THESIS REPORT ON

Coworking space

A THESIS SUBMITTED IN PARTIAL FULFILLMENT OF THE REQUIREMENT FOR THE DEGREE OF:

> BACHELOR OF INTERIOR DESIGN SUBMITTED BY:

> > SHASHANK TOMAR Roll No. 1190107024 SESSION : 2022-23

THESIS GUIDE (PROF. Mohit Kumar Agarwal) DEAN OF DEPARTMENT



TO THE SCHOOL OF ARCHITECTURE AND PLANNING BABU BANARASI DAS UNIVERSITY LUCKNOW.

SCHOOL OF ARCHITECTURE AND PLANNING BABU BANARASI DAS UNIVERSITY, LUCKNOW (U.P.). CERTIFICATE				
CERTIFICATE NAME OF STUDENT: SHASHANK TOMAR, ROLL NO.: 1190107024 DEPARTMENT:				
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SIGN OF THESIS GUIDE	SIGN OF EXTERNAL EXAMINER 1			
SIGN OF HEAD OF DEPARTMENT	SIGN OF DEAN OF SCHOOL			
External Examiner 2	External Examiner			

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want to thank School of Architecture & Planning, for allowing me to go forward with this topic, thereby providing me with all necessary documents and books

In completing this thesis report on project titled "Designing Futuristic Premises : Interior Transformation to add hybrid workspace quotient to office", I had to take the help and guidance of a

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BABU BANARASI DAS UNIVERSITY, LUCKNOW certificate of thesis submission for evaluation

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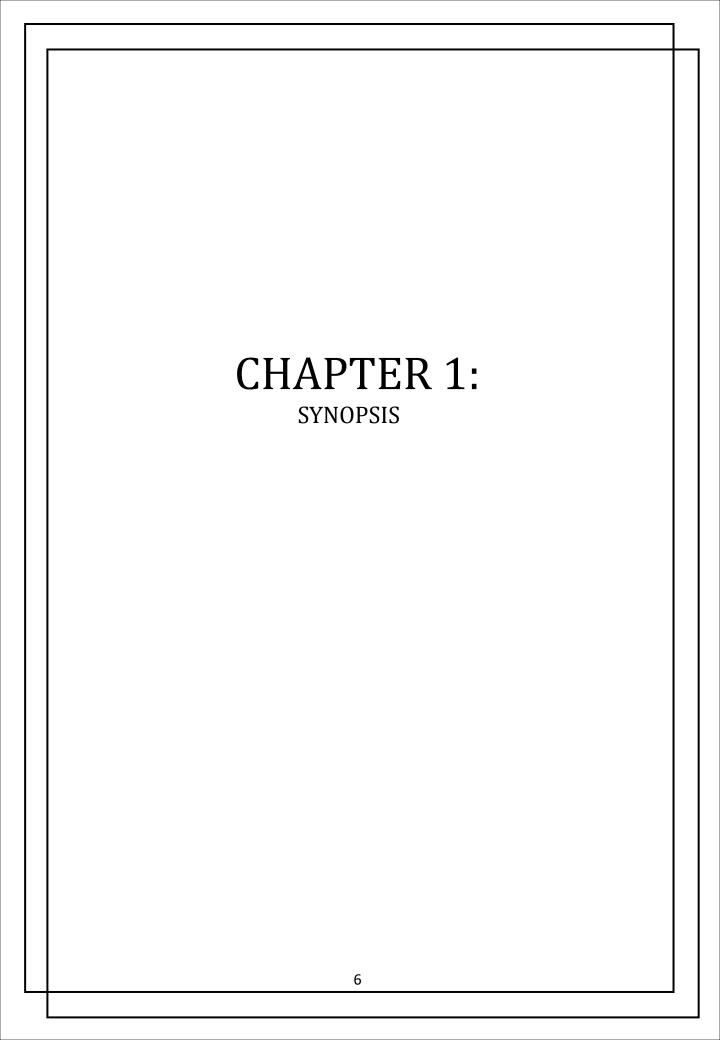
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INTRODUCTION

In our modern world, where people are looking for excitement and positive experiences in work time, together with the rise of technology, especially mobile devices and cloud computing, many people are no longer as attached to a single location as they were. Co-working spaces becoming more and more popular, thanks to their flexibility and the positive impact they create on their members. There's a strong dynamic between their spaces and the people working in them. Despite the differences in personalities, different working interests/styles and space preferences of the members.

For that purpose, the questions they should be discussed in this thesis, in order to define our role as interior designers in giving an added value to these spaces, are:

- How spatial organization impacts community creation? How does space determine the actions of the coworking space members?
- What should be the percentage of open space in a coworking space office, with no formal walls?
- Which interior design guidelines of coworking space has the greatest impact on community idea, is it the openness/ flexibility or the variety of seating may serve this purpose?

Design is what generates atmosphere, which influences efficiency and creativity among

members. Members are looking for inspirational designs to foster creativity by creating an exciting and dynamic working environment.

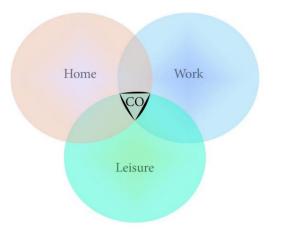
Creating different types of spaces, with different atmospheres and design aspects are meant to adjust for different types of members and different business purposes. As well is the option of flexibility, socializing and working in its community, which can increase the social network ties of members. An increase in social network ties is linked to an increase in an individual's social capital. For these reasons, co-working spaces represent an important opportunity for improving social capital, where the interior design plays an important role; and adding a great value in achieving these goals.



COWORKING SPACE DEFINITION

Coworking spaces are described as workspaces where distinct individuals share. The members of these paces are primarily freelancers who work in various fields of profession.

Practically designed as office renting facilities where employees rent a desk and a wireless Internet connection, these are more important places where independent professionals work in daily activities, next to each other with professional colleagues, working independently or collaboratively. (Alessandro Gandini, 2015)



The following table summarizes what the coworking spaces facilities are:

Value Proposition	Description
Space-As-A-Service	Access to affordable office space and office infrastructure (WiFi, furniture, HVAC, mailboxes, etc.)
Community	Access to other workers who can provide important-yet-missing social interaction for freelancers, remote workers, contract workers, and small businesses
Professional Network	Access to a network of both potential peers and clients, and access to opportunities to learn best practices and new skills, as well as find investment and new business opportunities
Work-Life Balance	Access to a work style that allows for a better balance between the demands of a personal and professional identity

THE HISTORY OF COWORKING SPACES

An immense number of employees are expected to join coworking spaces around the globe in the coming years.

How common is it? What caused the coworking movement to spread so wide? The history of the coworking motion should be assessed in order to respond to these issues.

The "Mother of all Hackspaces" (the coworking idea was initially created by Germany), a group of programming experts, Nerds, SciFi and digital activists gathered in a room for sharing their enthusiasm in 1995. So they call the C base, Berlin's first coworking region. Since then, the Community has reconstructed and used the warehouse to share understanding and to communicate with other peers with the same mind. The word "coworking," however, was used for the first time in 1999 by Bernie de Koven, an american designer, who outlined locations promoting computer and ICT cooperation.

Every year the distribution of coworking concept becomes much more common, this started with the establishment of the first official coworking space on the American continent in the City of San Francisco, Programmer Brad Neuberg. This space was equipped with a Wi-Fi network and provided shared lunches and meditation sessions to offer people a more profitable business space. (wiki.coworking.org, 2013)

In Europe, too, the concept became popular thanks to the use of the term "co-work" by Google Trends for the first time. Subsequently, the First Cooperation conference in Europe took place at Hub Brussels in 2010 to celebrate the "1stCoworkingDay". In 2011 it paved the way for the birth of the Jelly Week.

Small, large companies are launching their own space. The number of coworking spaces worldwide increased to over 160 in the world by 100 percent between 2010 and 2011. (deskmag, 2013)

By 2019, dozens of leading coworking space companies worldwide, including companies with branches in many cities. Whereas large companies such as Impact Hub, WeWork and Industrious are dominant in the global market, a remarkable number 10

of independent companies quickly reach five to ten locations, dominating market proportions in certain cities and regions

Historical background

Taylorism 1904

The very initial commercial offices showed up in the industrial time of the United States in the 19th century. Frederick Taylor, an American mechani cal engineer who expected to improve industrial effectiveness, is viewed as among the first ones to design office space in 1904. He trusted that by incorporating institutionalization strategies, best executes of working conditions and participa tion, work would turn out to be quicker. Taylor's thought was to exchange command and control from workers to managers and break the work into an essential task, that would change work into a repeatable, but as skill reducing task. He thronged workers along in an in all respects completely open setting while managers looked on from individual workplaces, which looked much like a factory floor.

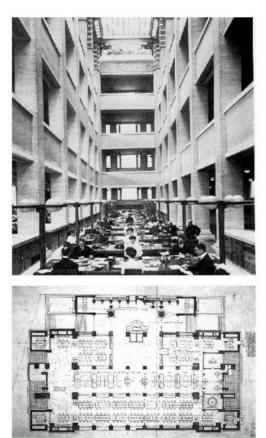


Figure The Larkins Building's first floor



Open Plan office

Centraal Beheer in the Netherlands offers an archetypal office that balanced the conflict in the office landscape. The office provided ease of communication with open spaces, yet defined spaces in such a manner that differentiate between individual personalized zones and small groups.

It was one of the significant offices designed concerning burolandschaft ideology and became famous for its user-friendly design which allowed people to arrange furniture in their way and personalize their environment in their proximity

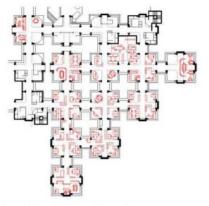


Figure- Central Beheer offices, an insurance com pany in Apeldoorn, Netherlands by Herman Hertzberger, 1972.

Herman Miller Action office 1969

The thought came to Robert Propst, a former designer at the Herman Miller Research group in the States. He took the "office landscape" thought and tried to comprehend what an office space that balances concentration, collaboration and productivity could look like by. Propst's proposed The Action Office - a modular group of furniture and office dividers that furnished every individual with numerous workspaces. Huge multi-height desk, with storage space inside. The objective was to advance movement and action in the workspace to keep the flow of communication and information. While 120 degree walled in areas guaranteed workers had enough privacy for concentration work.

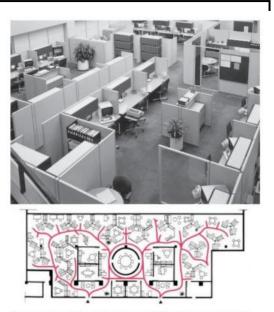


Figure Action Office II by Herman Miller Photo credit: KISI

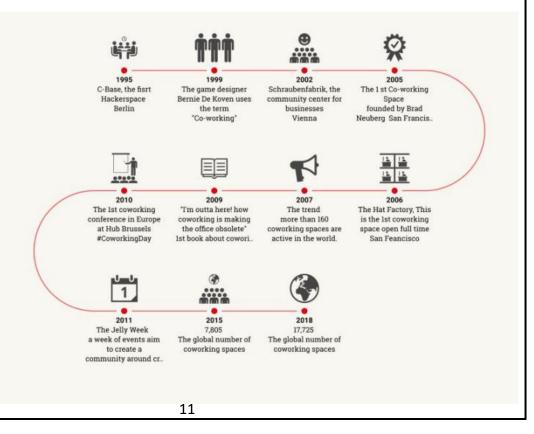


Casual office 2002

While the cubicle went about as a small meeting room, giving us the space we required for the huge tools of the time. The proceeded with scaling down of the PC and the development of the business laptop in the late 1990s implied we never again expected to close ourselves. The easygoing office is spearheaded by Silicon Valley programming firms in the eighties, which supports exceptionally customized workspaces suited to extended periods of time spent programming.

Figure- ChiatDay offices. Clive Wilkinson Architects. Los Angeles, 1997

Clearly casual office environments where designed to enable creative thinking which made offices to be an inspiring place to share knowledge.



SYNOPSIS

- What is Coworking?
- Coworking is not just about the sharing of infrastructure and cost, it is about belonging to a community, accessibility and sustainability. Coworking is the new way of working and sharing. Coworking spaces are designed to provide a productive and collaborative environment for their dynamic inhabitants, and created without corporate constraints on what is perceived to be an "office" environment offering flexible memberships to suit most needs.
- Let's take a look at how a few organizations and people define coworking:

What is Coworking? ~ Wikipedia



Wikipedia says coworking is "a social gathering of a group of people who are still working independently, but who share values and who are interested in the synergy that can happen from working with people who value working in the same place alongside each other."

