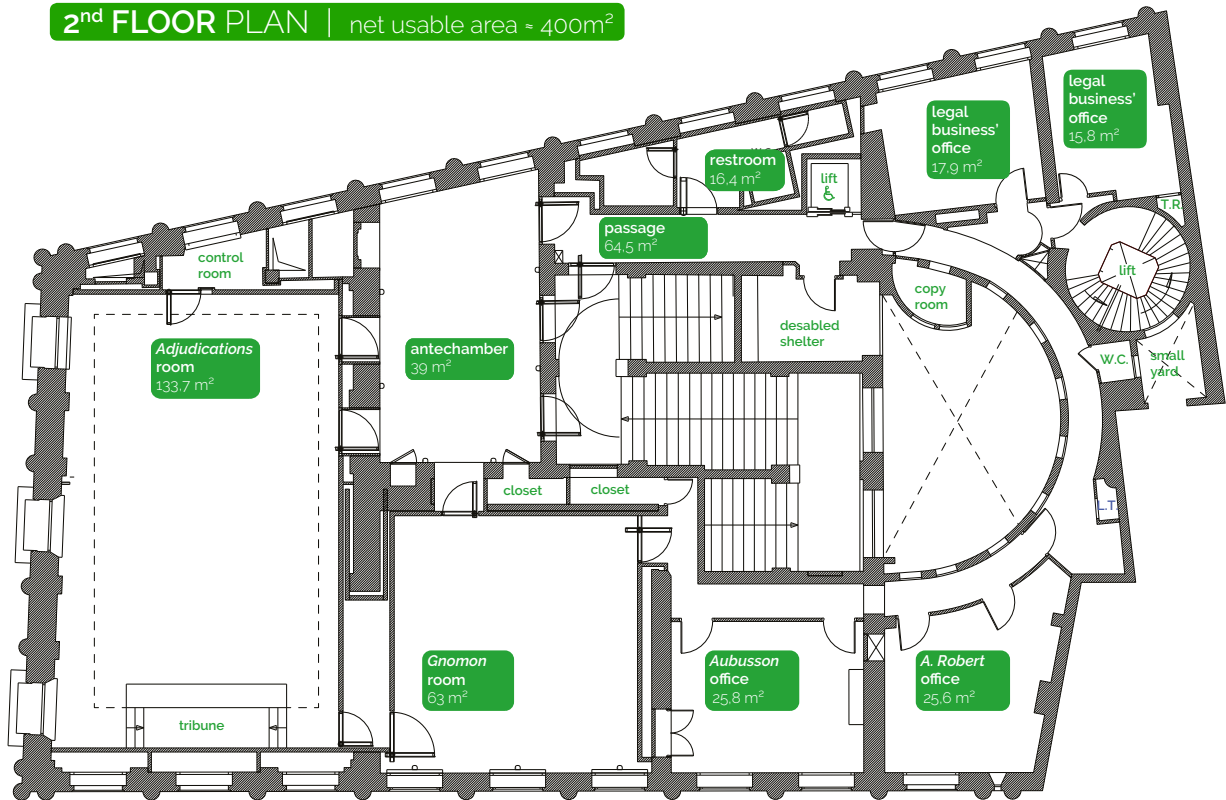
GROUND FLOOR PLAN | net usable area = 490m²



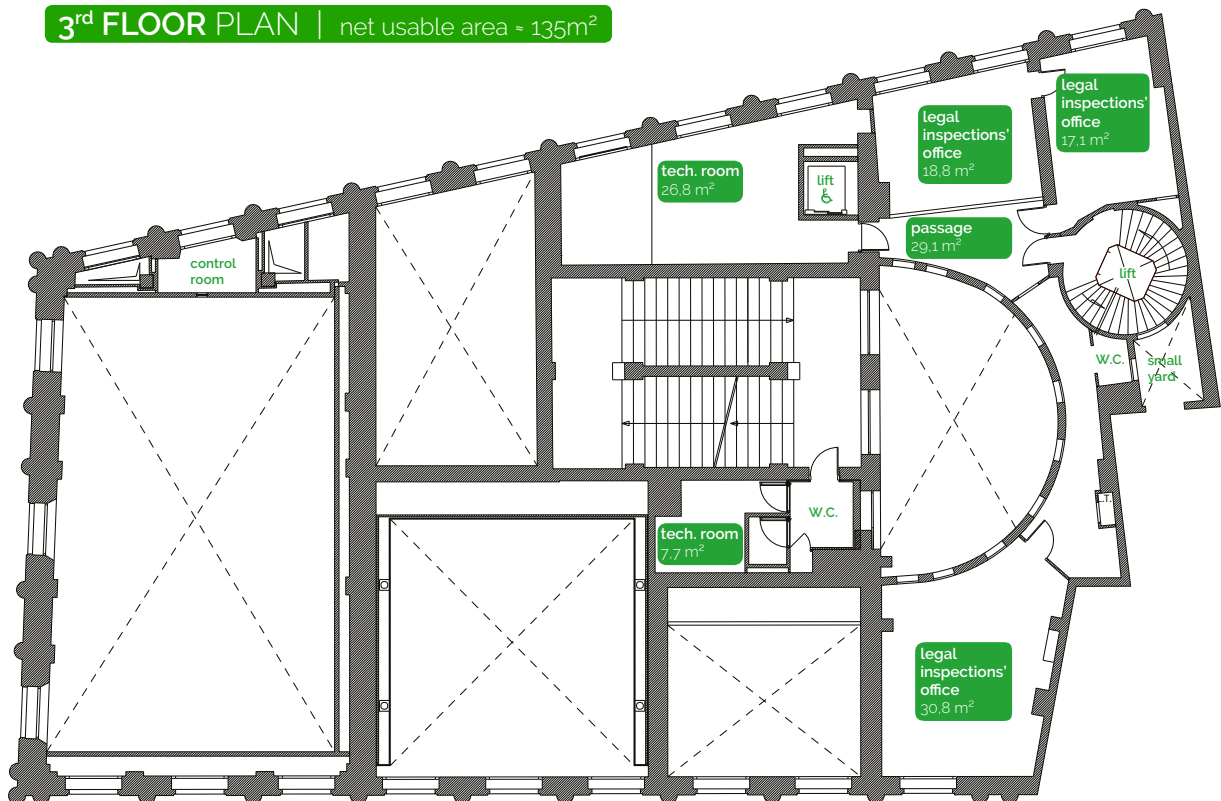
1st FLOOR PLAN | net usable area = 340m²



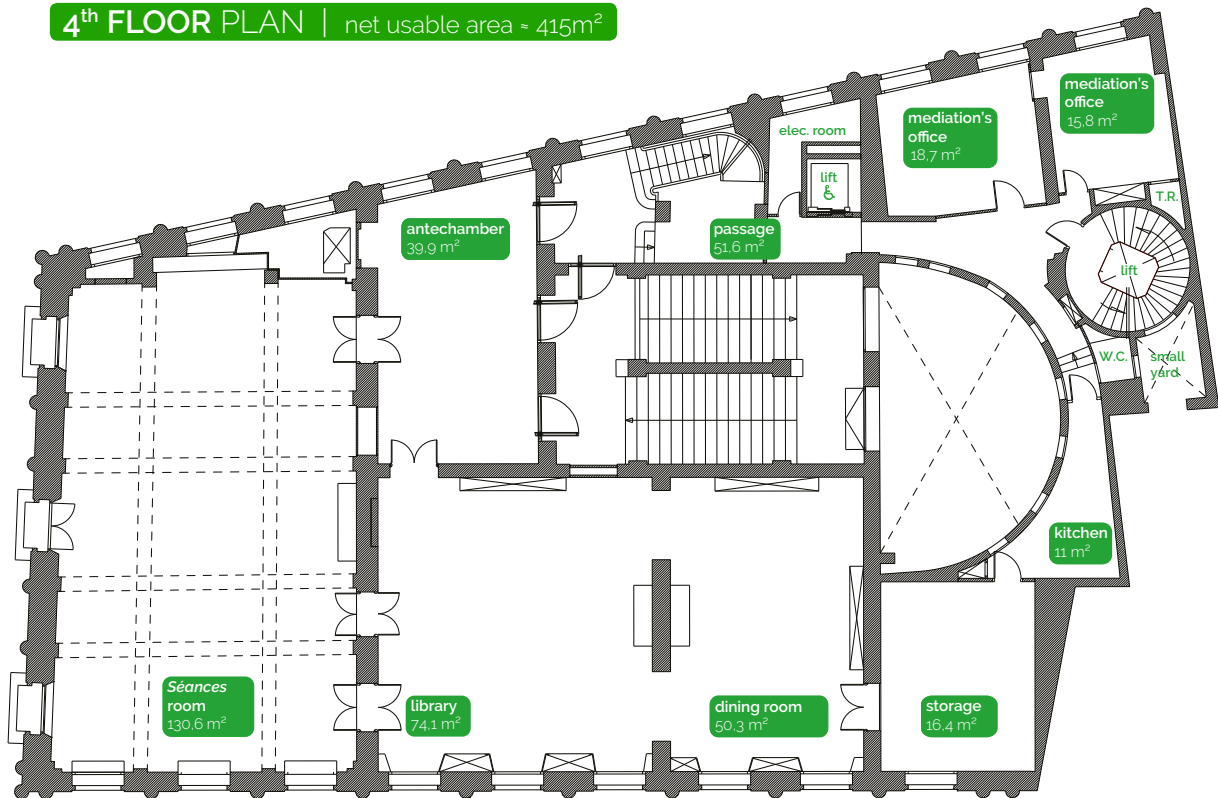
2nd FLOOR PLAN | net usable area = 400m²



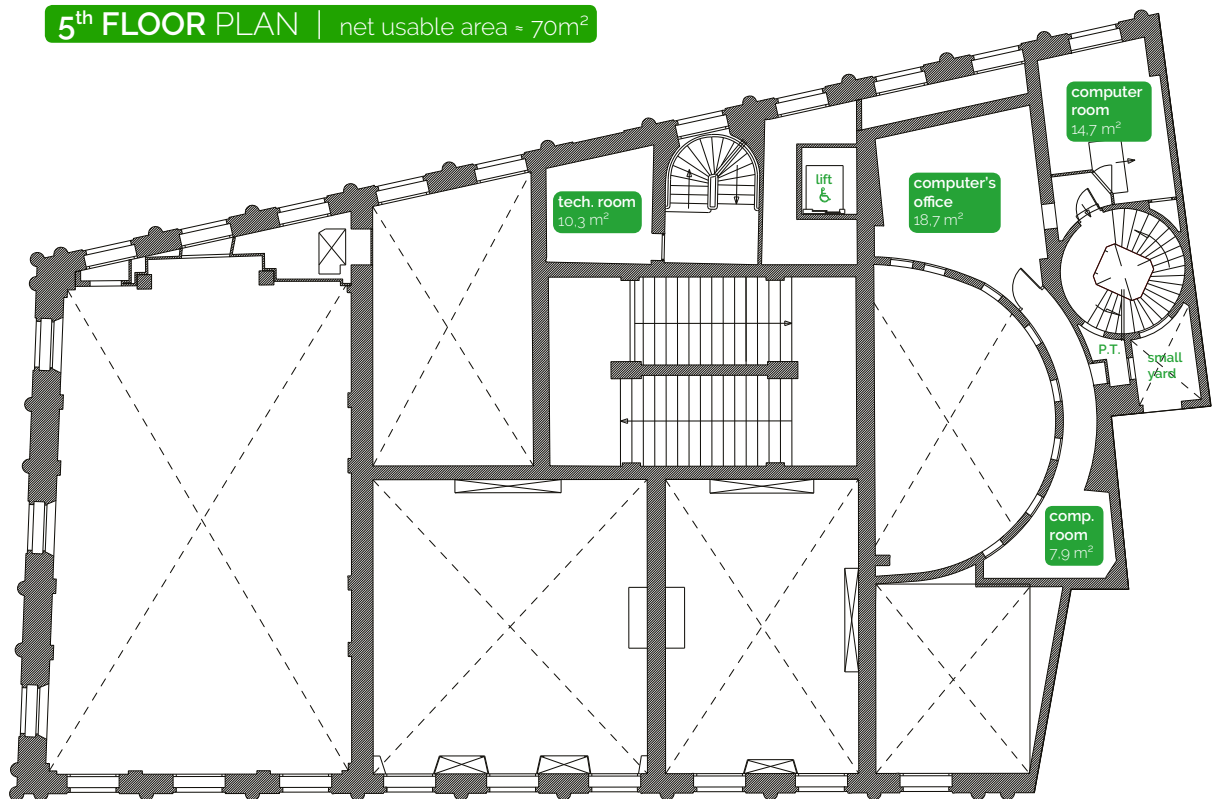
3rd FLOOR PLAN | net usable area = 135m²



