

Ecological hotel

Novotel Paris Gare Montparnasse 1st hotel built according to High Environmental Quality (HQE) standards



Presentation



The Novotel Paris Montparnasse hotel opened its doors in 2006. It is **the first pilot hotel for HQE (High Environmental Quality) certification** aimed at improving the environmental quality of hotels.

At Novotel Montparnasse, high levels of performance have been achieved in terms of harmonious relationship with the environment, waste management, maintenance and servicing management, acoustic and visual comfort, and sanitary quality of spaces.

Implementation & Results

Better insulation of:

- windows (Argon gas in the airspace of double-glazing units)
- terrace (Insulation reinforced with 12 cm of polyurethane instead of 8 cm)
- façade (Increased performance of insulating material - Lambda of 0.032 instead of 0.038)
- hot water tanks (Reinforced insulation of tank jackets)

Improved performance of energy and lighting systems, thanks to:

- demand-based control of air-conditioning water needs (regulation of the water circulating in the air conditioning units)
- energy recovery (on the condensers of the refrigeration system and the double-flow ventilation)
- double lighting of corridors, with control by presence detection and by timer
- automatic dimmer on the artificial lighting of highly-glazed spaces on the ground floor (entrance lobby, reception, restaurant), and a timer on the lighting of offices

Use of lower-impact energy sources

- primary heating and hot water production via the urban heating network (CPCU) - (heat distributed in the form of steam and hot water, and produced using energy from waste or co-generation)

A room transformed into an environmental cocoon

- 22% reduction in electricity consumption for lighting compared with the old rooms
- choice of a low power-consumption Electrolux minibar
- installation of a double-control toilet flushing system
- use of mechanical flow controllers (on taps) or thermostatic controllers (in showers)
- GuT eco-label for the carpets (Berry Tuft)
- FSC/PEFC certified wood for the furniture (Sté Blandin)
- use of water-based paints



Financial Aspects

When constructing an HQE building, a global cost approach must be applied. The additional construction costs are largely offset by operating savings. In the Montparnasse pilot project, the additional construction costs were less than 1%.

Outlook

The participation of the Accor Group in the experimental HQE pilot project allows the Accor Group to participate in **the creation of an HQE standard for the hotel industry**. The project has also allowed us to familiarise ourselves with the notion of the global cost approach. Finally, the various technological innovations used in Novotel Montparnasse will be taken into account for the formulation of future construction standards for the Novotel brand.