What is Coworking? ~ Google 🧲



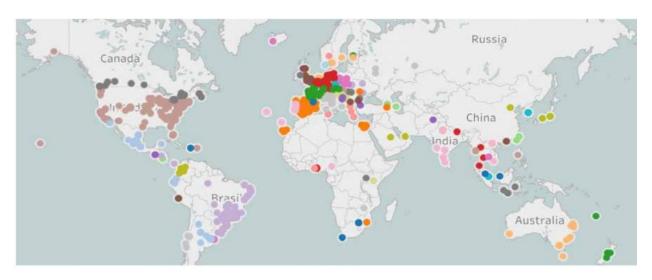
In Google's dictionary terms coworking is a type of work that includes "the use of an office or other working environment by people who are self-employed or working for different employers, typically so as to share equipment, ideas, and knowledge".

Why have coworking spaces become popular?



Because of the advance of technology, office boundaries are becoming blurred. Work does not happen only in the office and work time is not just 9-5 anymore. Flexibility at work has started to become one of the important considerations when people choose their job. People want to have more control of their lives. This situation has made coworking spaces popular in the past several years.

Different coworking spaces target different types of workers. They want to gather people from different industries and fields to collaborate and share knowledge, grow together, and build a good working atmosphere.



Numbers of coworking spaces by country

781 United States

- 230 Germany
- 199 Spain
- 154 United Kingdom
- 140 Australia

- 129 Japan
- 95 Brazil
- 91 Italy
- 80 Canada
- 44 Poland

Working Style Evolution



1940-1960

People usually worked long hours. Offices relied on communication via telephones and maintained files for document storage.

1960-1980

Mobile phones, computers, and the fax machines were invented and started to change how people worked in offices. Data could be digitalized and storage on a floppy disk.





1980-2000

Computers and mobile phones became more affordable. Through the Internet, people could contact their business partners and clients faster and more efficiently. It also changed how people absorbed information.

2000-Now

Mobile phones, computers, and the Internet are a part of people's lives whether they are working or not. Smart devices and wireless technology let people work and contact people from almost anywhere. Social media also has a huge impact on how people share information and connect with others.



Who works in coworking spaces?

According to an article from PGI, there are three major types of people who work in coworking spaces.

Freelancers and homeworkers

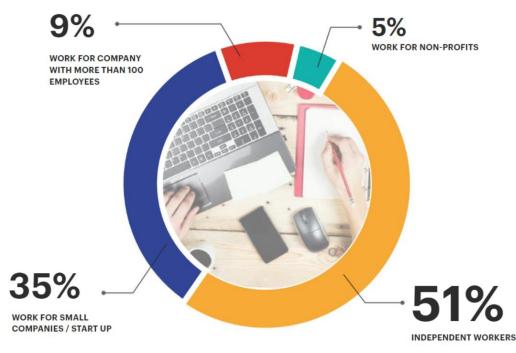
Since mid- and large-size companies started to work with freelancers and contractors, they reduced the number of staffers maintaining the operation. Coworking spaces offer freelancers and contractors chances for social networking. Through interacting with other people in coworking spaces, freelancers can get advice and support.

Employees and collaborators

Some mid and large-size companies encourage employees to work off site in order to save workspace costs. Surrounded by independent workers, employees can get advice and different perspectives from those who are outside of their own company which can enhance their creativity.

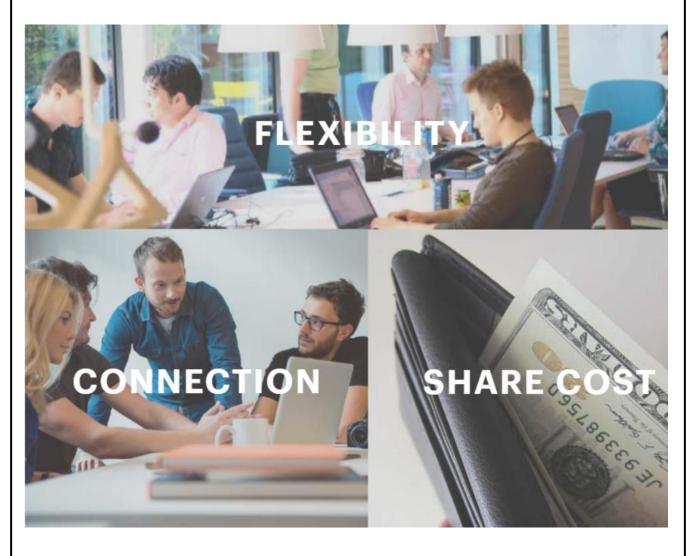
Entrepreneurs and small businesses

Some coworking spaces are incubators. They are trying to gather companies in their early-stages, and help them grow. An example is Bespoke in San Francisco. They look for people who work in the field related to tech-retail.



NEED OF THE PROJECT

- Helps to separate work from home
- Enhances your productivity
- Opens up networking opportunities
- Reduces costs and increases flexibility
- Offers the opportunity for expert advice
- Gives you a comfortable workspace with all the necessary facilities



AIM OF THE PROJECT

Their aim is to connect remote workers and small entrepreneurs who usually work in a café or at home, offering them a comfortable business centre where they can work in peace and meet their clients. Helping local business community to grow and make new contacts.

Motivation:

There's just an energy of productivity in the air when you're in a room full of driven people. It's nearly impossible to slack off. You will get a lot done.

Community:

There's a sense of community. In places with regulars and familiar faces, it's amazing how far above and beyond the community will go to help one another succeed.

Flexibility:

Rather than signing a long-term lease, you can get much more flexible deals with coworking spaces. It's great for startups with small bootstrap budgets, and even independent freelancers can find affordable options.

Getting Outside of the Home:

Working from home is great, but it's easy to fall into a rut, too. Being around other people is good for your spirits, it can keep you sharp and is great for creativity.

Networking:

When you have so many people with so much in common, it's only a matter of time until you start to network and new opportunities start to flow organically.

Aims and Objectives

- Explore the potential of coworking spaces as incubators of collaborative culture, inheriting values from makers and hackers normally excluded from corporate workspace design and fabrication;
- Work with users to customise spaces for working. This differs from global brands that tend to use design standardisation;
- Adapt the design to site-specific conditions, contributing to placemaking and heritage preservation;
- Explore alternative aesthetic, acoustic and perceptive atmospheres that offer comfort e.g. avoid impersonal semi-industrial environments with low acoustic quality;
- Reappraise the qualities of the handcrafted over the prefabricated to create satisfying work environments;

ISSUES

- Diminished Productivity
- Tech Headaches and Hassles
- Lack of Privacy
- Insufficient Infrastructure
- Poor Security. One of the biggest challenges when it comes to coworking spaces is security.

- 6. Pursue gender-sensitive design strategies;
- Develop circular economy and hacking architectural processes by repurposing industrial furniture for environmental, financial and user benefits;
- Implement passive climatic strategies to avoid the use of air-conditioning, decrease emissions and reduce energy consumption;
- Contribute to street life and introduce educational and cultural facilities in neighbourhoods without such amenities;
- Promote coworking in local spaces as a way to create shorter commutes, enabling low-impact transportation that reduces carbon emissions.

CHAPTER 2: SITE ANALYSIS

SITE ANALYSIS

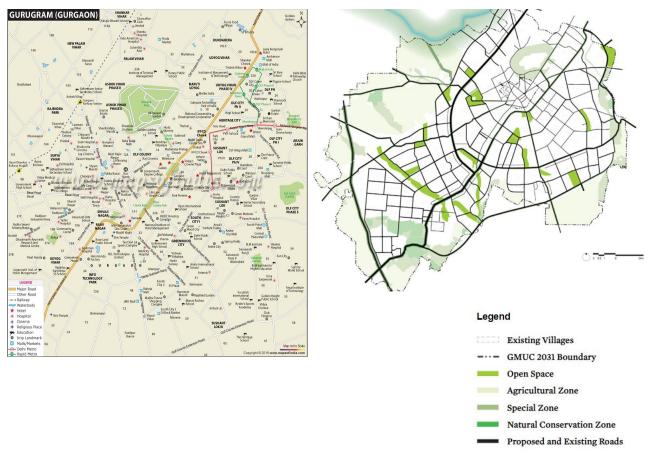
INTRODUCTION OF GURUGRAM CITY:

The District is the second largest city in the Indian State of Haryana and is the industrial and financial centre of Haryana. It has the 3rd highest per capita income in India after chandigarh and Mumbai. It is also the only Indian city to have successfully distributed electricity connections to all its households.

CONNECTIVITY

The GMUC has an extensively planned web of wide roads envisioned to accommodate the growing number of motorized transportation. The National Highway 8 forms the spine of the current master plan linking

Gurgaon to Delhi and Jaipur. The Northern Periphery Road and Southern Periphery Road are planned as high mobility expressways that will connect the rest of the master plan to NH8. 60 to 84 m wide roads connect the various sectors to the nearest expressway. A network of 24 m wide neighbourhood roads then connects the interiors of the sectors to the closest residential or commercial activity.



FAMOUS LANDMARK



DLF CYBER HEIGHT Points of Interest & Landmarks • Shopping Malls



Sai Ka Angan Temple

ABOUT THE SITE

LOCATION-Max Life Insurance Co. Ltd. 11th Floor, DLF Square Building, Jacaranda Marg, DLF City Phase II, Gurugram (Haryana) - 122002.

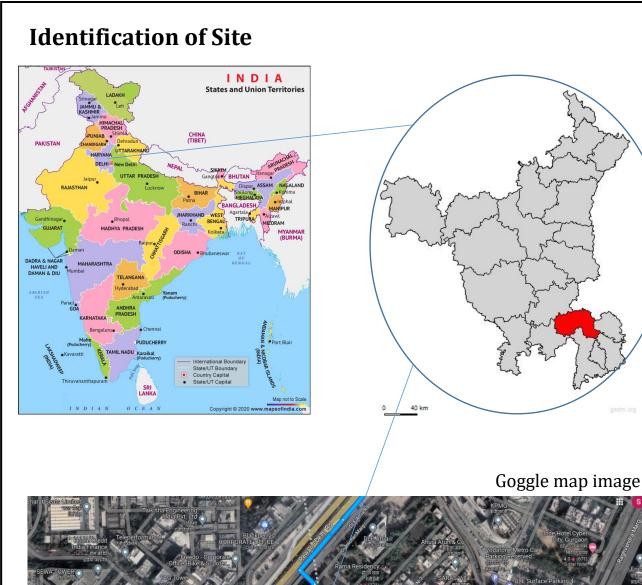
SITE AREA - 51 ACRES SITE LOCATION – CLIENT – Uttar pradesh rajkiya nirma LONGITUDE & LATITUDE -26°47'14"N 79°01'05"E



Rangmanch Farms Amusement & Theme Parks • Farms



Unitech Cyber Park Architectural Buildings



SITE ACCESSIBILTY-

AREA

APPROXIMATE DISTANCE

Indira Gandhi International Airpo	ort	13 km
Railway station		10 km
District Court		18 km
Bus Stand		08 km
Police Station	22	03 km
	22	

CLIMATE DATA

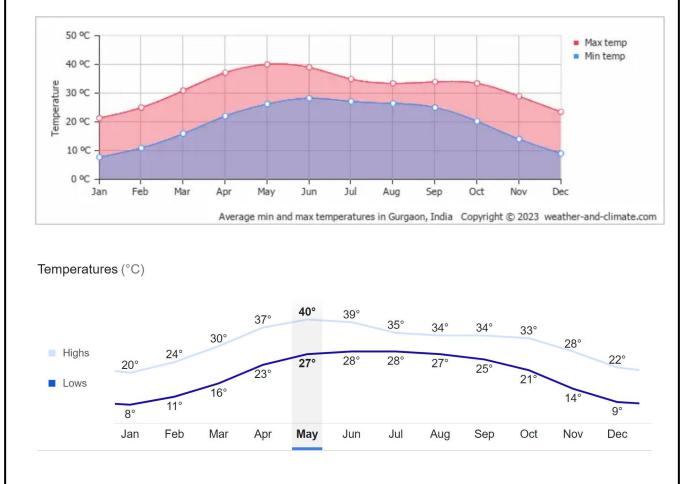
The minimum temperature in Gurgaon today is likely to hover around 29 degrees Celsius, while the maximum temperature might reach 37 degrees Celsius.

Hottest Month	June (34 °C avg)
Coldest Month	January (14 °C avg)
Wettest Month	August (71.1 mm avg)
Windiest Month	June (10 km/h avg)
Annual precip.	169.3 mm (per year)

The graphs below show the monthly weather averages over the year.

Average day and night temperature

The mean minimum and maximum temperatures over the year. Show in Fahrenheit



CHAPTER 3: LITERATURE STUDY

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LITERATURE STUDY 1 : BOHO OFFICE, VIETNAM

LITERATURE STUDY 1 : BOHO OFFICE, VIETNAM

INTRODUCTION

The office is located in a busy urban area of ho chi minh city of vietnam. Because of its location on the 1st and 2nd floor of newtecons building, the first challenge the architects came across was the problem of many lowfloor offices: busy outdoors & the lack of view. That is when they decided to give boho décor office a wholly different approach by bringing everything within. The boho office is an interior designing office which has to be designed in a way to give that kind of vibe along with making this an interactive space along with having some private space for office & other meetings.