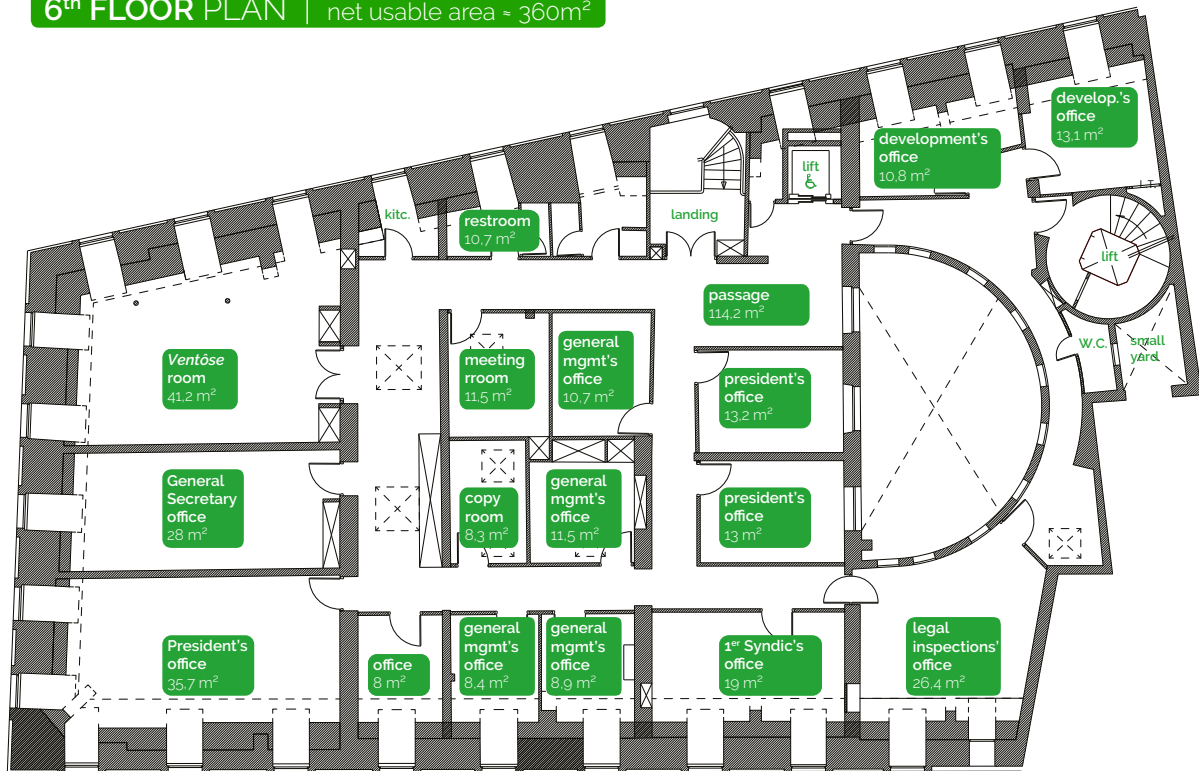
4th FLOOR PLAN | net usable area = 415m²



5th FLOOR PLAN | net usable area = 70m²



6th FLOOR PLAN | net usable area = 360m²

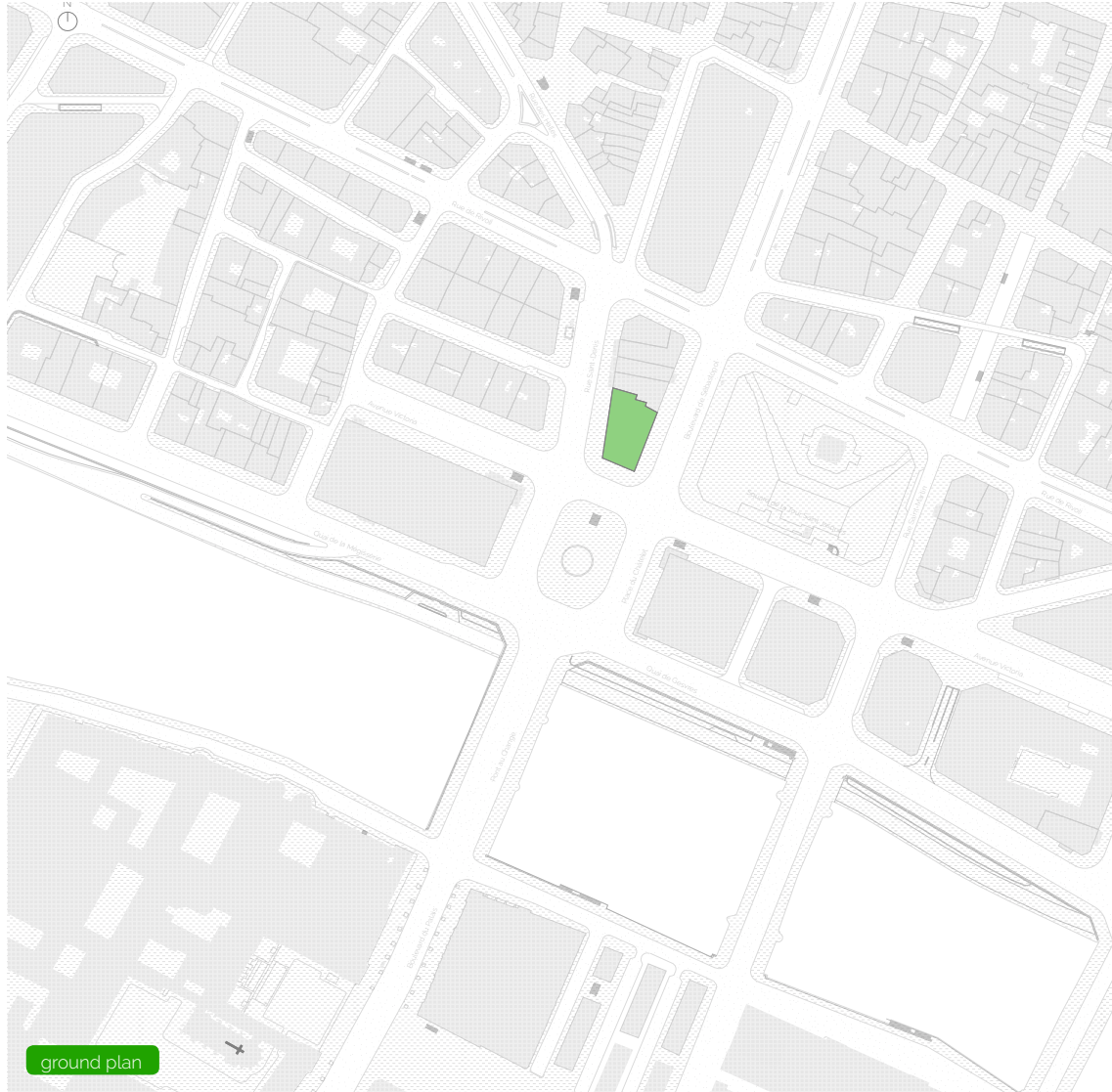


Today, it is a reception area used especially to welcome new elected members, proceed to the introduction of *notaires* who enter practice, or receive political figures and foreign dignitaries. The back room of the library, which is served by a kitchen, is more specifically used as a dining room in order to receive guests around a convivial meal.

ANTECHAMBER (4TH & 5TH FLOORS)

Being a relatively large room, the antechamber provides a transit arrangement similar to that of the one on the floor below. It leads to the *Séances* room and the library from the monumental staircase. Today, it serves as a waiting room as well as a reception hall for concerts or other events organized in the *Séances* room. It is not welcoming and its acoustics, amplifying the creaking of the parquet, do nothing to improve that feeling.

All of the historic rooms on this floor can be restructured to adapt them to contemporary uses and aesthetic criteria, but it is important to preserve and enhance the essential architectural and decorative elements that give them their historical character.



SIXTH FLOOR (6TH FLOOR)

This top floor held, until the end of the twentieth century, two official accommodations. The offices of the elected members of the *Bureau* of the Chamber occupy the place today : the President and the Premier Syndic of the Chamber and their respective secretaries, as well as the First Vice-President, the Vice-President and the General Secretary. Some employees of the Chamber also have an office here.

This floor, built in the 2000s has a relatively classic layout. Mainly arranged along the facade, most offices enjoy a privileged view of some of the capital's most historic sites. Serving spaces such as the staircase that provides access to the lower floors, or toilets and kitchen are located on the *rue Saint-Denis* facade, whose natural light is therefore not much used. The outlying offices are served by a corridor that goes around a central island. This houses two offices and a meeting room that only get daylight through skylights, set at a distance due to the height of the attic.



ATTIC(6TH FLOOR)

The attic is used today as a technical room (air conditioning and insulation) and for access to the roof. It might be advantageous to include their space into the sixth floor, in order to bring in direct daylight and increase the ceiling height (subject to technical feasibility).

CIRCULATIONS & NATURAL LIGHT

(GENERAL)

The monumental staircase, conceived as a space in itself, and an extension of the reception hall, gives the Chamber all its solemnity. Because of its dimensions and its formal design elements, which might seem to be a reversal of the facade inside the building (by a set of references to its materials and its architectural expression), it appears as a transition between the public space and the noble floors of the Chamber. In addition to the monumental staircase, the real backbone of the building, several circulations do not seem to have really found their place in the organization of the building.

The relationship between the monumental staircase leading to the fourth floor and the one leading to the sixth floor is not obvious. The service entrance located on the rue Saint-Denis allows flexibility and a useful service from the rear of the building, but the service lift and staircase no longer meet current standards, they are little used. The main lift, not very comfortable because hydraulic (due to the impossibility to create a technical room on the roof), does not serve the basement and it is not conveniently accessible from the hall.

Many secondary spaces or other technical spaces are located on the facade, taking up several major windows, while some offices do not get any natural light.

LIGHT WELLS AND "REAR BLOCK"

(GENERAL)

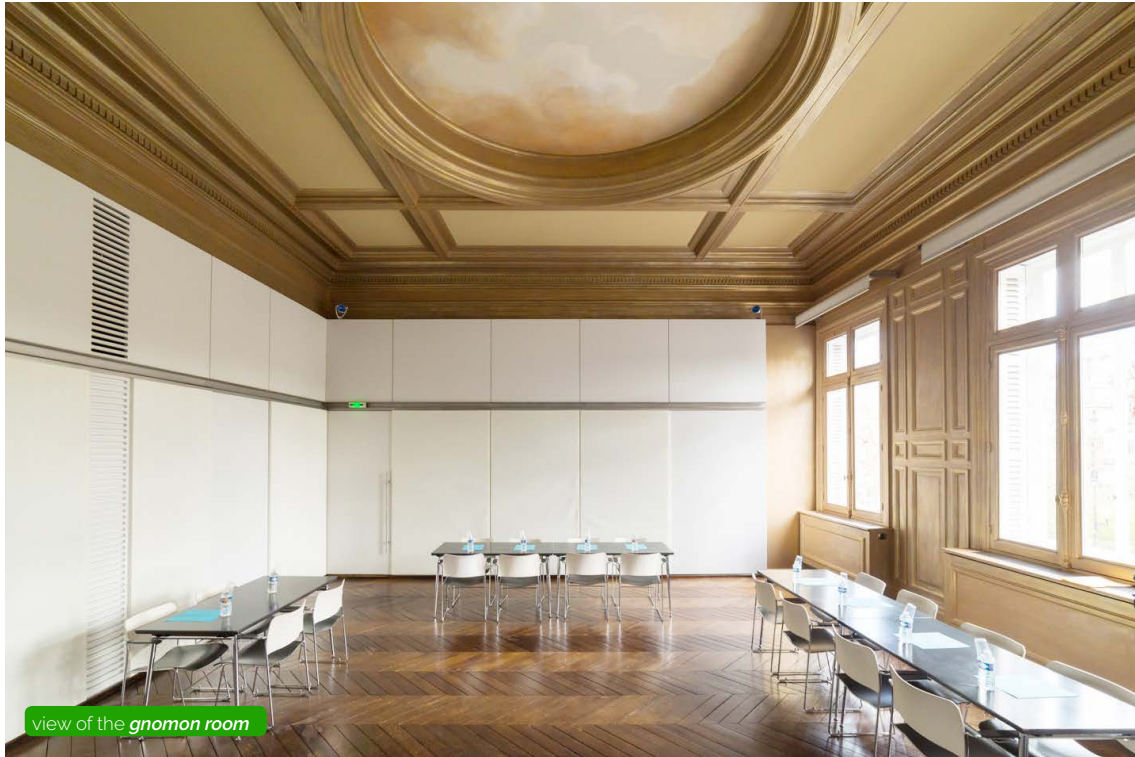
The rear part of the building, demarcated by the supporting wall connected to the monumental staircase, will here be considered as an entity in its own right, on all floors. It will be referred to as the "rear block". This whole space is not currently very functional, given its distribution and its partitioning.