Established : 2015 |

Lead Architect : Duong Cam

| Built-Up Area : 8395.85 Sq. Ft.

Project's Name : Boho Décor

Lighting Consutlant : Djcoalition

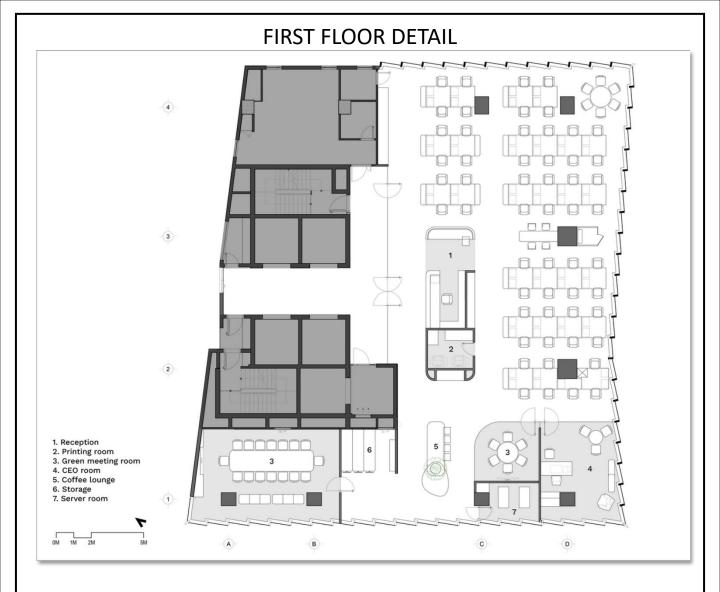
Employee Capacity : 2000

SITE ACCESSIBILITY



LOCATION OF HO CHI MaINH CITY IN VIETNAM MAP





Open space planning : The designer eliminate solid walls and separators to adhere to the company's open culture. As an alternative, color blocks, hollow geometric shapes, and see-through glasses are simultaneously used to divide spaces without building up boundaries and blocking visions. This matches with the company's working style of encouraging people to interact & collaborate continuously on different projects.

Flooring : Wooden tiles are used for the flooring of the office space.

Wall treatment : Paint finish and customized boho wallpapers are used for the wall treatment.

False ceiling : The material used for false ceiling is gypsum.

FIRST FLOOR INTERIOR VIEWS

PRIVATE CONFERENCE ROOM



COLLABORATION ROOM



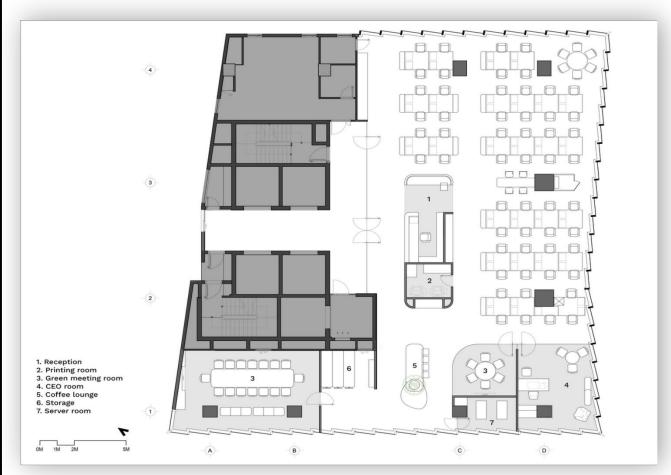
RECEPTION AREA





CONFERENCE ROOM

SECOND FLOOR PLAN



COLOUR USED AND THEIR IMPACT ON INTERIOR

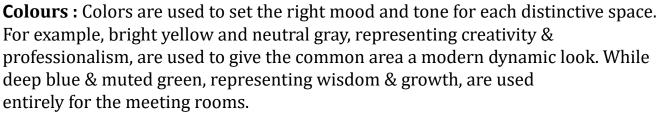


SECOND FLOOR INTERIOR VIEWS









R. 6 308 131103

COMFORT : Boho décor cares way much more about how the office becomes a genuine comfort for

its people. For that reason, the designers use curves to tenderize furniture details. Plants are placed

across the office, growing out from all working desks to become a subtle relaxing station for

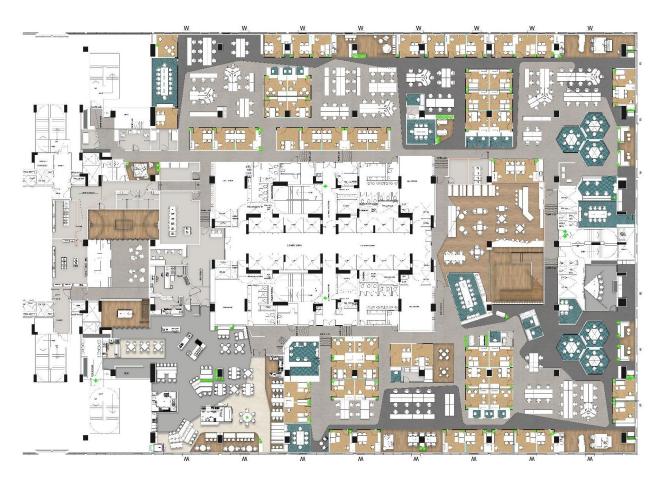
everyone

LITERATURE STUDY 2 : Boston Consulting Group Offices Gurugram

LITERATURE STUDY 2 : Boston Consulting Group Offices Gurugram

BOSTON CONSULTING GROUP has one simple statement that encapsulates their broader purpose as a global business consulting firm: unlocking the potential of those who advance the world.As an impact driver in many industries across the world, BCG has at the core of their values their belief in Human Potential. To unlock the potential of those who advance the world, BCG envisioned their new space as one that would enable its people to unlock their potential and look for solutions beyond the horizon.

> CLIENT Boston Consulting Group SIZE 115,000 sqft YEAR 2021 LOCATION Gurugram, India INDUSTRY Consulting / Business Services



THE UN-OFFICE PLAN



THE EXPECTATIONS

"Create an environment that would draw people to the office."

THE INHIBITORS

"Give spaces within the facility that allowed them to get one step closer to a breakthrough." The main objectives set for the workplace design was to help bring people back to office. Even in pre-pandemic times, BCG was struggling with consulting world culture where people work from anywhere but the office. They had tried many options such as a 'Friday's in office' culture, however, the presence of employees had not seen a significant rise. BCG was therefore looking to create an environment that would draw people to the office. BCG had conducted a Leesman survey that identified a set of 'inhibitors' at the individual, team and client engagement levels. The organisation is also deeply committed to making a difference in helping communities thrive by their social impact and sustainability agendas. The designed space needed to reflect the same in terms of the usage of materials and spatial planning

While the Leesman survey had been conducted, it provided insights into the functional requirements. For us it became a starting point for our extensive workplace study (WPS) that included Focus Group discussions and Time Utilization Studies. It gave us an in depth understanding of the pulse to set of design principles that would guide the design of the space.

At the individual level there were 20% impediments recorded, at team level 68% and at the client engagement level 11% impediments were recorded. The following inhibitors were identified at each level:

-Work Environment

- -Technology
- -Knowledge Sharing and Collaboration
- -Productivity
- -Client Facing

Hence it was necessary for us to not only solve for the inhibitors, but to also give BCG spaces within the facility that allowed you to get one step closer to a breakthrough.

WHAT ARE THE **INHIBITORS?**

INDIVIDUAL 20% Impediments Recorded

TEAM 68% Impediments Recorded



IDENTITY

planned-



Personal Work Space not well

Cannot carry out individual focused work owing to distractions

HEALTH & WELLNESS

Not enough natural light or greenery Dividers, Personalisation, Storage



Client Zone not well equipped or thought out

Lack of knowledge sharing avenues

COLLABORATION

"

Space does not support varied team needs

Technology facilities & connectivity are not efficient

INNOVATION

Lack of options to rejuvenate

INSPIRATION

On the data from the WPS Survey a layer of design principles was applied. This gave us our 'enablers'- Taking Us A Step Closer To The Ideal Design Solution For BCG..

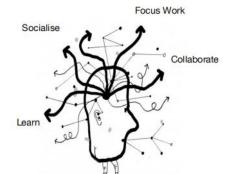
SPACES

- -Productive pockets with a view
- -Spaces to rejuvenate
- -Employee engagement avenues
- -Seamless technology
- -Client immersive spaces

ELEMENTS

- -Central social zone
- -Focus area secluded zones
- -Natural light
- -Effective wayfinding
- -Internal air quality
- -Contextual branding



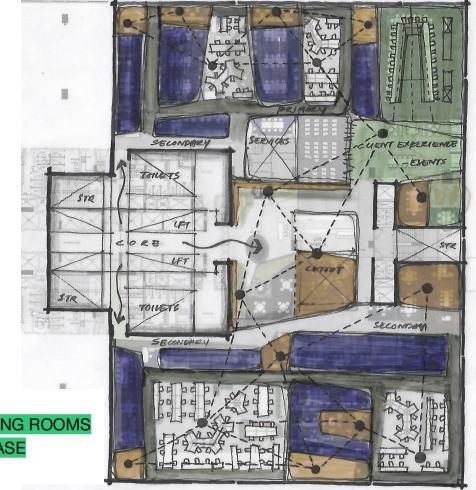


"A layer of design principles was applied which gave us our 'enablers'."





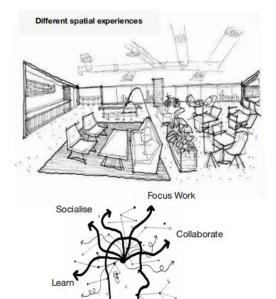
CLIENT MEETING ROOM CAFETERIA

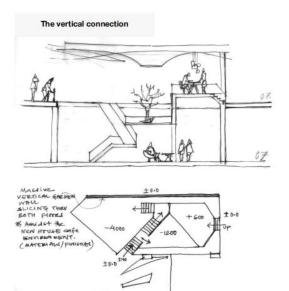


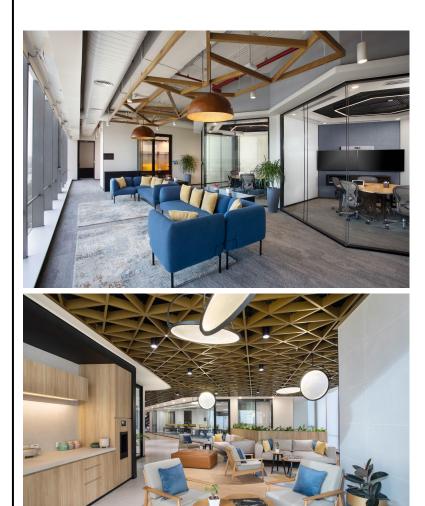
STIMULANTS CABINS AND MEETING ROOMS WORKHALL AND CASE TEAM ROOMS

DESIGN CONCEPT

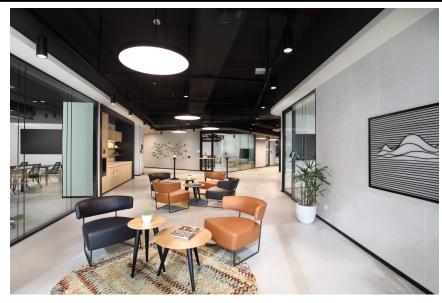
Travel | Work | Reflect | Move forward







I N T E R I O R VIEWS



The reception is adjoined by the cut out space on its right. There was no natural light in the space owing to the fire staircases in the base build. So we proposed light panels that mimic the sun path though the day, making it look like an actual skylight. Beyond the cut out, the light from the external facade guides you to the client area which makes the perfect vantage for a sculpture. The choice of materials was modern and seamless to make the design features shine



The work cafe is the first space an employee walks into. The space was designed keeping the fast paced life of a BCGer. The space offers a complete change from the outside environment and what follows in the workspace.

The waft of freshly brewed coffee, light mosaic and an ambience that takes you to a cafe. This altogether helps you disconnect from external experiences. This space overlooks the cut out area with the green wall and the Atheneum on the lower floor. The choice of seats extend themselves both ergonomically and aesthetically. The space is equipped to have quick informal chats and working from the cafe. The branding in the space is inspired by the people. 37



Nature is an extremely inspirational element. We conceptualized a corner in the office that overlooked a beautiful water body along the glazed facade. The meeting room and outer spill over were designed as an extension for one another. The design of the space has a natural material palette. The

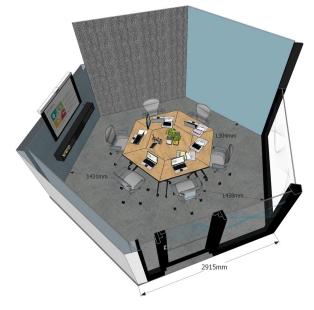
look and feel has elements such as a **rustic wooden trellis** with plants and rattan lamp shades.



The cafeteria is designed for a street food experience. The space features a food truck and multiple food kiosks. The space provides variety of opportunities for seating and doubles up as a townhall space with the use of drop down screens and additional digital screens throughout the space.



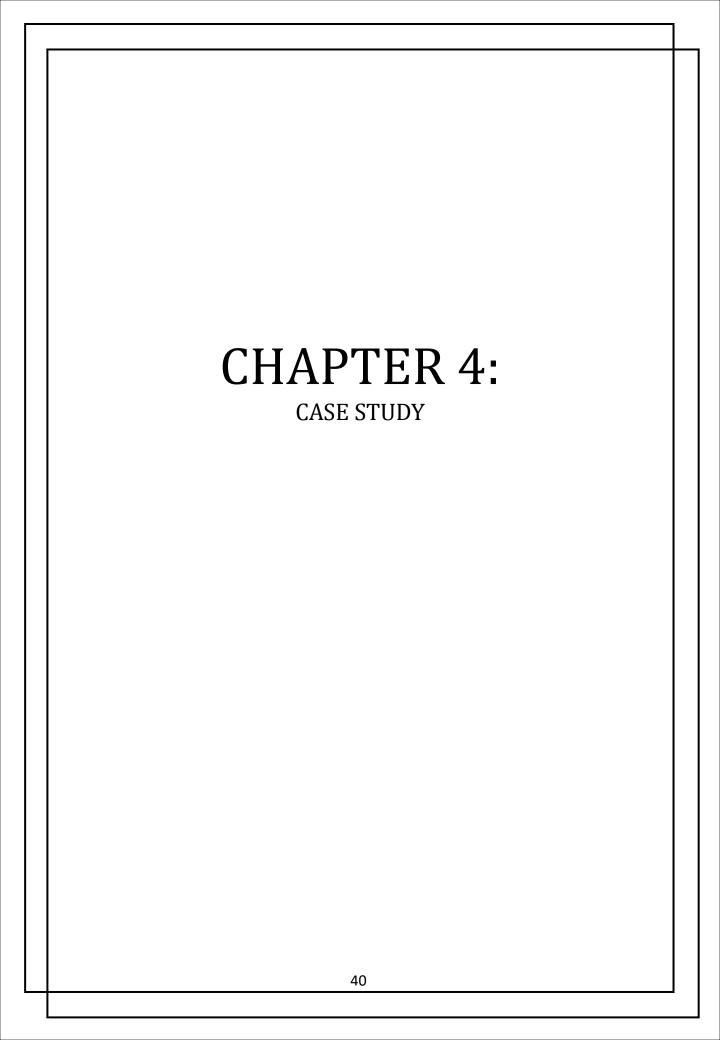
COFFEE AND COLLABORATION



At BCG as part of the consulting team, when one is assigned on a project, the team blocks a Case Team Room for months to work from. This is the space, where teams iterate, discuss, brainstorm for meeting after meeting through the project. The rooms have a VC and also cameras that capture content from white boards. The rooms were hexagonal and also rectangular in form offering different setting



THANK YOU

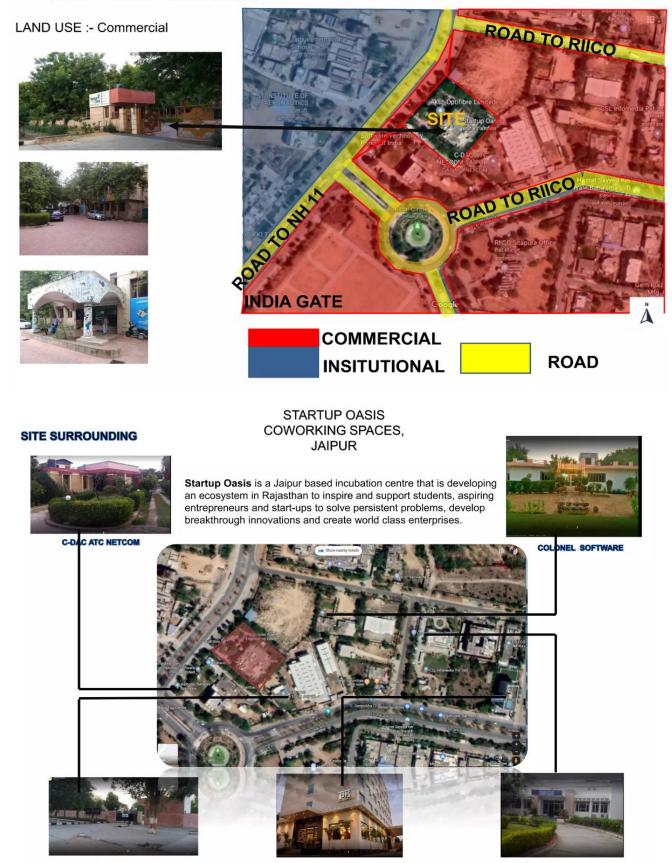


CASE STUDY -1

CASE STUDY

STARTUP OASIS COWORKING SPACES, JAIPUR

LOCATION:- Sitapura , Jaipur, Rajasthan



SERVICES OFFERED

1. 50 MBPS unlimited internet through a manageable wi-fi setup.

- 2. Inhouse Housekeeping team of 6.
- 3. Hot and cold water machines.
- 4. 9 AM to 11 PM* work timings.

5. Cafeteria (b/f, snacks, lunch, tea and coffee on pay and eat basis)

6. Ample parking space.

7. Power and internet back up

8.180+ co-workers who are part of a great cooperative ecosystem.

 Small and big (equipped with AV setup) conference rooms are available on very reasonable prices.
Plants and trees all around.

11. Access to seminars and conferences on discounted prices.

12. Air-conditioned and well lit co-working space.

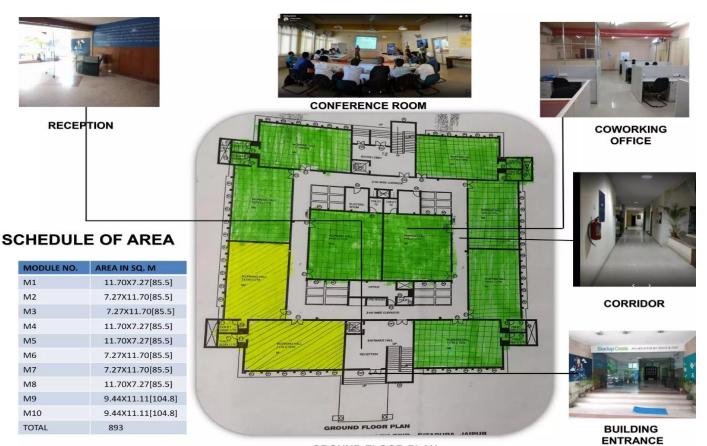
13. 24 hour security presence.

 INR 2307 per seat inclusive of tax. (INR 2,\423 security money additional which is adjusted as rent of last month whenever co-worker decides to leave)
Indoor outdoor game facilities.



AREA ANALYSIS



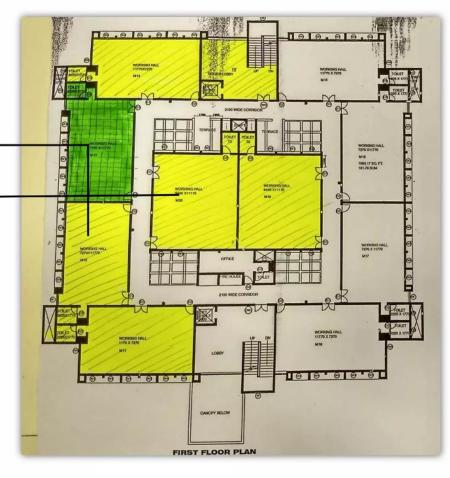


GROUND FLOOR PLAN

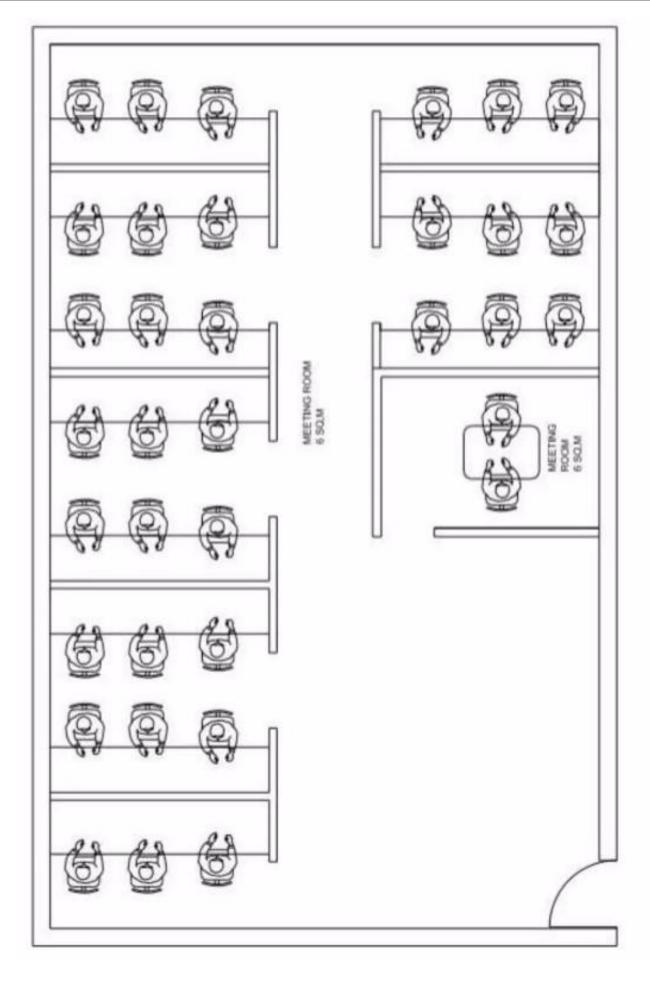


SCHEDULE OF AREA

MODULE NO.	AREA IN SQ. M
M11	11.70X7.27[85.5]
M12	7.27X11.70[85.5]
M13	7.27X11.70[85.5]
M14	11.70X7.27[85.5]
M15	11.70X7.27[85.5]
M16	7.27X11.70[85.5]
M17	7.27X11.70[85.5]
M18	11.70X7.27[85.5]
M19	9.4X11.11[104.8]
M20	9.4X11.11[104.8]
TOTAL	893



FIRST FLOOR PLAN



COMPARISION LIVE & LITERATURE

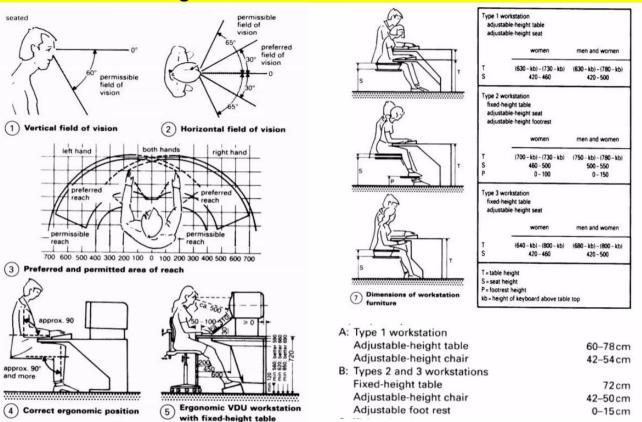
(م)

	LIVE (STARTUP OASIS)	LITERATURE (THE CIRCLE)	LITERATURE (SEVENTH SENSE)
Private Offices	•	•	•
Meeting Room	•	•	•
Administrative office	•	•	•
Cafeteria	•	•	
Pantry	•	•	•
Play Area	•	٠	
Electrical Room	•	•	•
Reception	•	•	•
Guard Room	•	•	•
Fire house	•	•	•
Storage Area	•		
Waiting Lounge	•	•	•

COMPARISION LIVE WITH LITERATURE

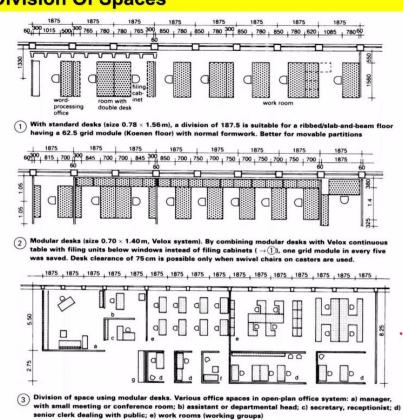
	LIVE (STARTUP OASIS)	LITERATURE (THE CIRCLE)	LITERATURE (7 th Sense)
Private Offices	For 20 Person – 7.2 m ×11.7 m = 84.2sq.m	For 22 Person – 74.3sq.m	For 110 Person = 308.8sqm
Meeting Room	• For 30 People – 11.7 × 7.2= 84.2sq.m	• For 33 People – 84sq.m	For 30 people 74.7 sq.m
Administrative office	5 × 2.5 = 12.5 sq.m	NO	15sq.m
Cafeteria	For 50 People - 9.4 × 11.1 = 104.34	NO	For 15 people 37.4 sqm
Pantry	1 Pantry for – 20 Person = 1.5 x 1.2	For 400 people 25sqm	For 43 people 2.81 sq.m