The semi-circular light well seems to follow the structural frame of the building, as shown by the period plans. It brings in a useful amount of daylight, but it is very little used, especially since it mainly illuminates secondary circulations areas, apart from the monumental staircase whose aging windows let in little light.

As a result of "shapes" difficult to link to each other (due to the layout of the neighboring plot and the shape of the light well), the *rear block*, split many decades ago into floors, and sometimes mezzanines between the "nobles floors", has some architectural "aberrations". Especially in respect of the vertical partitioning of certain windows, resulting in unfortunately located openings at the bottom of some offices, which do not meet the standards for providing natural light for that class of space.

The presence of the cellar (second basement) only below this rear block supports the idea of treating it as a separate entity. It might be interesting to carry out more in-depth historical research to see if this part existed in the period before the construction of the *Hôtel du Châtelet*, as the presence of the cellar seems to suggest.

The entirety of this rear block can be redesigned, as can the vertical circulations, as well as the depth or the actual shape of the light well.



PUBLIC ACCESSIBILITY (GENERAL)

Currently, the building can hold a total of 360 people simultaneously, of which 223 are general public (all persons other than the "employees" pursuant to Article R123.2 of the CCH), and 137 are employees or *notaires* with a function in the Chamber. This classifies it from 2004 as ERP of 3rd category type W (administration open to the public) and L (conferences, function rooms, etc.).

The parts accessible to the public are :

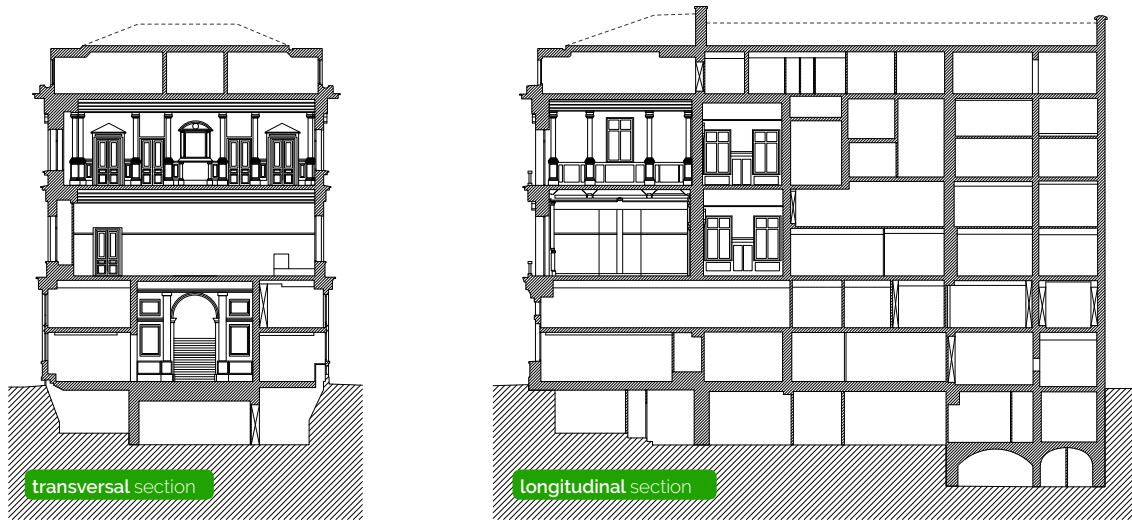
- The entrance hall, the staircase and the old PNI area, the latter having a capacity of 50 people. This low capacity is a result of the partitioning of the space and the low output through the two entrances/exits (*place du Châtelet, rue Saint-Denis*).
- The *Adjudications* room, the *Gnomon* room, and the antechamber, on the second floor. The *Adjudications* room cannot accommodate more than 115 people by itself, or 173 people if the *Gnomon* room is added to it.

Note that the fourth and sixth floors are not accessible to the public. As for the other floors, the regulations specific to the labour code will be applied. It would also be interesting for the project to allow an *ERP* classification of these floors, for more flexibility later.

BUILDING REGULATIONS & HERITAGE PRESERVATION (GENERAL)

The *Hôtel de la Chambre des Notaires* is located, according to the *Plan Local d'Urbanisme* for Paris, in a General Urban area. As for the size of the building, according to the colored line shown on the identification boards, the maximum height to the gutter is $H = 18\text{m}$. The total floor area must not increase by more than 10% of the total surface area (see art UG 2.2 in the accommodation protection sector).

If the building is not classified by the Ministry of Culture, it is identified as a "plot notable for its historical, cultural or landscape interest". It is part of a territory covered by the Protection Zones (*Fuseaux de Protection*) of Paris site.



Changes to the facade and/or the shell will be subjected to the approval of the *Architecte des Bâtiments de France* (ABF) responsible for the 1st *arrondissement* of Paris. The latter, consulted by the company organizing the competition, advocates interventions that go for an architectural design more in line with the original facade than with the building's current facade. As for the roof, it recommends prioritizing the openings with decks (on the upper part of the roofing), and to preserve the "dormer windows" which characterize the facade. While different approaches can be envisaged, the candidate will obviously have to demonstrate their ability to defend their project in front of the ABF. In addition, each team is advised to include a heritage architect or a specialized consultant (see regulations).

Finally, the project could be subject to the observations of the [Commission du Vieux Paris](#), who issues an advisory opinion.

METRO (GENERAL)

The planned construction of a connecting corridor of Metro line 11 passing partly under the *Chambre des Notaires*, on the edge of *avenue Victoria*, must be considered by the winning team, which will have to learn about this project.

04. PROGRAM



Given how organic the building is and the expectations of the owner, the program was conceived as the coexistence of two programmatic "sets", which we will call the *Notariat & Innovation* space and the *Institution & Confraternité* space. The first will be an opportunity to reflect on the future forms of working, and the second will promote the historical, and confraternity aspect of the Chamber. These two bodies not being completely isolated from each other, the ambition of this project is to invent a way to interlace them without confusing them, to weave them into a true harmony, in particular by a set of congruences and subtle echoes between tradition and innovation.

The surface areas and uses allocated to each space are merely indicative. They cannot engage the project owner. They nevertheless reflect a currently estimated optimal use of the premises.

(Cf. [summary table p. 53](#))

Each candidate is authorized to propose alternatives in terms of surface and uses that would appear to be more relevant to the objectives of the project or to propose hybrid spaces likely to bring together several program elements.

A | Access, visibility, reception

One of the major problems of the ground floor area of the building is, on the one hand, the relationship it has with the public road, and on the other, the lack of visual and physical communication between the reception area and the rest of the floor.

It must first of all be given a certain transparency and turned into a real showcase for passers-by, or, if deemed appropriate by the candidate, suggest the possibility of crossing it. With regard to the original drawings, each team may, redefine the handling of the facade on the first two floors (in accordance with the ABF requirements).

• Entrance hall & reception - 60 m²

The main entrance to the building may be redesigned, including the design of the door, which could be lighter, both physically and aesthetically. Each team will have to provide their thinking on the hall and the entry sequence.

While it is not necessary to move the reception area, the proposal may suggest a second entrance (other than the service entrance) to suit it, intended to allow the public direct access to the café/co-working space. We also advise rethinking the reception, which must nevertheless be directly visually connected to the main entrance.

• Waiting space - 20 to 30 m²

Currently, the waiting area is little more than the arrangement of a few items of furniture pushed back into a corner of the reception hall. The candidate is asked to imagine a true waiting area, identifiable, larger, and more user-friendly. It may or may not be located in the hall, but it will be necessary to ensure that a crowd will not hinder transit through the hall.

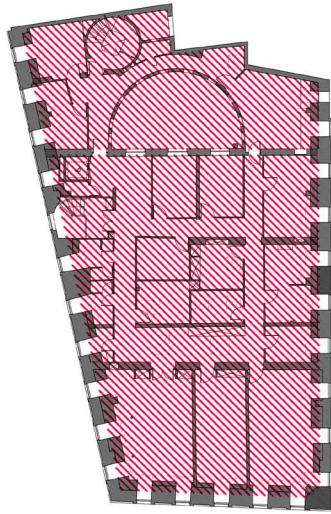
A group of about fifteen people may wait there, some seating will allow them to rest or to flip through documents. The brightness and acoustics of this space will have to be carefully designed, and it should be able to display some works of art. The Chamber may use it to present its latest news and informational material.

• Temporary reception areas

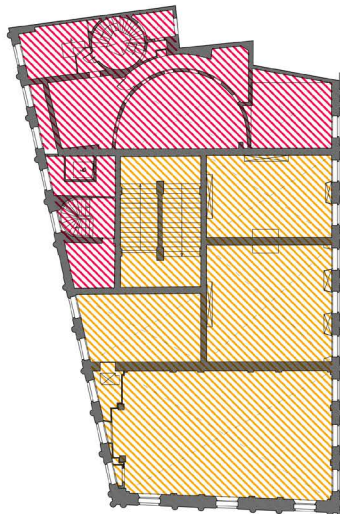
In addition to the main reception, it would be interesting to foresee that certain parts of the ground floor could be transformed, during occasional or temporary events, in public reception areas. It will therefore be important to design spaces with multiple possibilities of use, especially regarding the *Notariat & Innovation* area described below.