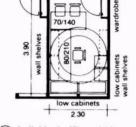
Workstation Design Standards



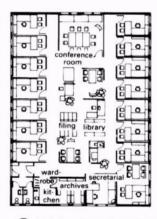
Division Of Spaces

Source : Nuferts 3 Edition ; pg-351





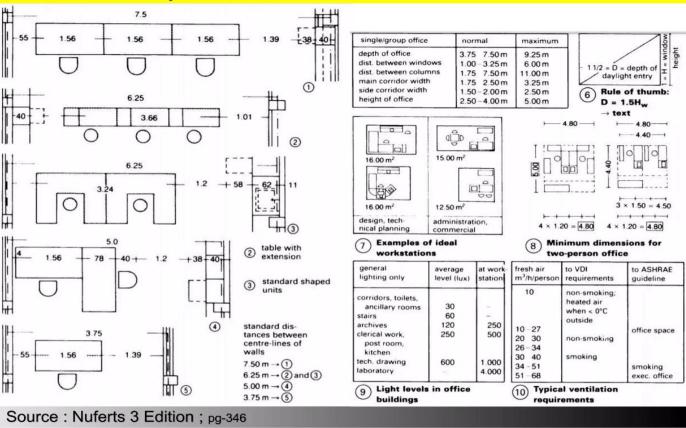
6 Individual office within a combined office



Division of combined office, with outer individual offices and related common areas

Source : Nuferts 3 Edition ; pg-345

Floor Area Requirements



Floor Area Requirements

Office area requirements are calculated in two parts. (1) People space is calculated as (standard individual space × number of people) + allowances for immediate ancillary needs + a factor (usually 15%) for primary circulation. (2) Non-people space (e.g. machine rooms, and libraries and the like for which fittings and equipment sizes are more

important than staff numbers in setting the area requirement) should be calculated by informed estimates based on existing good practice or comparable examples + an additional factor for primary circulation.

Figures for the average floor area requirement for each workstation and employee in an organisation (including office equipment and space to operate it), i management, have roughly the following dist

>5

The space requirement per employee clearly depends on a number of factors, e.g. type of work, use of equipment and machinery, degree of privacy, level of visits made by outsiders and storage needs. The average workstation floor area requirement until 1985 was 8-10 m²; in future it will be 12-15m². Although a minimum floor area requirement for office workstations has not been defined, the following guidelines should be followed: separate offices, minimum 8-10 m² (according to the grid module); open-plan offices, minimum 12-15m².

A representative calculation of the space requirement for a workstation is as follows:

on (including	work room, min. 8.00 m ² floor are	a;			
not including	free circulation space, min. 1.5 r	m ² per employee, but			
tribution:	min. 1m wide;				
3.60-4.60 m ²	surrounding volume of air, min.	12 m ³ when most work			
7.00-9.00 m ²	hen most work is done				
9.00-15.00 m ²	while not seated.				
	The following floor-to-ceiling heights	are recommended for			
	floor areas of:				
	up to 50 m ²	2.50 m			
	over 50 m ²	2.75 m			
	over 100 m ²	3.00 m			
	over 250 and up to 2000 m ²	3.25 m			
ger with a co	nference table for				
and the second second second second second second	three senior staff				
members with additional Two senior staff members (perhaps w					

usable floor area in office user One senior staff member with a need for discretion regarding personnel or social services, or needing to be able to concentrate approx. 12m²

30%

15%

55% (average 8.5 m²)

Manag about memb staff waiting area 24-30 m²

equipment or a workstation, or a room in seating provided for a trainee) or one front of the Director's office with a employee with a conference table for about four people approx. 18m²

Source : Nuferts 3 Edition ; pg-346

Fire and Life Safety

Fire Prevention

Classification of Building Based on Occupancy

All buildings, whether existing or hereafter erected shall be classified according to the use or the character of occupancy in one of the following groups:

Group A	Residential
Group B	Educational
Group C	Institutional
Group D	Assembly
Group E	Business
Group F	Mercantile
Group G	Industrial
Group H	Storage
Group J	Hazardous

Group E Business Buildings

These shall include any building or part of a building which is used for transaction of business (other than that covered by Group F and part of buildings covered for keeping of accounts and records and similar purposes, professional establishments, service facilities, etc. City halls, town halls, court houses and libraries shall be classified in this group so far as the principal function of these is transaction of public business and keeping of books and records.

Business buildings shall be further sub-divided as follows:

E-1 Offices, banks, professional establishments, like offices of architects, engineers, doctors, lawyers and police stations.

Source : A HANDBOOK PLANNING OF OFFICE BUILDING by CPWD ; pg-35

Fire and Life Safety

Travel Distance for Occupancy and Type of Construction (Clauses 4.4.1,4.5.1 and 4.5.2)

S1 Group of Occupancy

Maximum Travel Distance

i) Mercantile 30m

All buildings, which are 15 m in height or above, and all buildings with any of the occupancies, having area more than 500 sq.m. on each floor shall have a minimum of two staircases. They shall be of enclosed type; at least one of them shall be on external walls of buildings and shall open directly to the exterior, interior open space or to an open place of safety.

Internal Staircases

Office Building Shall Have Staircase Width 1.5 M

The exit sign with arrow indicating the way to the escape route shall be provided at a suitable height from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits.

Horizontal Exits

The width of horizontal exit shall be same as for the exit doorways.

A horizontal exit shall be equipped with at least one fire/smoke door of minimum 1 h fire resistance, of self-closing type. Further, it is required to have direct connectivity to the fire escape staircase for evacuation.

Source : A HANDBOOK PLANNING OF OFFICE BUILDING by CPWD ; pg-37

Fire and Life Safety

Refuge Area

For buildings more than 24 m in height, refuge area of 15 SQ.M. or an area equivalent to 0.3 SQ.M.per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided as under:

The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

For floors above 24 m and Up to 39 m — One refuge area on the floor immediately above 24 m. For floors above 39 m —

One refuge area on the floor immediately above 39 m and so on after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FAR.

Fire Lifts

Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m in height or above shall be provided with fire lifts.

Emergency and Escape Lighting

Emergency lighting shall be powered from a source independent of that supplying the normal lighting.

Escape lighting shall be capable of indicating clearly and unambiguously the escape routes.

Source : A HANDBOOK PLANNING OF OFFICE BUILDING by CPWD ; pg-38

Fire and Life Safety

Emergency and Escape Lighting

Emergency lighting shall be powered from a source independent of that supplying the normal lighting.

Escape lighting shall be capable of indicating clearly and unambiguously the escape routes.

Fire Detection and Warning

In buildings of such size, arrangement or occupancy where a fire may not itself provide adequate warning to occupants, automatic fire detection and alarm facilities shall be provided, where necessity, to warn occupants early of the existence of fire, so that they may escape, and to facilitate the orderly conduct of fire exit drills.

Fire Protection

Fire Extinguishers/Fixed Fire Fighting Installations

All buildings depending upon the occupancy use and height shall be protected by fire extinguishers, wet riser, down-comer, automatic sprinkler installation, high/medium velocity water spray, foam, gaseous or dry powder system in accordance with the provisions

Regulations for Building Controls within use Premises

Table 17.1: Minimum Setbacks (Other than Residential Plotted Development)

S.No.	Plot size (in sq.m)	N			
		Front (m)	Rear (m)	Side (m)	Side (m)
				(1)	(2)
1.	Upto 60	0	0	0	0
2.	Above 60 & upto 150	3	1.5 (avg.)	-	
3.	Above150 & upto 300	4	2 (avg.)	-	
4.	Above 300 upto 500	4	3	3	
5.	Above 500 upto 2,000	б	3	3	3
6.	Above 2,000 upto 10,000	9	6	6	6
7.	Above 10,000	15	12	12	12

Source : A HANDBOOK PLANNING OF OFFICE BUILDING by CPWD ; pg-40

Parking Requirements

Parking Standards

Parking Standards have been prescribed for Government 1.8 Equivalent Car Spaces (ECS) per 100 sqm. of floor area.

- (i) In existing buildings having plot area of more than 2000 sqm., an extra ground coverage of 5% shall be permissible for construction of automated multi-level parking to provide dedicated parking structures for additional needs.
 - (ii) For the provision of car parking spaces, the space standards shall be as given
 - (iii) In the use premises, parking on the given standards shall be provided within the plot.

S.No	Type of Parking	Area in sqm. per ECS	
1.	Open	23	
2.	Ground floor covered	28	
3.	Basement	32	
4.	Multi level with ramps	30	
5.	Automated multilevel with lifts	16	

Table 17.3: Space Standards for Car Parking

Source : A HANDBOOK PLANNING OF OFFICE BUILDING by CPWD ; pg-46

Barrier Free Parameters

Kerb Ramp

- Width should not be less than 1200mm
- Useful for a smooth transition.
- Footpath flushed with roadway, at a gradient not exceeding that 1:12.
- Warning strip to be provided on the kerb side edge of the slope.

Foothpath

- Obstruction-free for the convenience of all users.
- Height of the footpath not to be more than 150 mm form the road level.
- · Change in level on the footpath should be made clearly visible.
- Width of the footpath should 1800 mm and minimum clear unobstructed path should be 1200 mm.
- · Street furniture should be placed outside the path of travel.
- Resting Places should be provided along travel routes.
- Protruding elements should be avoided.
- Bollards should be 1000 mm high, painted in contrasting colour stripes with clear minimum gap of 1200 mm.

Parking

- · Parking should be within 30 meters of the main entrance the building.
- Two accessible parking lots with dimension 3600mm X 5000mm.
- International symbol of accessibility painted on the ground and also on a signpost/ board.
- Directional signs guiding people to the accessible parking.
- Wheel stoppers to be provided, to

CASE STUDY -2

Office for Communique

GUR<mark>UG</mark>RAM, INDIA

ABOUT

The Communique Marketing Solutions Office, Gurugram, India, creates a modern and egalitarian workspace in an effort to foster creativity, collaboration, and conversation. Its spatial planning emerges as a direct result of this intent: where, an openplan office format is chosen that is symbolic of transparency.

The office is housed in a three-storeyed building that crafts a distinctive identity for itself within its immediate urban context. The architectural vocabulary is unmistakably brutalist: the facades are an expanse of exposed concrete punctuated by the measured use of corten steel.

The highlight of the volume is a mezzanine conference room that floats above an amphitheater-style, multipurpose event area. The third floor is conceived as a large unified space; the Wellness Centre stands centrally in the floor-plate, opening to wide terraces on both sides. This provides an uninterrupted space that can host a multitude of communal events such as yoga and prayer meetings, and parties. It provides a workspace that augments the well-being of its users in addition to their professional productivity, by creating architecture that celebrates transparency, free thought, and collaboration –architecture that is inherently socialist at its heart.

The larger design strategy – biophilia – endeavors to enhance human engagement with nature in order to craft working spaces that promote happiness, good health, and well-being. Large windows, lined with planters, are designed along the northern and southern edges of the floor-plates; they open to beautiful views of the surrounding greens, while their careful placement and sizing ensures adequate daylight ingress. In addition, vertical green walls run along the entire two-floor length of the volume along its eastern and western edges. This strategy ties in with the attempt to optimize the building's thermal performance as well. All of the windows are double-glazed, while glass wool is used as an insulating material on the western façade.

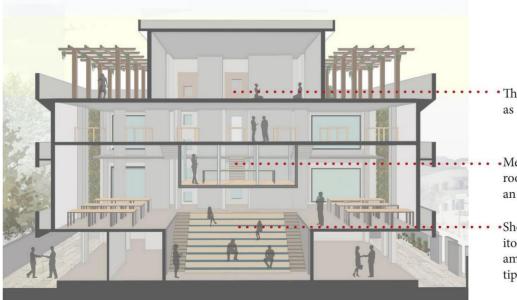
The interior spaces are a celebration of brutal materiality. The wall and ceiling surfaces –concrete, brick, and corten steel – are left exposed in their natural, unfinished states. The furniture is carved out of birch plywood, while the flooring is largely done in locally procured, multi-hued limestone. The air-conditioning ducts take on a sculpturesque quality; left unconcealed, they seem to float in mid-air, adding to the raw and industrial look of the space. These material choices help bring down maintenance costs significantly, while simultaneously enhancing user experience of the spaces.