Transformation of the *Chambre des Notaires de Paris*
COMPETITION BRIEF

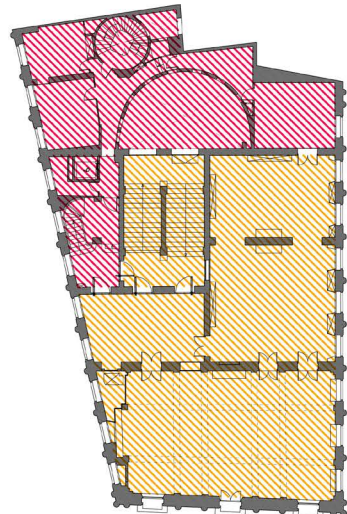
6TH FLOOR PLAN



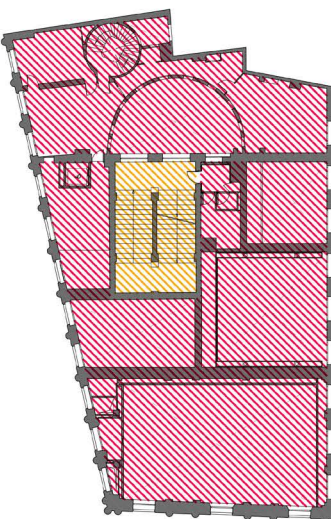
5TH FLOOR PLAN



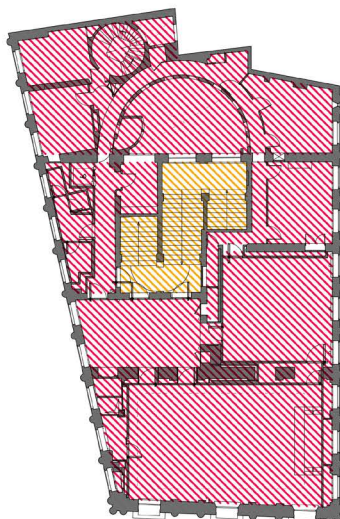
4TH FLOOR PLAN



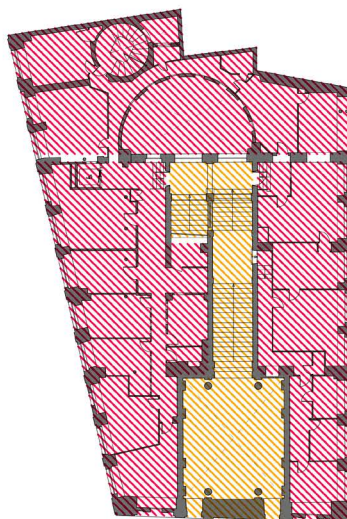
3RD FLOOR PLAN



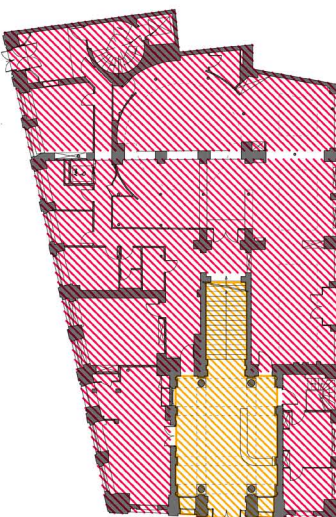
2ND FLOOR PLAN



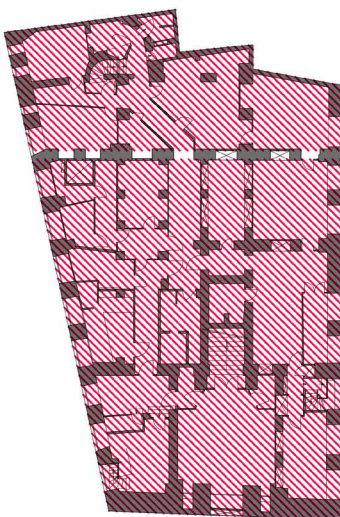
1ST FLOOR PLAN



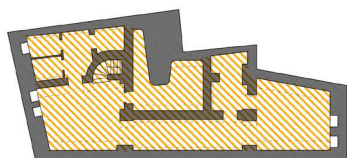
GROUND FLOOR PLAN



BASEMENT PLAN



CELLAR PLAN



PLANNED INTERVENTIONS

- MAJOR RENOVATION
- SIMPLE RENOVATION

B | Notariat & Innovation Space (from basement to third floor)

This space should be thought of as a hybrid place, bringing together work-oriented uses, innovation, training, exchange, and openness to the public. It will include open offices, a co-working area and a café, an incubator center as well as private offices and meeting rooms on all levels from the basement to the 3rd floor, and rooms dedicated to training courses, conferences, and public events on the 2nd floor.

The whole should be designed as an open and accessible space, while incorporating more intimate areas and independent meeting rooms. If the building appears "opaque" because of its traditional organization, it is also vertically so: each candidate is encouraged to consider a principle of vertical transparency, looking for visual links between the various floors. This should nevertheless be considered with caution, given that in this type of Haussmannian building, the floors are structural elements that contribute to the stability of the facades.

WORKING AND EXCHANGE SPACES (FROM BASEMENT TO THIRD FLOOR)

While the candidate is asked to design open and flexible workspaces, as opposed to the current organization of the offices, it is not the Chamber's intention to direct the teams towards the design of an extreme open-plan office either, as it is often counter-productive and uncomfortable for the users. Each candidate is therefore encouraged to work on partitioning or furniture that allows for scalability in the future, able to create multiple collective spaces, with variable geometries, as well as alcoves where one can find privacy for phone calls and/or focus, for example.

It is therefore suggested to candidates that they think about how working practices may evolve, and to build their answers on the basis of this consideration. A project that takes some liberties with the expectations laid out in this program, but that has an interesting vision on these matters would be quite likely to attract the attention of the Chamber.

• Offices and workspaces for employees - about 200 m²

Around twelve Chamber's employees will need to have a desk or a dedicated office on-site. In addition, a dozen "hotdesk" will have to be at disposal. This space should contribute to create a stimulating environment for creativity and offer spaces of conviviality.

It should facilitate exchanges between the employees on-site, the elected members and/or members of the Chamber's *Bureau* who would come to work there occasionally.

Aside from one or two, individual offices should be avoided. In general, the proportion of closed offices to open offices will be set by the candidate to suit their project, but would need to be easy to adjust later.

• Incubator - 150 to 250 m²

Within the *Notariat & Innovation* space, the setting up of an incubator is also requested, as an autonomous workspace, open-plan space and several meeting rooms (see meeting rooms). The incubator will be dedicated to partners or entrepreneurs from the notarial profession and/or those practicing activities related to the legal professions. However, depending on the future needs of the Chamber, and the change in the use of this space, it would be advantageous to consider it as potentially re-appropriable by the employees.

• Co-working space - 150 to 250 m²

This should be thought of as a warm and welcoming space, with a capacity of 20 to 30 places, in which one can work in peace and conveniently have something to eat. It will have to be accessible to the outside public, and obviously to interest and attract in particular the elected members and *notaires* on the move, between two appointments or those still far from their offices, who would like to meet a client in the heart of the capital.

A reservation system, using a dedicated application, allowing priority reservations by *notaires* could be considered, for example.

- **Café - 50 to 100 m²**

A café, permanent or temporary, directly linked to the co-working space, and easily accessible from the street, could make the place more attractive and welcoming. An opening onto the, less noisy, rue Saint-Denis seems preferable at first sight.

As well as drinks, the café will offer high quality cooked meals or sandwiches in the style of a high-end cafeteria (regarding kitchen: [cf. servant spaces p.49](#)). However, this bias is optional and other forms of conviviality spaces can be suggested.

- **Meeting rooms - 160 to 260 m²**

Teams are asked to intelligently allocate four to six meeting rooms with a capacity of 6 people (10 m²) and three to four rooms with a capacity of 12 people (20 m²) and two to four rooms with a capacity of 18 people (30 m²) between the various floors of the *Notariat & Innovation* space. This allocation is left to the discretion of the candidate.

Note that some of these rooms can be grouped together, in anticipation of various training courses that might be organized in the employee and/or co-working space.

- **Office managers - 25 m²**

The presence of facilitators is essential to the functioning of the whole. There will be at least three, and they will have a common office rapidly accessible from the café/co-working space, as well as, to a lesser extent, from the incubator.

- **Documentation Center - 50 to 80 m²**

It is proposed to create a documentation center or a small library of specialized works, which can be consulted by all the actors present on-site as well as the public. Storage spaces and a reception area are expected. The books, however, will be read in the co-working area.

- **Amphitheater - 80 to 120 m² (Optional)**

It could be interesting to consider an open amphitheater, whose tiers would be designed as a dynamic element, as both a training and conference space, as well as a place of exchange and rest. For example, it could connect different floors

to each other, or bring natural light to the basement.

If the team chooses that option, the amphitheater must be able to accommodate a maximum of sixty people, including about forty in tiers arranged for maximum comfort but more "informal" than a traditional amphitheater equipped with seats.

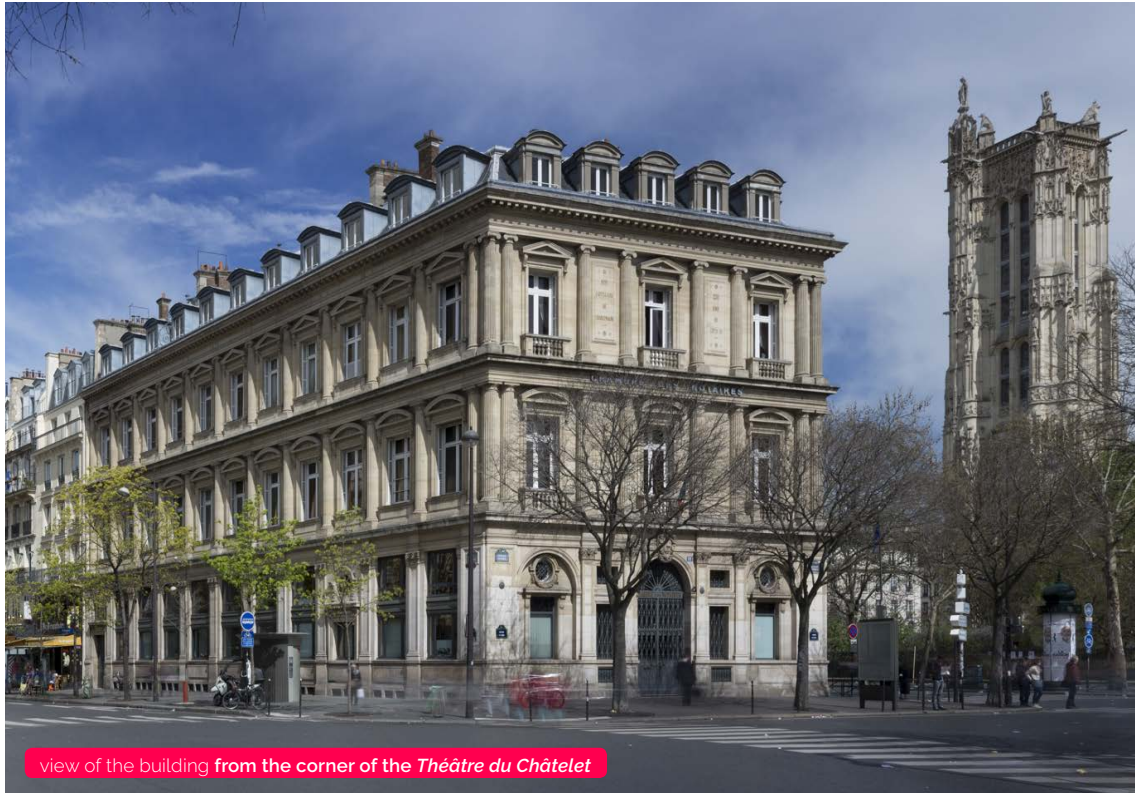
- **General services office - 30 m²**

A General Services office (i.e. the building manager and their team) will be kept. It can be moved but will have to occupy a position allowing the employees to move efficiently through the building. It may be grouped together, if required, with the Chamber's other employees presents on site.

SEMINARS & PUBLIC EVENTS ROOMS (SECOND AND THIRD FLOORS)

The *Adjudications* and *Gnomon* rooms and the antechamber will be renovated and refurbished, although their purposes and uses remain more or less the same. Thus, in addition to receiving an audience from outside the Chamber at auctions, conferences, or even cultural events, these rooms must embody the primary function of the institution, while ensuring the best possible acoustic and lighting. They should also be suitable for the reception of smaller committees when business breakfasts or training sessions are organized. The "historical" nature of their architecture should be highlighted, however there is nothing to prevent the candidate from using much more contemporary formal design elements than the current arrangement.

We recommend thinking of these various rooms as temporary extensions to the workspaces, the incubator or even the co-working space. They will also make it possible to organize screenings, meetings or seminars and will improve the liveliness of the place. The candidate will be free to include the *Aubusson* room to this ensemble, or not.



It is possible to consider the use of mezzanines in one or more of the rooms of this floor, if it does not affect the quality of the spaces. Some members of the *Bureau* even raised the idea of transforming the *Adjudications* room into an amphitheater, whose upper part would be accessible from a mezzanine in the antechamber. This matter is obviously not a requirement.

The fact that the spaces open to the public are located on these floors (apart from the café/co-working space), will allow the design of a route to let the public discover the place during various events.

C | Institution & Confraternité Space (from fourth to sixth floor)

As for the previous program set, the 4th/5th and 6th floors will have to be thought of as a coherent whole, and will form what we will call the *Institution & Confraternité* space. An aesthetic and formal theme different to that of the *Notariat & Innovation* space may be considered, or one that continues the other theme.

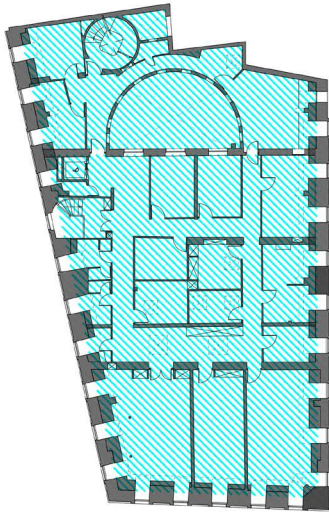
SÉANCES ROOM, LIBRARY AND ANTECHAMBER

(FOURTH AND FIFTH FLOORS)

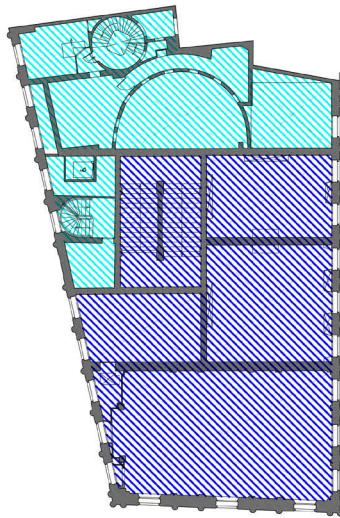
For the fourth floor, which is of historical interest, the global style of the *Séances* room, the library and the antechamber will be maintained. These rooms, currently too solemn and "aging", have no real coherence. The challenge will be, through the renewal of the furniture and renovation, to inject contemporary spirit and new possible uses, while maintaining the elements that create the character of these spaces.

Transformation of the *Chambre des Notaires de Paris*
COMPETITION BRIEF

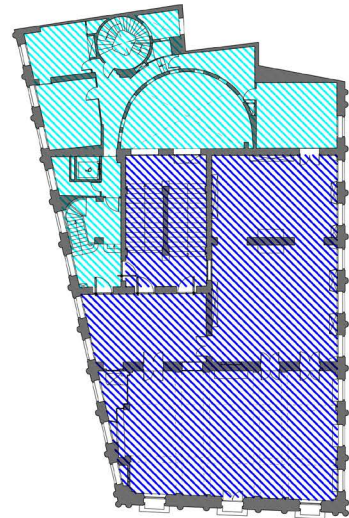
6TH FLOOR PLAN



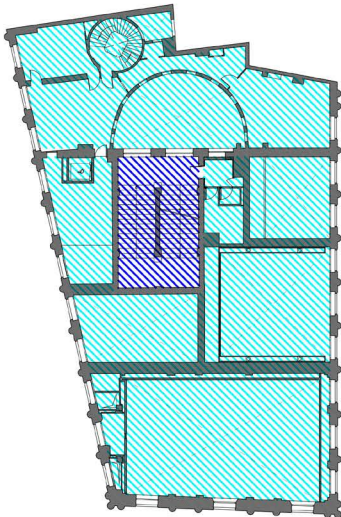
5TH FLOOR PLAN



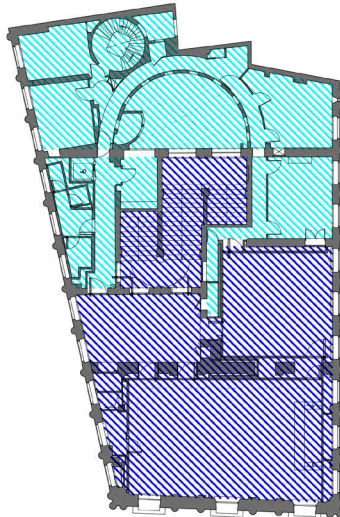
4TH FLOOR PLAN



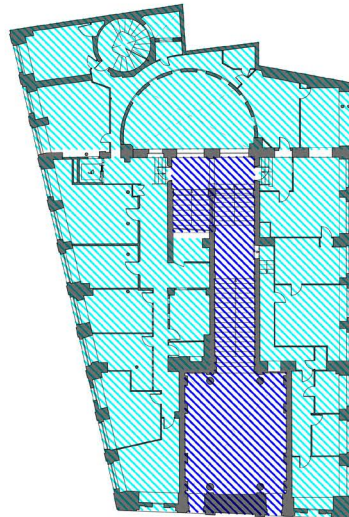
3RD FLOOR PLAN



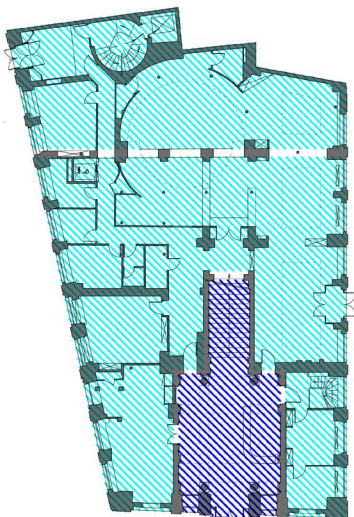
2ND FLOOR PLAN



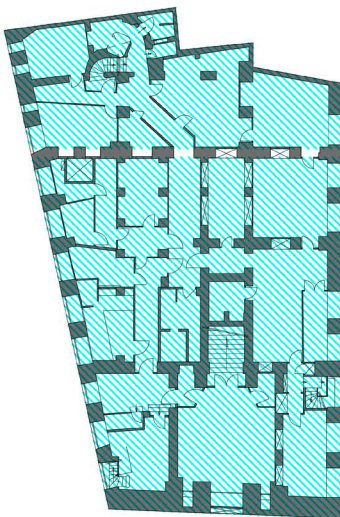
1ST FLOOR PLAN



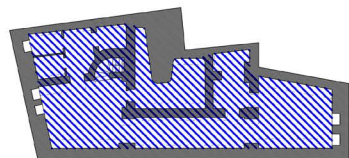
GROUND FLOOR PLAN





BASEMENT PLAN



CELLAR PLAN



PROGRAM'S EVOLUTIONS

-  SPACES WHOSE FUNCTION CAN BE REDESIGNED
-  SPACES WHOSE FUNCTION SHOULD BE MAINTAINED AND/OR DEVELOPED

This renovation will be the subject of a first phase of building works, carried out before filing out the building permit for the overall project (see regulation). More precisely, it will be a matter of proposing a reorganization and a choice of furniture suited to the institutional dimension of the building and its uses, by henceforward favoring contemporary lines, that will be both elegant and sober, but also flexible and modular in use.

The aspiration of the elected members for this reorganization project, consists in summary of reviving the spaces by giving them a new clarity, like the library and the antechamber, whose walls were repainted in white. But also by finding a coherence between these four spaces, achieved through a resonance between the various sets of furniture chosen for them. We will therefore prefer materials with a plain and natural appearance and with a "noble" character. The introduction of contemporary lines should allow a new harmony to be created with the historical legacy of these three rooms, which give the institution all its poise.

• **Séances room - 125 m²**

Special care should be given to the tables in the *Séances* room, which must be mobile and flexible, the room being often used as a reception room or for specific events. The chairs should be comfortable, neat and stackable. As for the configuration of the tables, a dynamic arrangement will be preferred, which allows each member to be able to communicate with their colleagues, that is to say by avoiding rows of too long tables as much as possible (arrangements in rectangle, oval or diamond form will therefore be preferred). For the layout chosen, it should have as high a seating capacity as possible since the number of elected members of the Chamber might increase significantly in the future.

Special attention must also be given to the choice of wall and ceiling paintings, as well as the lighting fixtures and the curtains which are to be replaced (apart from the chandeliers in the *Séances* room and library, which are of great historic value), and are to be always selected in a refined, sober and contemporary style,

in keeping with the Napoleon III style that characterizes the existing moldings.

• **Library & "dining room" - 125 m²**

The expectations and recommendations expressed above similarly apply to the dining room and the Library, except that for the latter, the period bookshelves will be maintained. The portraits may be removed. As for the table in the dining area, it must be able to accommodate meals for 6 to 12 people. Receptions, meals, cocktails, or work sessions can be arranged on 6-person (or more) tables in the Library.

• **Antechamber - 40m²**

As explained above, the antechamber will have to be renovated. The busts can be removed or kept but their plinths will have to be changed. Great care should be taken with the acoustics.

MEETING & WORKING ROOMS
(FOURTH TO SIXTH FLOORS)

The transformation project of the *Hôtel du Châtelet* as a whole is intended to win over an audience of professionals, as well as a wider public, but also and above all to attract the *notaires* of the *Compagnie*. While seeking to promote confraternity within the profession, the top floor will be devoted to the needs of the elected members and the *notaires* of *Ile de France*.

• **Waiting space - 15 m²**

Before entering the "*Working rooms*", a space devoted to waiting should be designed as a direct continuation of the floor's main landing. Warm and comfortable for up to eight people.

• **Working rooms - 120 to 210 m²**

The Chamber's aspiration for the top floor is to be able to lay out a minimum of 3 meeting rooms, which can accommodate working sessions and meetings of the *Bureau* and elected members, or the *notaires* of the *Compagnie*. Each room will have an area between 30 and 60 m², with at least a room of more than 50m².

One approach could be to have working or convivial lunch organized there. In this

case, each room will have to be designed as a fully equipped workspace (with plugs and screens), convertible into a convivial space, and therefore linked to a serving hatch or a backup kitchen. (regarding the kitchen, [cf. servant spaces p.49](#))

Each team is asked to think of some clever partitioning as this level benefits from privileged views of the Parisian built landscape. The visitor's relationship to the urban landscape will need to be enhanced.

It is important to consider the existence of a metal structure, in the current *Ventôse* room, and probably within the thickness of the walls that separate the current office of the General Secretary from the neighboring rooms. Presumably arranged following the nineteenth century style, no contemporary plan or drawing allows to have an understanding of it as a whole. It is probably involved, through tie rods, in the support of the floors and ceilings of the lowers floors.

In order to make the sixth floor an emblematic place, we suggest that each team considers the visual clearances and the provision of natural light, particularly including the possibility of designing skylight openings of better quality than the existing "skydomes" (according to ABF requirements) or the possibility of including the volume of the attic space into that of the sixth floor, in order to increase the height of the ceiling.

OFFICES OF THE ELECTED MEMBERS & THE GENERAL SECRETARY (FOURTH TO SIXTH FLOOR)

The *Chambre des Notaires* also embodies a disciplinary and institutional function, the decision-making body will have to keep a certain distance from the rest of the building's activities. Although it is possible to open the premises to the *notaires* of the *Compagnie*, the office of the President, as well as those of the two Vice-Presidents and the Premier Syndic, cannot be moved onto the corner of a table in the *Innovation & Notariat* space. These offices must necessarily occupy a location that reflects the solemnity of their functions.

• Office of the President - 30 to 50 m²

In addition to the Premier Syndic, the President is required to collaborate with the First Vice-President and the Vice-President, as well as with the General Secretary and the directors of the different departments of the Chamber, during most of the time he spends on the site. He organizes many work sessions and meetings. It is therefore advisable to design a large common office, leaving the possibility for the President to receive and work alone. This large collective office will also have to include a comfortable discussion area, like the current office of the President.

The other members of the *Bureau* will maintain permanent small offices and may, if necessary, have priority reservations of the meeting & working rooms.

• Office of the Premier Syndic - 20 m²

Next to the office of the President, the office of the Premier Syndic should also be conducive to exchanges and work in group.

• Offices of Secretaries - 20 m²

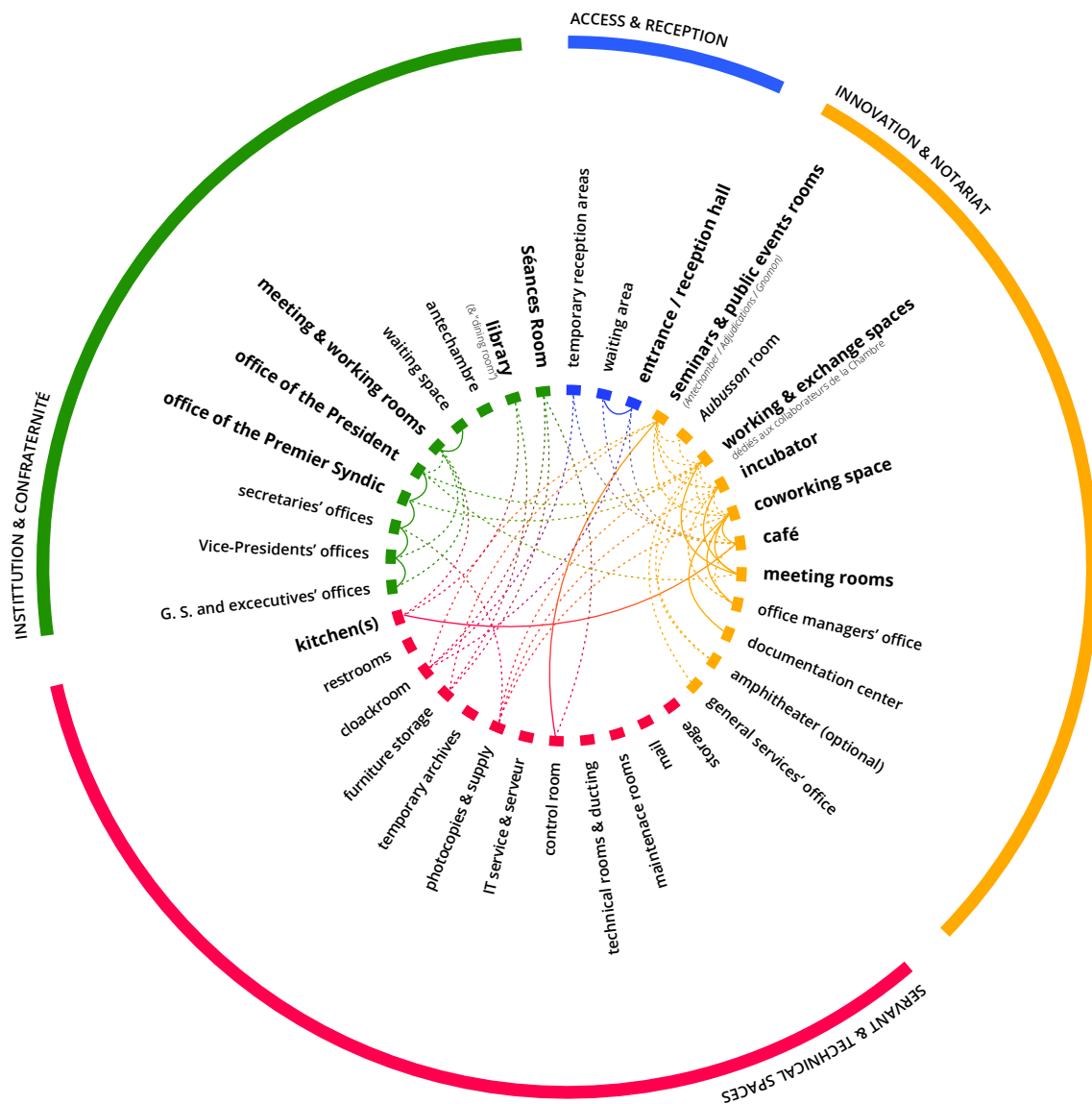
The cabinet and the secretariat of the President and the Premier Syndic will each have a common office of approximately 20m² near the offices mentioned above.