• Third floor is conceived as a large unified space

•Mezzanine conference room that floats above an amphitheater-style

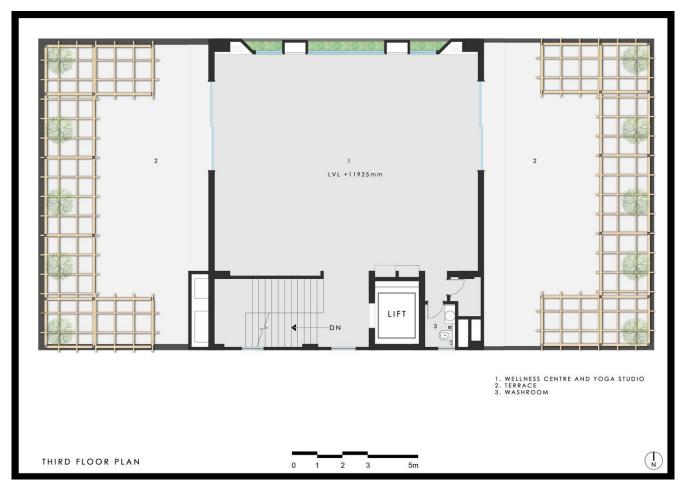
•Short porch leads the visitors to the entrance foyer, amphitheater-style, multipurpose event area.

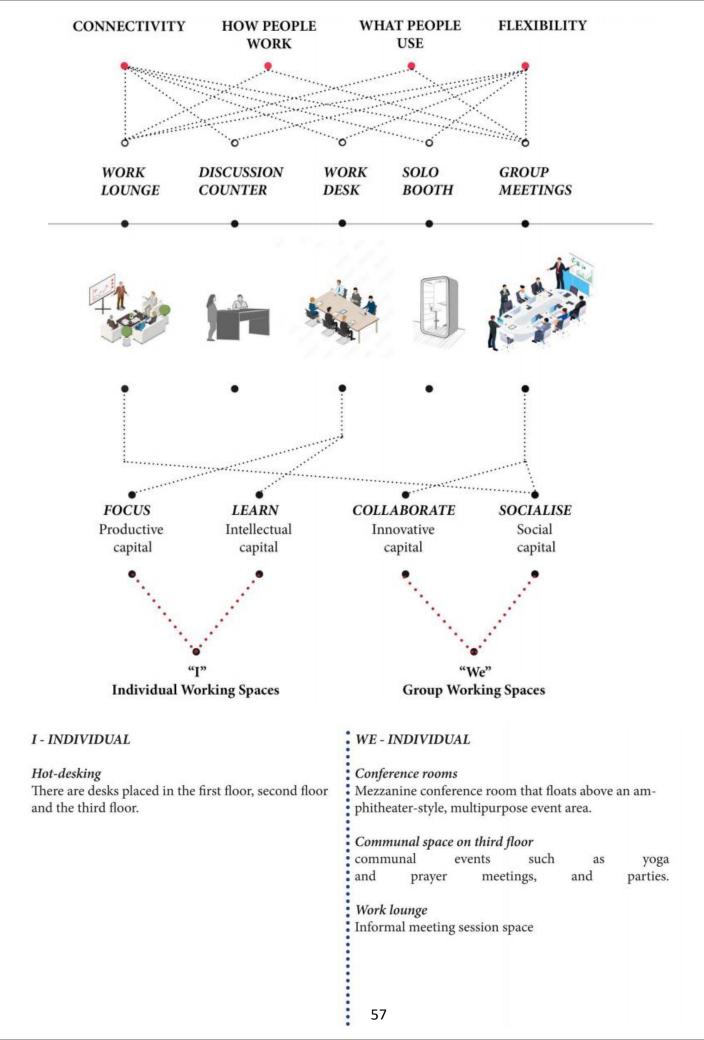


••••Communal events such as yoga and prayer ••••Workspaces

••Mezzanine conference room that floats above an amphitheater-style, multipurpose







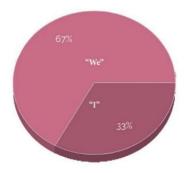
	MODE	ТҮРЕ	UNITS (Furniture)	CAPACITY (Person)	AREA OCCUPIED BY EMPLOYEE (sqm)	TOTAL 9	% OF SPACE OCCUPIED	
ing		Work desks	82	82	763	33 33%		
"I" Working	Focus	Solo booths/ Phone booth					33 33%	
"I"		Private / Excecutive office						
	Focus & Learn	Discussion table					17%	
		Communal space	1	45	418	17%	n na	
20	Socialise	Work lounge	2	8	74.4	4%	6%	67% Third Place
orking	oochanise	Café/Break room	1	5	46.5	2%		67 Third
"We" Working	Collaborate	Recreational/ Play areas	2	88	820	34%	44%	
M.,	Collaborate	Meeting rooms	3	26	241	10%		

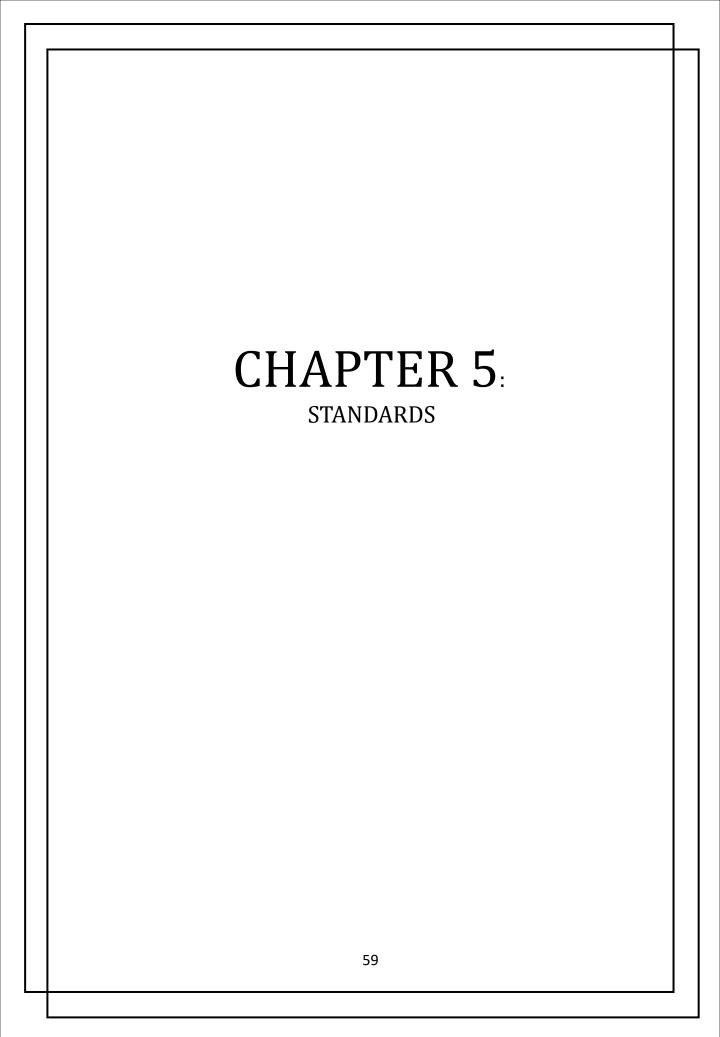
"I" WORKING A TOTAL OF 33%

"WE" WORKING AT A TOTAL OF 67%

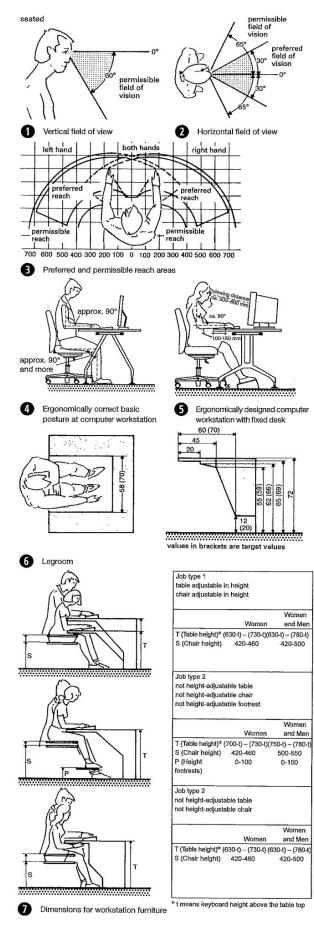
"I" vs "We" ratio is 33:67

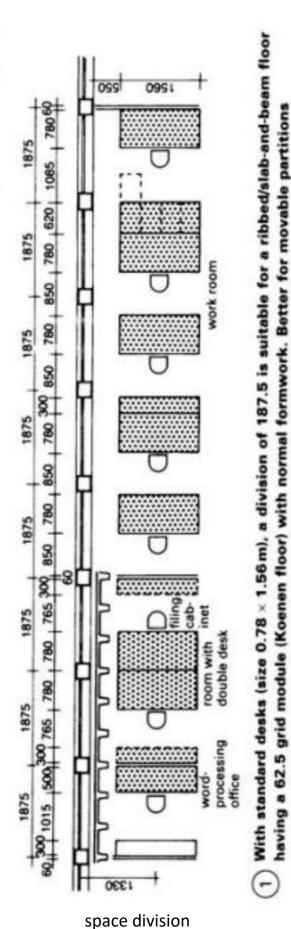
The case study reflects the shift in spaces in the office consequence of flexibilibity in today working styles where the ratio of "I" vs "We" comes to 33:67 which represents the collaborative and social spaces are more than individual working and a third place has more importance here. Employees are using this collabrative space with much more enthusiasm and willing to keep working in such spaces.