• Offices of the First Vice-President and Vice-President - 25 m²

The First Vice-President and the Vice-President of the Chamber will each have the opportunity to occupy a permanent office of approximately 12,5 m².

• Office of the General Secretary and Executive Offices - 35 m²

Whatever may be the decisions made regarding the offices allocation, the General Secretary and the senior executives must have the possibility to temporarily settle in movable offices in order to take part in the different working meetings. These spaces will be configured to ensure their modularity and reversibility.



PROGRAM'S CONNECTIONS DIAGRAM

----- POSSIBLE CONNECTIONS

——— MAIN CONNECTIONS



D | Servant spaces, circulations & technical spaces

CIRCULATIONS (GENERAL)

One of the main nodes of complexity of the project is obviously the design of the movement of people & services. The monumental staircase, although it has a definitive architectural interest, is in no way space-saving or compact. Its first two landings are respectively, a few steps below and a few steps above the first floor reference level, all the more so because its flights are not all one above the other, and it does not reach the sixth floor.

The success of the project will therefore partly depends on the efficiency and fluidity of the circulations, whose design must be guided by the expected routes taken by the various people who make use of the building. From elected members going to the Chamber, to customers of the café/co-working space, to the public attending an auction or to the staff having

to move pieces of furniture between two events, the thinking will have to cover all the various possible routes. Particular care should be taken in highlighting the project's values, which are the subject of this competition, through the choice and design of public and visitor paths.

The main lift could be moved (subject to economic and structural feasibility). As mentioned above, this lift is not well placed with respect to the hall, or rather, it is not clearly identifiable within a functional transit system, nor is it directly accessible from the reception hall.

In addition, rethinking the occupation of the "rear block" might allow all the technical and secondary circulations to be concentrated there, as well as the servant spaces, to free up the facades and keep the openings for the spaces served. The large semi-circular light well can therefore be completely redesigned: the location of its end floor, that of the canopy, its shape or even the very existence of this light well can be questioned.

SERVANT SPACES

(GENERAL)

• Kitchen(s) - 60 to 80 m²

One or more kitchens, whose locations are yet to be defined, will be expected. It/they must be suitable for preparing/reheating dishes and will be served by a delivery access directly connected to the public road, or by a dedicated lift. An unloading area, a larder and a cold room will also be expected.

As well as supplying the café, the kitchen must be able to directly serve the second, fourth and sixth floors. Indeed, meals and/or receptions may be organized on these various floors, and the kitchen should be able to ensure the preparation of quality dishes. Extra kitchens may be set up on the various floors. It will be left to the candidate to determine how and in what proportion they should complement the main kitchen, whose size might then be reduced, as well as to foresee the means of serving the various spaces.

Where there is a floor with potential catering needs which is not directly connected to a kitchen, a vertical transport system for the dishes should be proposed. A specific area will enable dishes prepared in the kitchen to be received. This space will have to store all the material necessary to properly lay a table, keep food/drinks warm or cool, and a serving trolley.

• Restrooms - 60 to 80 m²

With regard to the uses, the surface area and the number of people in the building, restrooms should be intelligently distributed to suit the project.

There must be at least, given the legislation corresponding to the projected staff numbers in the building, at least one set per main floor which should consist of a men's toilet with 1 disabled access WC + 1 urinal, and a separate women's toilet with 2 cubicles including 1 with disabled access. They will include a space with a double basin and will be ventilated and acoustically isolated.

• Cloakrooms - 25 m²

On the ground floor, the *Châtelet* room

serves as an occasional cloakroom. It will be necessary to design a dedicated space, of about 20 m², close to the reception hall and/or to the passage of visitors attending one-off events. This room must also be able to store equipment needed to set up a mobile cloakroom, in one of the antechambers for example, when specific events are arranged.

In addition, storage cupboards that can serve as a cloakroom will be provided for each of the spaces that may need one.

• Furniture storage - 25 m²

Each team is asked to think about an ergonomic principle for the storage of furniture for the *Séances* room and the Library. As each of these rooms will be regularly rearranged, all their furniture must be stored in a suitable area, easily accessible and close to the lift. Each piece of furniture must therefore be chosen or designed with a view to this necessary mobility and the resulting storage constraints.

This space can be used occasionally to store furniture from other rooms if needed, for example from the fourth or ground floors.

• Temporary Archives - 20 m²

The current archives, kept in the basement, are due to be moved to a dedicated site, outside the *Hôtel du Châtelet*. The designer is nevertheless asked to set up a temporary storage area that will be used to store archives awaiting removal to their final storage location. A solution using mobile shelving, of *compactus* type, may be considered.

• Photocopies and supplies - 20 m²

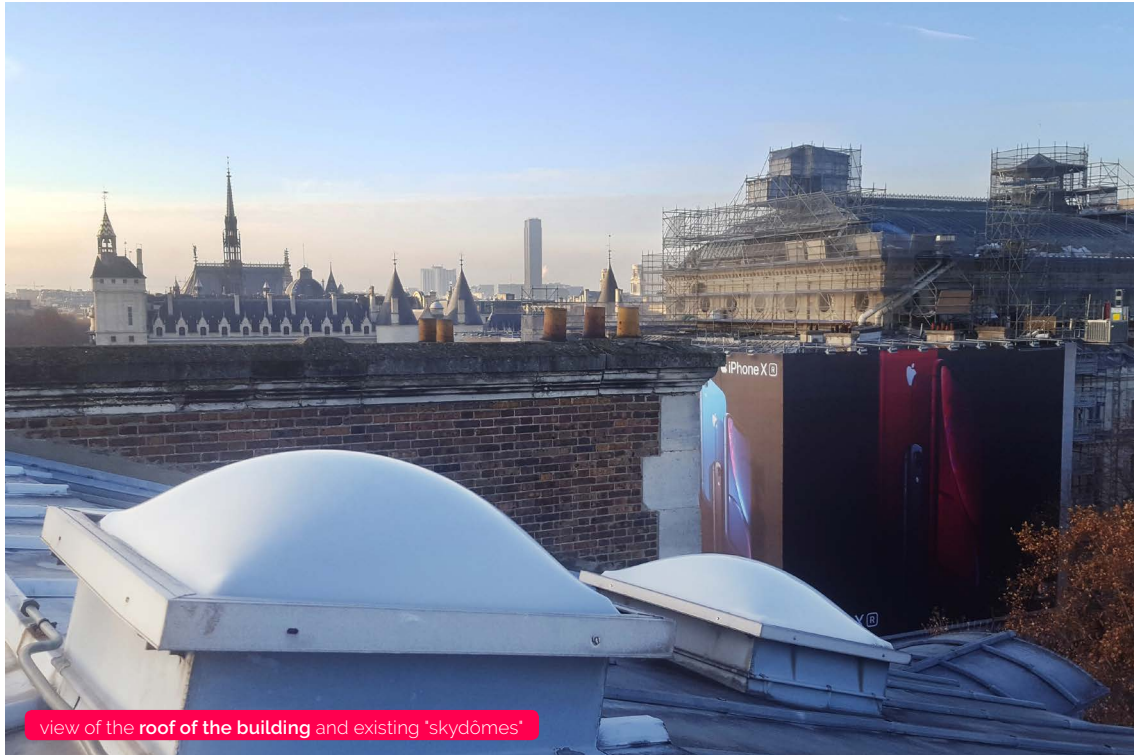
A primary photocopy/supplies room must be accessible from the incubator and the space set aside for employees. A second smaller one must be accessible from the offices of the President and the Premier Syndic.

• IT service and server - 20 m²

An IT service, accessible from the incubator and the employees' dedicated workspace, will have to be set up near a server room.



a basement corridor used for storage



- **Control room - 10 m²**

A control room will have to be positioned near the *Adjudications* room. It should also allow the monitoring of the equipment and the *Séances* room.

- **Storage - 25 m²**

The storages currently in the basement will be gathered together into two adjacent storages.

- **Maintenance rooms - 20 m²**

A main maintenance room and dedicated cupboards should be carefully positioned in the project.

- **Mail - 5 m²**

A mail room should be provided near the service entrance or its unloading area.

EQUIPMENT ROOM & TECHNICAL DUCTING (GENERAL)

Another important constraint on the project lies in the positioning of the technical rooms and ducting. The building currently has a complex and confusing

network of technical installations, resulting from the accumulation of interventions and successive systems, whose operation is not optimal. It is hot in summer and cold in winter because it is difficult to maintain a constant temperature. The insulation of the building, especially in the roof, must be reviewed. The current technical rooms include, for example, two cold rooms and two boilers (old and newer), an air handling room, a LVSB, several electrical rooms, attics used as technical rooms, etc.

A reorganization and simplification of the technical installations will therefore have to be planned, as required by the project. The sizing of the technical rooms is the responsibility of the designer, and they must meet fire safety standards and sound insulation requirements. They must have good accessibility to allow: the complete opening of the doors of cabinets and boxes, the safe upright passage of a person in the access areas, wide passages for the networks, ducts and pipes necessary for the various fluids.

General comments

- **The opinion of the *Architecte des Bâtiments de France***

Changes to the facade and/or the shell will be subject to the approval of the *Architecte des Bâtiments de France* responsible for the 1st *arrondissement* of Paris. Their attitude to the building is rather conservative, but with regard to the original drawings, it seems possible to subtly change the shell while respecting the building. Effort may be concentrated on the ground floor and the first floor, but also on the top of the roof (decks), while respecting the current template (see context & state of the premises).

While various approaches can be envisaged, the candidate will obviously have to demonstrate their ability to defend their project in front of the ABF. In addition, each team is advised to include a heritage architect or a specialized consultant (see regulations).

Finally, the project could be subjected to the observations of the [Commission du Vieux Paris](#), who issues an advisory opinion.

- **Compliance with regulations and durability of the building**

The designers will ensure that the building complies with all applicable regulations, which it is not the purpose of this program to cover, in particular the regulations concerning the Labour Code and fire safety requirements. As the *Hôtel de la Chambre* is in essence a lasting building, intended to be around for a long time, all materials, products and equipment proposed must be tough, durable and easy to maintain, with a guarantee of continuity of restocking.

- **Environmental approach**

The energy qualities of the building will directly affect the energy needs of the building, regardless of the equipment installed. Despite the difficulty of insulating some historic rooms, the design will have to cover simultaneously the optimization of the thermal resistance of the shell, the airtightness, and the high performance of the technical equipment. This will lead to the design of a building that is as simple and as energy efficient as possible.

- **Disabled access (PMR)**

All amenities and furniture created and implemented under this program must be accessible to people with reduced mobility. However, the accessibility of PMR to storage spaces intended solely for staff members is not required. Please refer to the Labour Code.