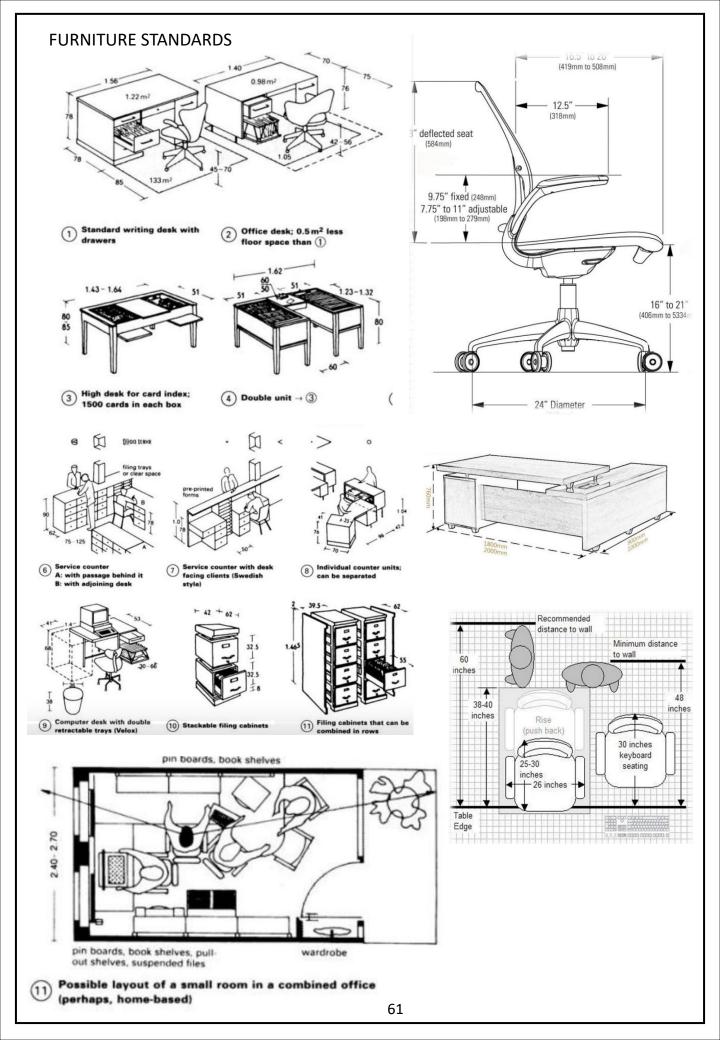


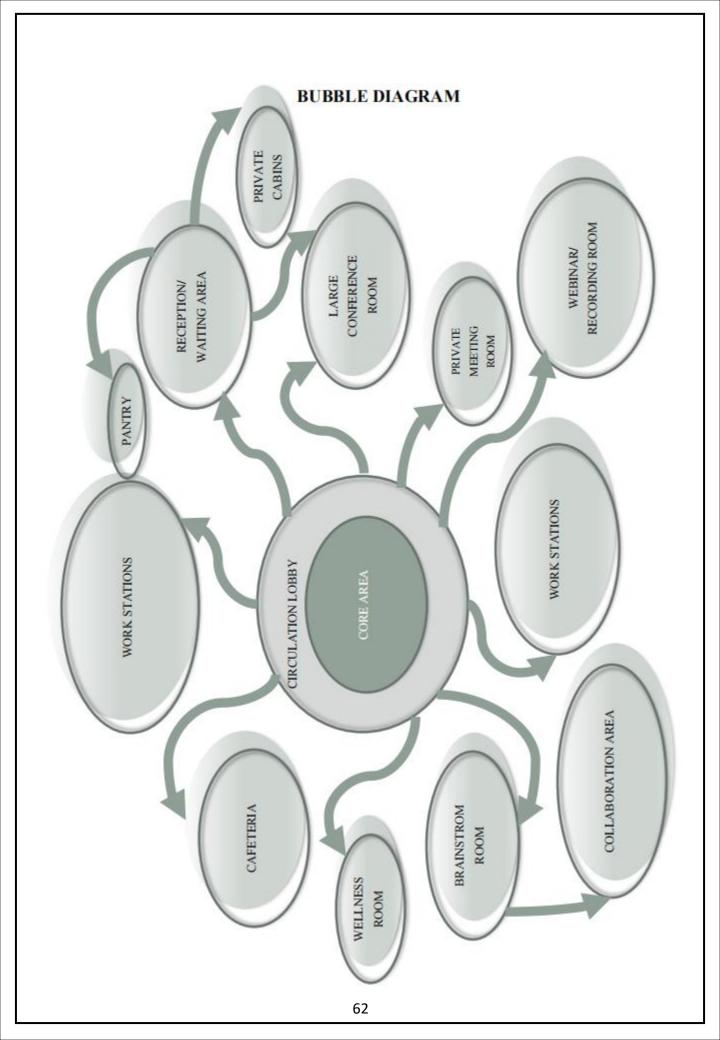
STANDARD STUDY





Computer Workstations





CHAPTER 6: concept

C O N C E P T

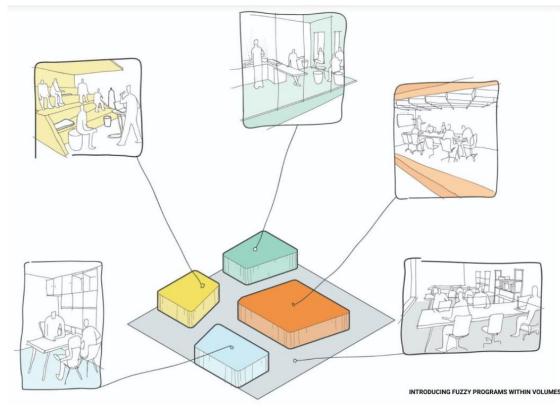
What is coworking space? In the simplest sense, coworking space is an environment that's designed to accommodate people from different companies who come to do work. Coworking space is characterized by shared facilities, services, and tools.

The initial brief of open plan workspaces Taking the 'fuzzy spaces' concept creating a 'fuzzy volume' concept. The design challenge was to work around the deep existing beams as well as the central columms that give a repetitive and monotonous look.

The central concept for this interior design was to have distinct islands of fuzzy programs with work happening all around them. We wanted to create distinct and textured volumes for each of this specific program, which were interspersed by the open plan working desks.

The volumetric strategy was to bring a variety of subtle textures and shapes giving strong programmatic identities and that would break away focus from the monotonous existing beam and column grid that shapes the existing space.

The fuzzy volumes approach would then allow for multiple functions to overlap within one single space while being unique in its textures, colours and appearances, giving multiple identities within the same workspace.



Types of Coworking Spaces?



Conventional/Open



High-End/Full-Service



Private Workspaces



Corporate/Professional Shared Space/Subleased



Minimal/Bare Bones



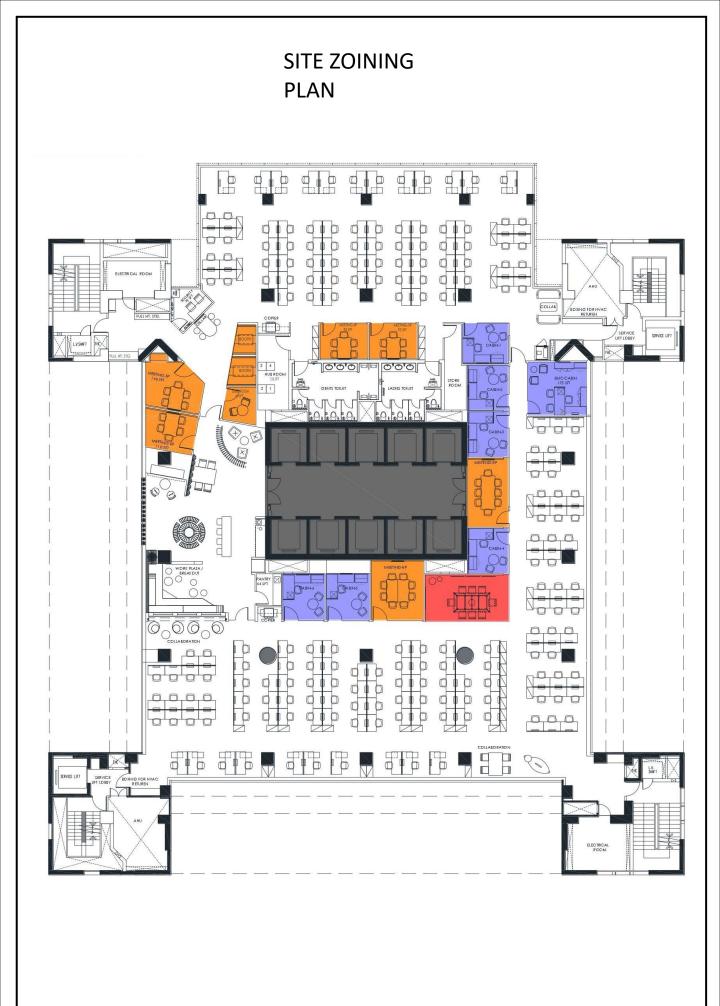
Meeting Space



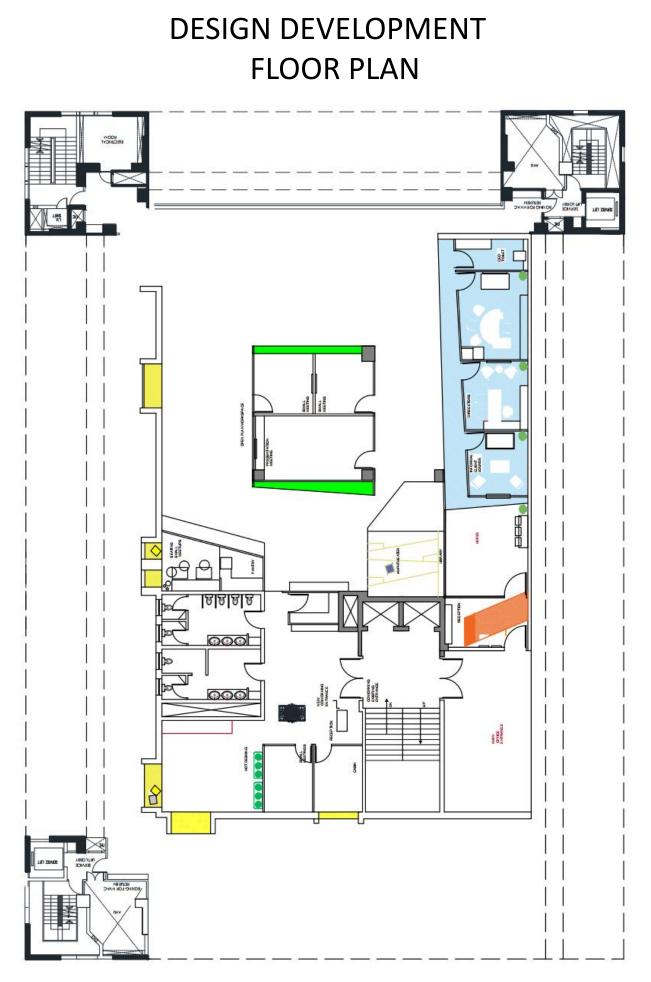
Lifestyle

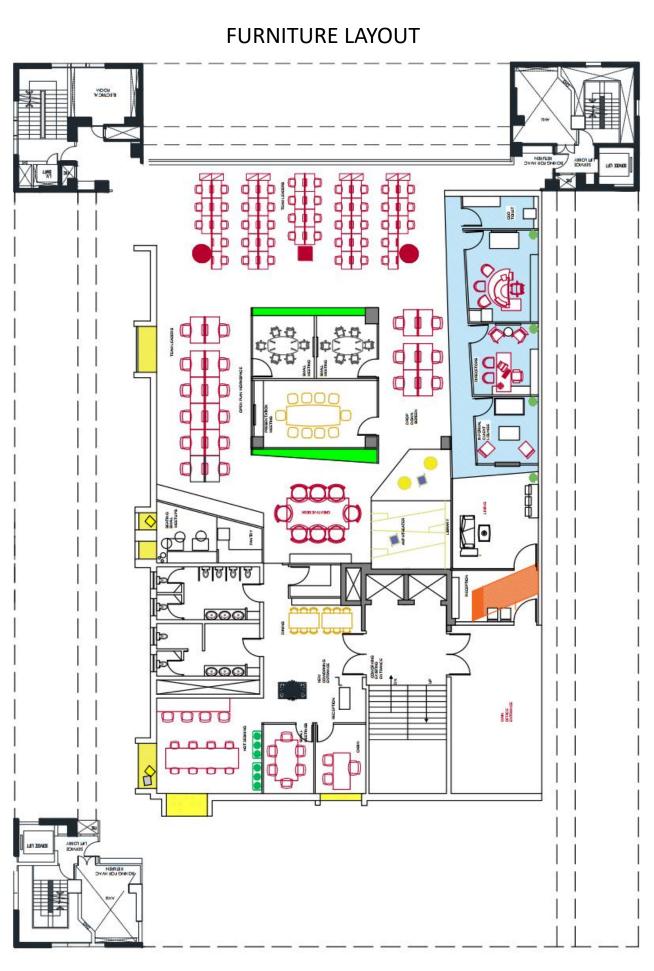


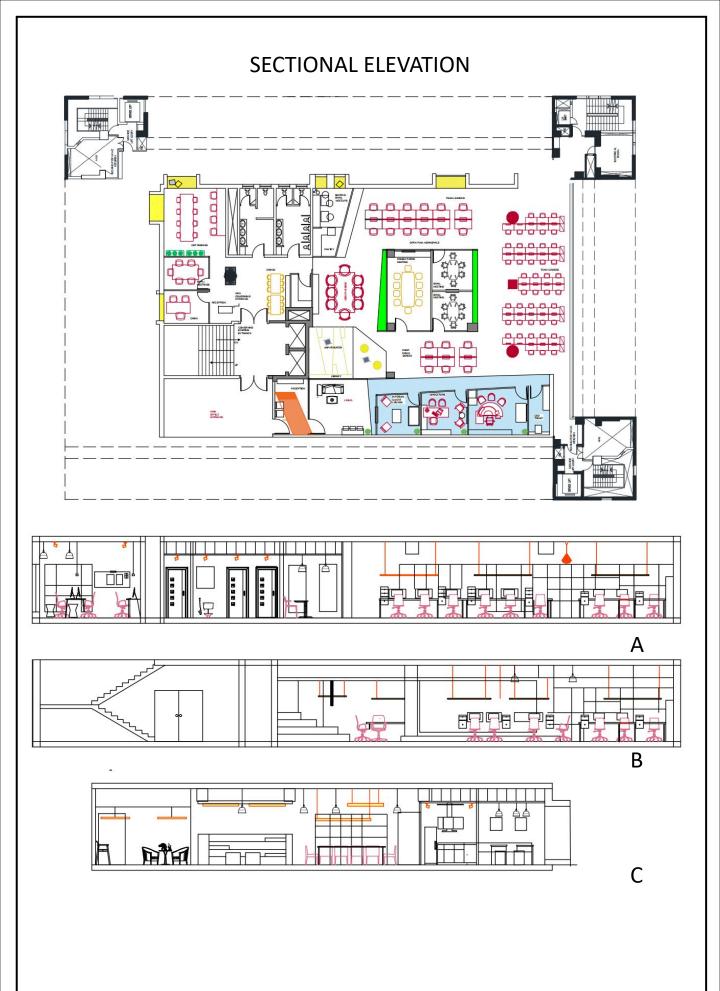
Venture/Accelerated 65 Industry-Specific/Specialized



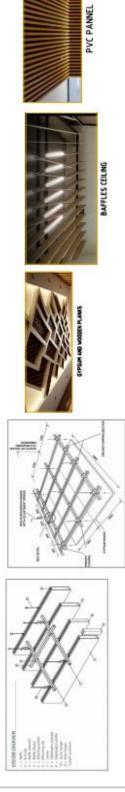
CHAPTER 7: DESIGN DEVLOPMENTS

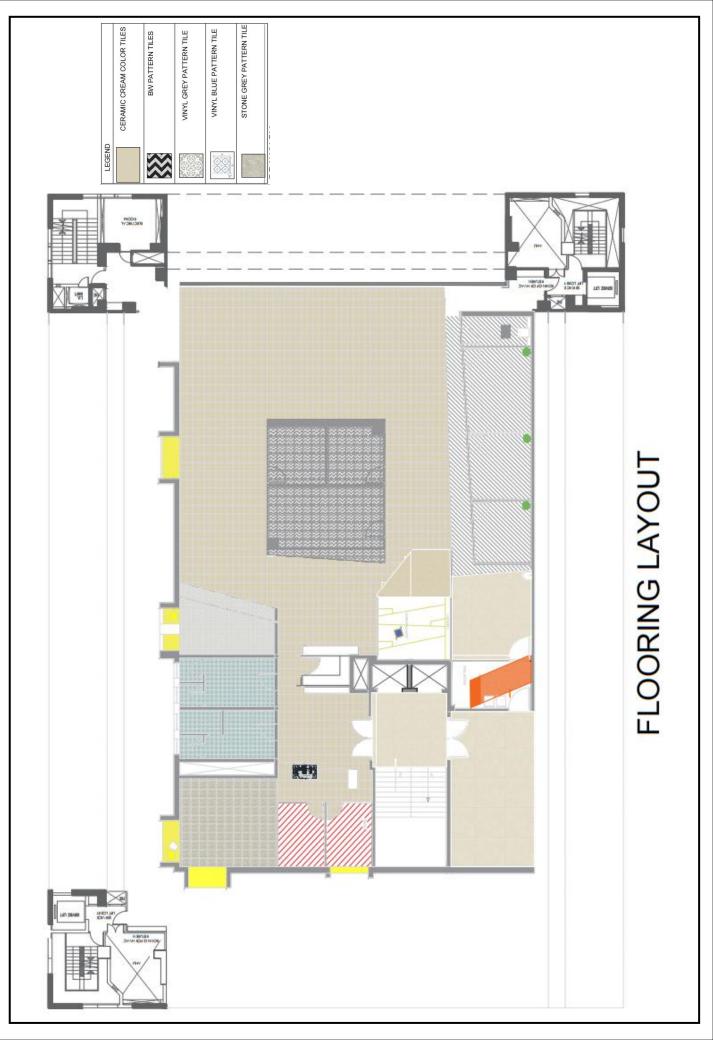


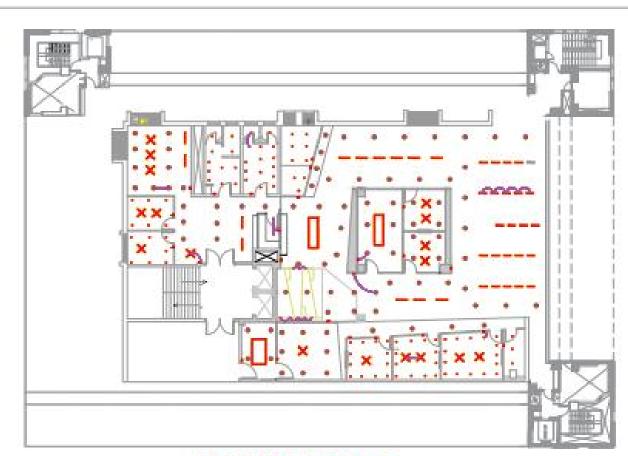




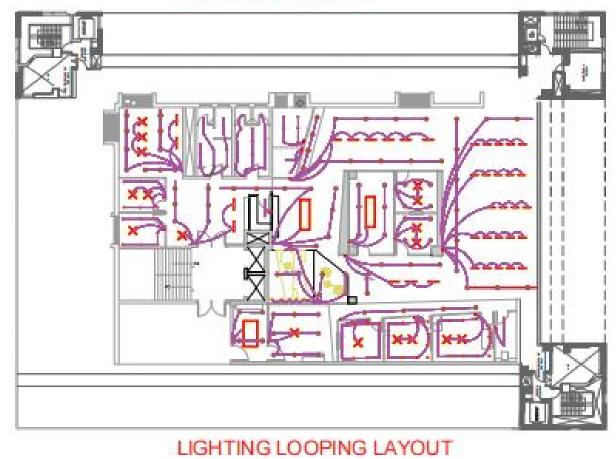








LIGHTING LAYOUT

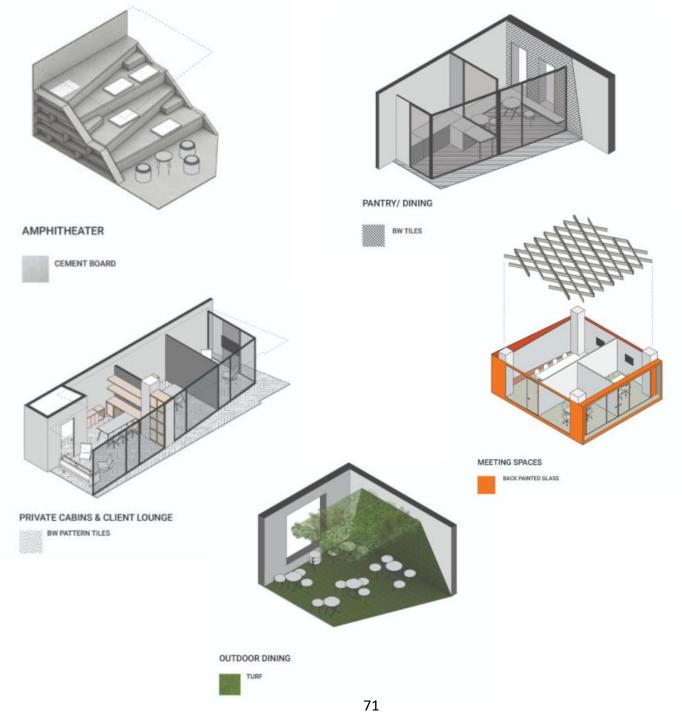


Design Development-

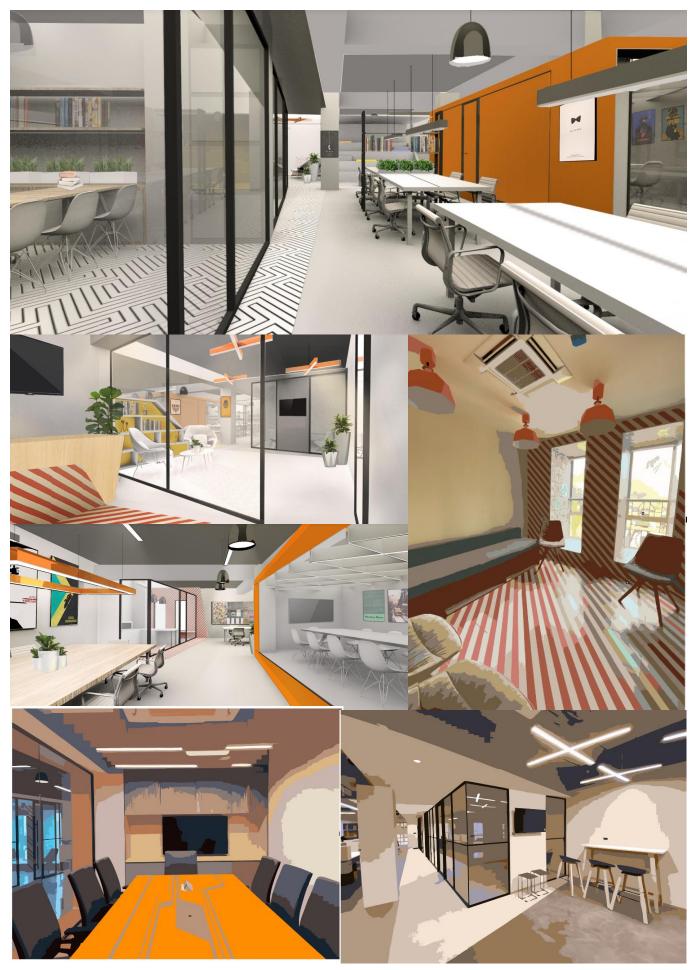
The meeting and conference volume was located in the centre of the layout, and will be made of backpainted of glass, thus giving it a bold identity both programmatically as well as for branding and identity. The other social programs like the amphitheater are designed to be more open and centrally located volume made in raw cement board, while the pantry & dining volume is a more fresh and cheerful volume with coloured pattern tiles.

All the private cabins and client lounge are located on side and are housed within one single translucent glass volume to have consistency in their floors as well as giving a sense of similar private feel to all of them.

As a studio we design all our furniture -in house and believe in fabricating produce high quality modular furniture with an emphasis on lightweight, easy to assemble pieces as well as strong and durable surface materials that suit pour all overall modern clean and fun moods. we work together with traditional crafts and digital CNC fabrication.

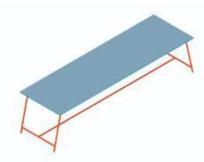


3D VIEWS OF INTERIOR



CHAPTER 8: ELECTIVES

FURNITURE DETAIL



Dining Table



Meeting Room Table 1



Reception Console 1





Meeting Room Table 2



Meeting Room Storage

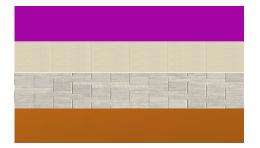


Meeting Room Table 3



Conference Room Table

MATERIAL BOARD



color palette



VINYL GREY PATTERN TILE





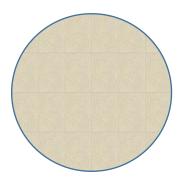
STONE GREY PATTERN TILE



BW PATTERN TILES



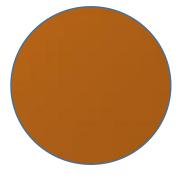
VINYL BLUE PATTERN TILE



CERAMIC CREAM COLOR TILES



louvered-panels



Marigold orange

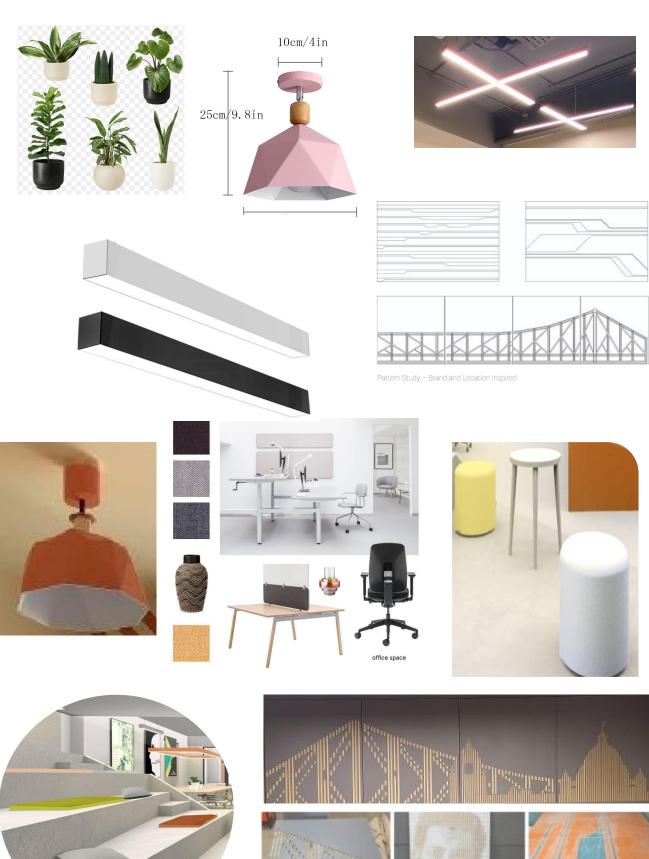


PVC-Ceiling



Back-painted-glass

MOOD BOARD



Furniture Fabrication **76**

SWOT ANALYSIS

Strength

The co-working office space can emerge as a new trend in office designing. The workspace will be offering more than usual facilities along with more comfort, safety and social

interaction.

Weakness

It may require more resources to tackle the current challenges.

Opportunities

Being an interactive space, it could provide great plateform for business interections for newbies

while charging for only the amount of time beiing invested in the meantime, be it a day, hour or

week.

Threats

New changes in the space or introduction of some different elements might affect the work

environment.

To conclude, the co-working spaces have a lot of advantages to learn from others and share.

However, being in contact with others and not have a real "own" office implies to be able to live in

community. The co-working space has a good potential of growth in a city like Noida because there

is a real demand for such workspaces with a little touch of change, which may emerge as the

FUTURISTIC OFFICE PREMISES.

Like Hillman says, it is all about "bringing the social back into the workplace."

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