- **ERP (publicly accessible place) & Fire Safety**

The ambition of the project is to increase the numbers of people in the *Hôtel de la Chambre*, in particular the reception capacity of the ground floor. The fourth and sixth floors and the basement must be accessible to the public. The designer is therefore invited to reflect on the changes needed for an ERP classification of these floors. As a reminder, each floor with a staff of more than 19 people must be served by at least two staircases, always directly accessible from the evacuation floor, in addition to a PMR lift with a capacity of 8 people, a maximum load of 650kg and a size of 110 x 140 cm (refer to the Construction and Housing Code).

For the light well, the designer must consult the current standards of the *Instruction Technique* (IT 263), on smoke extraction from internal open spaces in publicly accessible premises.

Ref.	Program	Capacity	Current srf. area (m²)	Planned srf. area (m²)	Intervention type
P.39	ACCESS & RECEPTION			85	
	Entrance & reception hall Waiting area Temporary reception areas		60	60 25	Renovation Creation Creation
P.39	INNOVATION & NOTARIAT			1350	
p. 41	Work & exchange spaces			1100	
	Employees' workspace	25 ppl.		200	Creation
	Incubator	20 à 30 ppl.		150 to 250	Creation
	Co-working space	20 à 30 ppl.		150 to 250	Creation
	Café	20 à 30 ppl.		50 to 100	Creation
	4 to 6 meeting rooms 10m²	6 ppl./room		40 to 60	Creation
	3 to 4 meeting rooms 20m²	12 ppl./room		60 to 80	Creation
	2 to 3 meeting rooms 30m²	18 ppl./room		60 to 90	Creation
	Office managers' office	3 ppl.		25	Creation
	Documentation center	6 ppl.		50 to 80	Creation
	Amphitheater (optional)	60 ppl.		80 to 120	Creation
	General services	4 ppl.		30	Creation
p. 42	Seminar & public events rooms		250	250	
	Adjudications Room	according ERP cat.	125	125	Renovation
	Gnomon Room	according ERP cat.	60	60	Renovation
	Antechamber		40	40	Renovation
	Aubusson Room (optional)		25	25	Renovation
P.43	INSTITUTION & CONFRATERNITE			610	
p. 43	Historic Rooms			290	
	Séances Room	according ERP cat.	125	125	Renovation
	Library & Dining room	according ERP cat.	125	125	Renovation
	Antichamber		40	40	Renovation
p. 45	Meeting & Working Rooms			180	
	Waiting space	8		15	Creation
	3 to 5 Rooms 30 -60m²	according ERP cat.		120 to 210	Creation
p. 46	Elected Members' Offices			140	
	Office of the President	8 ppl.		30 to 50	Creation
	Office of the Premier Syndic	4 ppl.		20	Creation
	Offices of the two secretaries	2 ppl.		20	Creation
	Offices of the two Vice-Presidents	2 ppl.		25	Creation
	Offices of the G. S. and executives	3 ppl.		35	Creation
P.48	SERVANT & TECHNICAL SPACES			420	
p. 48	Circulations & servicing				
p. 49	Servant Spaces			320	
	Kitchen(s)			60 to 80	Creation
	Restrooms			60 to 80	Creation
	Cloackroom			25	Creation
	Furniture Storage			25	Creation
	Temporary Archives			20	Creation
	Photocopies & Supply			20	Creation
	IT Service & Serveur			20	Creation
	Control Room			10	Creation
	Storage			25	Creation
	Maintenace Rooms			20	Creation
	Mail			5	Creation
p. 51	Technical rooms & ducting			100	
	Technical rooms			100	Creation

Reminder: The surface areas and uses allocated to each space are merely indicative (cf. Program p.39).

05. REGULATIONS



Client and Company Organizing the Competition

The client is the CHAMBRE DES NOTAIRES DE PARIS, an organization of public interest created by *ordonnance no. 45-2590 of the 2nd November 1945*, whose headquarters are at 12 avenue Victoria, 75001 Paris.

The client is represented by Mr Bertrand Savouré, President of the *Chambre des Notaires de Paris*.

The project management competition is organized by the company BAM – BECAUSE ARCHITECTURE MATTERS (hereinafter, 'the company organizing the competition'), whose address is 50 avenue des caillols, 13012 Marseille. This company will act as the client's representative throughout this competition.

Organization of the competition

The project management competition for the renovation of the building occupied by the *Chambre des Notaires de Paris* is private and not governed by public procurement regulations. It is a restricted competition, preceded by an applicant selection phase based on references and cover letters. The closing date for applicants to apply is **Wednesday, 27th February 2019** at 20:00 UTC+1.

Only applicants invited to participate will be notified by email of the client's decision by **Friday, 8th March 2019** at the very latest. Applicants invited to participate are asked to confirm their participation in the competition by email within a **maximum period of 48 hours**. After confirming, a detailed competition file with additional information will be sent to these applicants. The final list of applicants invited to participate will be published on the competition's website on **Monday, 11th March 2019**.

Alongside this competition is organized a competition of ideas, intended for students and/or young professionals wishing to

develop a reflection on contemporary issues in connection with this competition.

It may be accessed at the following website:
<https://competition.bam.archi/cdne>

Planned Competition Schedule

15th February 2019 at 20:00 UTC+1: end of free registration

27th February 2019 at 20:00 UTC+1: closing date for applicants to apply.

11th March 2019: publication of the list of applicants invited to participate on the competition's website.

March 2019: visits to the *Chambre des Notaires de Paris*.

16th & 18th April 2019: presentation on the project intentions, followed by an exchange with the client.

13th May 2019 at 20:00 UTC+2: closing date for questions.

31st May 2019 at 20:00 UTC+2: closing date for submitting projects.

6th June 2019: oral presentation of the projects by participants before the competition jury.

June 2019: announcement of the winning project and publication of the projects on the competition's website.

Registrations

The only way to register is on the competition's website:

<https://competition.bam.archi/chambre-des-notaires>

In order to register, applicants must give their email address on the competition's website. They will then receive an email explaining how to register. In order to complete their registration, applicants must be able to provide the following:

- A link to their portfolio, which must have

been completed on the website of the company organizing the competition:

<https://app.bam.archi/architect/subscribe>

- A cover letter briefly presenting the applicant(s), as well as their experience, references and vision in terms of their project for the competition. This must have a maximum of 3000 characters and take up no more than one side of an A4 page.

In the event of an association of several architects or architecture firms registering, each member of the association must provide a separate portfolio, but just one registration form and cover letter.

Registration is free until Friday, **15th February 2019** at 20:00 UTC+1. Applicants or teams who register after this date must pay a late registration fee of €100 (excl. taxes) for their application to be processed.

The closing date for applicants to apply is Wednesday, **27th February 2019** at 20:00 UTC+1.

Teams and associations

If several architecture firms wish to work together or include partners, specialist agencies or consultants on their application, they may form a team. Teams may be organized into associations whereby each member takes joint and several responsibilities for project management. In this event, the role of representative must be covered by the architect.

Partnerships between local and international firms are encouraged, as well as the presence on teams of heritage architects and/or consultants with expertise in restoring historic buildings.

Each team/association must designate a representative who will be the main point of contact with the company organizing the competition throughout the process. The make-up of teams may not be changed over the course of the competition. Details of partners, specialist

agencies and consultants must be given in the application file, but only architecture firms are required to complete an online portfolio. Where necessary, the experience and references of other partners, as well as information regarding their relevance on the team, may be given in more detail in the cover letter.

Selection of applicants allowed to compete

After all application files have been received, the company organizing the competition will forward these to the client. The client will then select **between 3 to 5 applicants** to be invited to compete, based on their application files. In order to ensure the process is fair, the client agrees not to use documents other than those requested from each applicant as part of their application.

Applicants will be selected on the basis of the following criteria in particular:

- How the projects achieved by the applicant/association or the projects contained in their portfolio(s) fit in with the client's expectations. A maximum of 6 projects, 2 of which can be projects which have not been executed, will be looked at for each architecture firm, in the order in which they appear in the portfolio.
- How the applicant's or association's methodology and references fit in with the client's expectations, particularly in terms of architectural innovation, the creation of emblematic spaces and attractive or convivial workplaces, heritage architecture, Haussmannian renovation, etc.
- The estimated capacity of the team to manage a project of equivalent size.

May participate in this competition all French architects or foreign architects and architecture firms who are members of the French architects' association, Ordre des Architectes (or the equivalent body in their home country, meaning they are authorized to work in France). Architecture firms which are not based in France are advised to participate alongside **local**

partners in order to maximize their chances of being selected.

The company organizing the competition is authorized to advise the client on the selection of the teams to be allowed to compete. If a large number of applications are received, the company organizing the competition may establish a pre-selection phase with 20-50 teams. In this event, the company organizing the competition must allow the client to see all applications which have not been preselected, and explain the various stages and criteria for the pre-selection process on a specific website, for the sake of transparency.

The client and its various representatives may look at and filter applications at various stages, by means of online tools made available by the company organizing the competition and/or hard copies of the application files.

Receipt of detailed competition files and visits of the building

Applicants invited to participate will be notified by email of the client's decision by **Friday, 8th March 2019** at the very latest. Applicants invited to participate are asked to confirm their participation in the competition **within a maximum of 48 hours** after notification.

A detailed competition file including, but not limited to, a surveyor's report made up of plans, sections and elevations in DWG format and a 3D model, as well as photographs or historic plans of the *Chambre des notaires de Paris*, will be sent to applicants invited to participate. This will be sent to them via *Espace Notarial*, an application developed by *Paris Notaires Services* and made available for this competition by the *Chambre des notaires de Paris*. The content of this file is strictly confidential.

Applicants invited to participate will be contacted by the company organizing the competition by email or telephone to arrange a visit of the *Chambre des notaires*

de Paris with them. This will preferably take place during **March 2019**, in accordance with the availability of participants, and will be attended by several of the client's representatives. The visit is optional and all travel expenses shall be met by participants.

Presentation of project intentions

The teams participating in the competition will be contacted by the company organizing the competition by email or telephone to arrange a presentation on their project intentions, followed by an exchange with representatives of the client. This will take place on **16th & 18th April 2019** at the *Chambre des notaires de Paris*. Each team will receive an invitation by email, detailing the date and time of their presentation. Participants are asked to arrive at the *Chambre des notaires* at least 30 minutes before their allocated time. Travel expenses shall be met by participants.

In order to present the project intentions, each team will use **a horizontal A3 booklet** with a maximum of 12 pages (including the cover page). Each team must arrive at the *Chambre des notaires de Paris* with 8 hard copies of this A3 booklet.

Each team will have **20 minutes** for their presentation, followed by a discussion session with the jury, which will last for approximately 20 minutes.

The aim of this presentation is to ensure the participants' project intentions are in line with the program and the client's expectations.

Based on these presentations, the client may send applicants written feedback with remarks and suggestions, through the company organizing the competition. This feedback is for information purposes only. Under no circumstances may the client or company organizing the competition be held liable for anything that happens as the result of how applicants interpret this feedback.

Financial compensation of competitors

An allowance of **€25,000** (excl. taxes) will be paid to each applicant or team invited to participate.

These allowances will be paid within 8 weeks from the oral presentations of the projects by the finalists. In the event of participants failing to provide what is required of them, this compensation may be reduced or withheld in accordance with recommendations from the jury and with the agreement of the company organizing the competition.

Deliverables

In order to present their project, each finalist team will use 2 horizontal A0 posters, as well as a horizontal A3 explanatory document with a maximum length of 20 pages, including the cover page. Participants are free to decide on the layout of the posters and explanatory document. The documents to be presented are the following:

- **A roof plan.**
(Recommended scale: 1/100 to 1/500).
- **Floor plans**, including furniture and fittings.
(Recommended scale: 1/100 to 1/200).
- **Three facade elevations**, allowing changes to the current facades, as well as the materials/colors used, to be seen.
(Recommended scale: 1/100 to 1/200).
- **Two sections** (minimum).
(Recommended scale: 1/100 to 1/200).
- **Between 2 to 5 views**, one of which must be an exterior and one an interior view.
- **A program distribution diagram**, clearly showing the distribution of the program's key elements in the building.
- **A circulation diagram**, clearly showing the differentiated vertical and horizontal circulations, emergency exits/escape routes, etc., as well as their compatibility

with the ERP ('buildings open to the public') classification of the various floors.

- **A demolition diagram**, showing the major demolitions of and changes to the existing building involved in the project.
- All other diagrams or axonometric projections considered relevant by participants (e.g. architectural concept, flexibility of spaces or furniture, choice of materials, implementation procedures, etc.).
- **A text** with a maximum of 1500 words, describing the project, the choices made in response to the context and expectations of the client, the program, the choice of materials, etc.
- **A floor area schedule**, detailing the areas assigned to the various parts of the program, divided by program's sets and then subdivided by floor.
- **A detailed estimated budget**, allowing the proposal's compatibility regarding the provisional budget to be ascertained.
- **OPTIONAL** : A physical model, allowing the members of the jury to understand how the project works as a whole. Its size must not exceed 45*45*45 cm.
(Recommended scale: 1/100 to 1/500).

In addition to the A3 explanatory document and two A0 posters, participants may also present an additional document. Participants are free to decide on the format of this document. It may be a video (max. 1 min), a model, etc. If participants opt for paper format, they may only present one document (e.g. an axonometric projection) and it may not be bigger than A0.

Depending on their project, teams may choose not to present an item described in the deliverables section. In any case, participants should remember that the majority of the members of the jury are not architects, therefore documents and presentations should be designed with this in mind.

In order to ensure the process is fair, no documents other than those included in the list of deliverables will be looked at.

Moreover, if participants fail to comply with the deliverables requirements, this may lead to their project being rejected. **All documents presented to the members of the jury must be in French.**

Projects submission

Participants have until **Friday, 31st May 2019 at 20:00 UTC+2** to submit their A3 explanatory document to the company organizing the competition. The file must be submitted in PDF format. It must not exceed 30 mb and must be sent by email or via wetransfer to the following email address: concours@bam.archi

The explanatory document will be sent to the members of the jury and technical commission for them to look at it before the oral presentation.

Participants will then have until the oral presentation of their project to complete the model, optional document and layout of the A0 posters.

The documents presented on the 2 A0 posters must be identical to those presented in the explanatory document. However, participants are free to choose which documents to include and not include on the A0 posters. The level of detail for a document may also be varied, whether for the A0 posters or the booklet.

Presentation of the projects and composition of the jury

Participants will present their projects to the members of the jury on **Thursday, 6th June** at the *Chambre des notaires de Paris*. Each team will receive an invitation by email, detailing the date and time of their presentation. Participants are asked to arrive at the *Chambre des notaires de Paris* at least 30 minutes before their allocated time. Travel expenses shall be met by participants.

Each participant or team must do their presentation using 2 A0 posters stuck to a rigid material such as 10mm-thick foam

board, as well as their model and, where applicable, optional document.

During the presentations, each member of the jury will have a hard copy of the explanatory document, this having been printed by the company organizing the competition. However, participants may choose to print additional copies at their own cost, in order to decide on the type of printing and binding themselves.

Each team will have **25 minutes** for their presentation, followed by a discussion session with the jury, which will last for approximately 25 minutes. **Participants must communicate in French.**

The jury shall be comprised of:

- The President of the *Chambre des notaires de Paris*, Mr Bertrand Savouré.
- The First Vice-President of the *Chambre des notaires de Paris*, Mr Cédric Blanchet.
- The Vice-President of the *Chambre des notaires de Paris*, Mr Stéphane Adler.
- The Premier Syndic of the *Chambre des notaires de Paris*, Mrs Viviane Beuzelin.
- The Treasurer of the *Chambre des notaires de Paris*, Mr Christophe Noirel.
- The General Secretary of the *Chambre des notaires de Paris*, Mr Alain Joubert.
- A representative from the real estate sector.
- A representative from the heritage and architecture department of Paris City Council.
- A representative from the *École de Chaillot*.
- The President of the *Ordre des Architectes IDF* (French architects' association, Île-de-France) or their representative.
- A building economist.

Participants should remember that **the majority of members of the jury are not architects**, therefore documents and oral presentations should be designed with this in mind.

For the purpose of consultation, the jury may be assisted by a technical commission, the members of which will attend the presentations by participants and/or

subsequent meetings of the jury. Where appropriate, the members of the technical commission will be allowed to participate in the discussion sessions. The composition of the technical commission will be decided by the client in accordance with the issues to be addressed and will include at least one architect. Furthermore, guests may attend the oral presentations by participants and debates, but may not be present during the deliberation of the jury.

Representatives from the company organizing the competition may attend the presentations by participants and debates, in addition to being on the technical commission at the request of the client. Under no circumstances may they form part of the competition jury or participate in the deliberation of the jury.

Projects assessment criteria

The projects will be assessed in accordance with the following criteria:

- How the proposal fits in with the client's expectations and the goals of the project. This criterion will be based on: aspects such as how the project relates to the site and existing building, aesthetics, materials and implementation, architectural innovation, the enhancement of the heritage in question, the flexibility and reversibility of spaces, etc
- The quality of the proposed solution for the program. This will take into account aspects such as the functional organization of the building, intelligence in the interpretation of the program, the architectural and functional quality of proposed spaces for visitors and users, etc.
- The compatibility of the project with the planned budget for the works. This will take into account investment designed to ultimately reduce running and maintenance costs.

Additional information

If it is impossible to decide between the projects submitted, the client may request additional items from some participants.

A sum decided by the client, in agreement with the participants in question, will be paid for such requirements.

These additional items will be looked at by the jury in a further meeting, in which the winning project will be chosen.

Selection of the winner

After deliberation by the jury, which will take place within 15 days following the presentation of the projects by participants, or within 15 days following the submission of additional items, the company organizing the competition will announce the winning project chosen by the client.

The opinion of the jury is given for advisory purposes only, the client choosing the winning project alone. If the client considers it appropriate, it may choose to not take into account the jury's opinion. The client's decision is final. It will inform the company organizing the competition of its decision, and the company organizing the competition will then contact participants by email and/or telephone and publish the results of the competition on its website.

Information on the criteria the client and/or jury based its decision on when deciding which project to choose/not to choose will be provided to each applicant invited to participate via the company organizing the competition.

The client will enter into a negotiation with the winner. This negotiation will address the features and conditions of how the project will be managed, the composition of the project management association, and the taking on board by the winner of any comments by the client in terms of the project.

After the competition

The winner will be entrusted with a full project management assignment, as defined by the French Law on the Management of Public Works and their Relation to the Management of Private Works ('MOP'), this including:

Diagnosis; preliminary drawings; preliminary project; project; invitation to tender; assistance for contract awards; construction project; management of works on site; assistance for acceptance work.

The following will also form part of this assignment: building permit application; general management of the work site; work site scheduling, management and coordination.

Lastly, the assignment will include the design of custom-made furniture, as well as formulating a proposal for possible furniture and its layout.

This negotiation will allow the content of the assignment to be precisely determined. The project management assignment will involve two different blocks:

A first block, which will need to be completed within 6 months after the winner has been chosen, will focus on the renovation, fitting-out and change of furniture in the *Séances* room, its antechamber and the Library, on the 4th floor. These newly renovated spaces will then be used from the first quarter of 2019, over the entire duration of the project phase and even at certain times when work may be carried out as part of the second block.

A second block will involve the rest of the work to be carried out on the building, i.e. the vast majority. Work may be organized into stages, in agreement with the client, so that parts of the building may remain occupied during certain stages of work. However, it may be possible for the entire building to be empty whilst work is carried out.

Below is the provisional schedule for the various projects and work, although this

may be altered depending on the winner's project:

07/2019 - Selection of the winner, negotiations and signing of a project management contract.

11/2019 - Start of the 1st block of work (refurbishment of 4th floor).

01/2020 - End of the 1st block of work

03/2020 - Submission of building permit application

09/2020 - Invitation to tender

12/2020 - Start of work

03/2022 - End of work

Work must be organized and planned in agreement with the client, taking into account the issues that the reorganization/move poses to the Chamber's various departments.

In addition to the compulsory diagnostic studies and projects, an in-depth structural diagnostic study must be carried out prior to the project in order to support its architectural choices in terms of modifications to the structure of the building.

Estimated budget and project management fees

The planned budget allocated to the work is estimated at 8 million euros (excl. taxes). This sum does not include the purchase of equipment to be used for running the building, furniture or IT equipment.

The planned amount for project management fees is 7.5% of the amount of the work (excl. taxes), to be paid to the architecture firm(s) of the winning team, as well as 6.5% of the amount of the work (excl. taxes) for specialist partner agencies and additional assignments, this making a total of 14% of the amount for the work (excl. VAT) for the entire assignment detailed above. This includes specialist technical agencies (structure, fluids, economics, etc.), and also includes

the building permit application, work site scheduling, management and coordination, general management of the work site and furniture.

The fees and how they are distributed may be reconsidered depending on the composition of the project management team/association, the exact scope of the assignment and the implementation methods established during negotiations with the client.

Obligations of applicants and winner

The winner agrees to sit on the jury of the competition of ideas, launched alongside this competition, free of charge. This jury will sit for an entire day, on the **25th June 2019**.

Furthermore, the winner agrees to award at least two paid internship contracts for a minimum period of 4 months and/or two employment contracts for a minimum period of 4 months, to two of the architecture students and/or young architecture graduates on the winning team of the competition of ideas.

Under no circumstances may the winner ask the client for further payment to cover expenses relating to these internship/employment contracts. The internship/employment periods may begin as soon as the project management contract is signed with the client and/or over the course of 2019, in agreement with the members of the team which wins the competition of ideas.

Miscellaneous

STANDARDS IN FORCE

Participants agree to formulate their proposals in accordance with regulations in force, particularly those concerning buildings open to the public, safety and accessibility regulations, urban planning regulations, etc.

Participants are advised to undertake in-depth research in terms of the aforementioned areas of regulation, as well as check their conditions of implementation and exact provisions. Participants also agree to take into account all current regulations which have not been mentioned in these specifications or their annexes, but which are relevant to their project.

PROJECT ADVERTISING AND REPRESENTATION RIGHTS

Participants authorize the client and the company organizing the competition to use, publish and present their project and/or all the documents presented over the course of the competition, without the right to any financial reward for this.

Participants and winner(s) will be allowed to publish or present their project, provided they have prior approval from the client and/or company organizing the competition. They agree to name and notify the client and the company organizing the competition for all publicity or publications relating to the project. Moreover, they agree to refrain from disseminating any document which the client has not authorized for publication.

ACCEPTANCES OF THE REGULATIONS

By registering to participate in the competition, applicants unreservedly accept all the rules which govern the competition, including the rules and specifications contained herein. If participants fail to observe these rules, this may lead to their project being rejected and them not receiving the financial compensation.

CHANGE TO DETAILS IN THESE SPECIFICATIONS

The company organizing the competition reserves the right to make changes to the content of these specifications up to 25 days prior to the closing date for submitting projects. Participants must respond to these changes and may not file any complaints in this regard. If the closing date for submitting projects has to

be changed during the competition, this period will be amended based on the new date.

CANCELLATION AND DECLARATION OF TERMINATION OF THE COMPETITION

The client may decide to call off or cancel the competition at any time, without having to give any reason for this. In this event, applicants will have no right to payment, except for the financial compensation mentioned in these rules, which will be payable to applicants invited to participate when the competition is canceled after 25 days following the announcement of applicants invited to participate. If the competition is canceled, the registration fee will be reimbursed.

CONFIDENTIALITY

No information concerning the content or progress of the competition, including the notification of its outcome, may be passed on to a third party before, during or after the competition, without written permission from the client or the company organizing the competition.

FAIRNESS

Employees of the client or the company organizing the competition, as well as individuals who are directly related to a member of the jury or the representatives of the client, may not participate in this competition.

Under no circumstances may applicants invited to participate or their partners contact a member of the jury and/or the client's representatives over the entire period of the competition outside of the framework for contact established in these competition rules (e.g. visit to the site, preliminary presentation, etc.).

ENGLISH TRANSLATION

If in doubt about the interpretation of this competition brief, [please refer to the French version](#).

Contact and questions

All questions regarding the organization of the competition and participation may be sent to the following email address:

concours@bam.archi

Applicants invited to participate will have until Monday, **13th May 2019** at 20:00 UTC+2 to send questions they consider to be relevant to the email address of the competition.

Questions and answers which expand upon or clarify aspects of these specifications will be transcribed and anonymously included in a PDF document. This document will be edited and sent regularly to participants by email.

The answers to questions will be issued for information purposes only, participants being free to use them or not. In no way do these answers bind the client or company organizing the competition and they will not be held responsible for any misinterpretation of these specifications by participants.

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<https://competition.bam.archi/chambre-des-notaires>