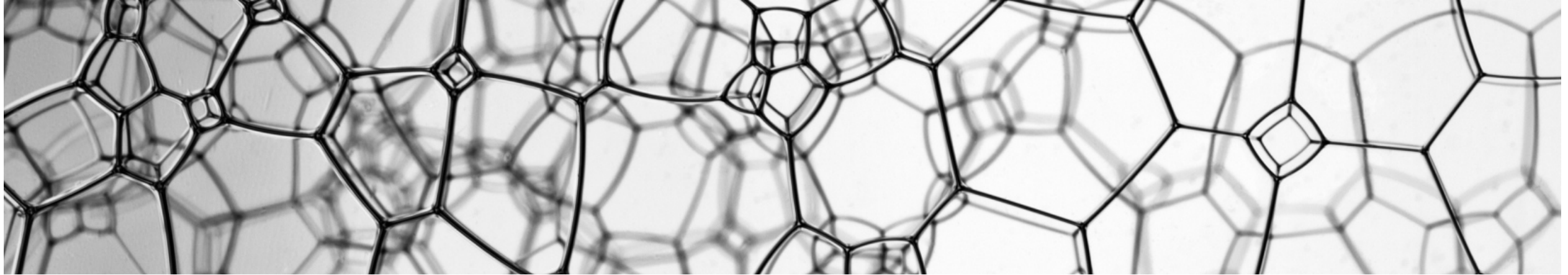
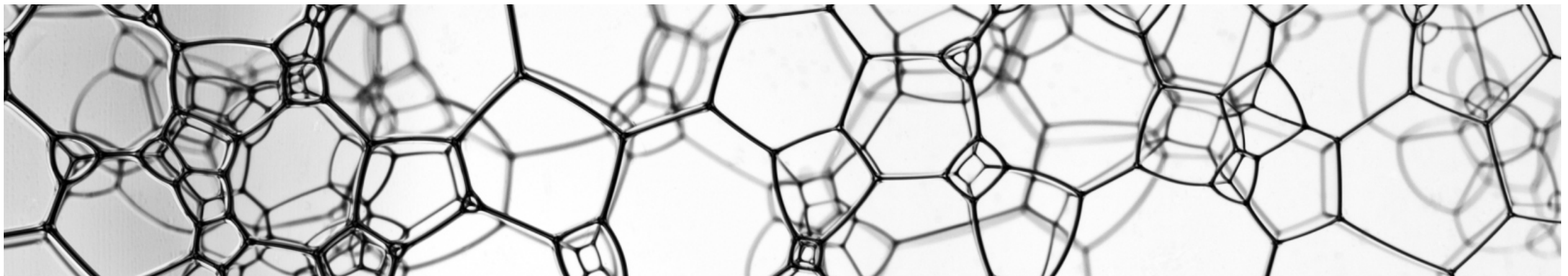


Holly Thomas



 **SPACES.**



TID1019 Design and Building Technology

Feasibility Study **WORKPLACE PROJECT**

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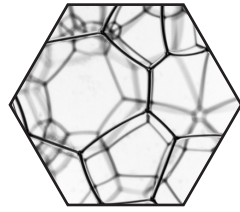


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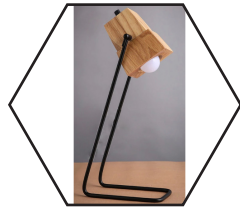


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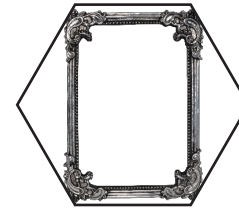


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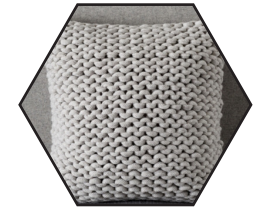


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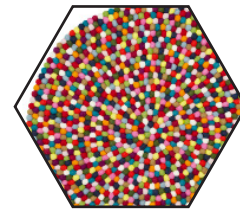


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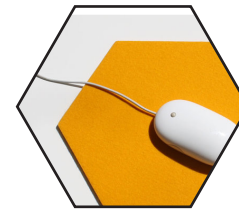


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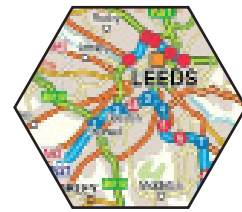


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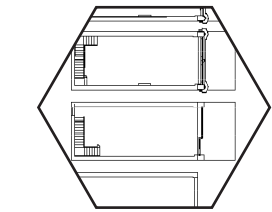


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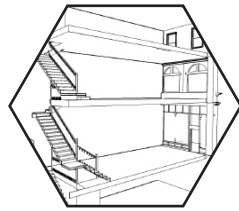


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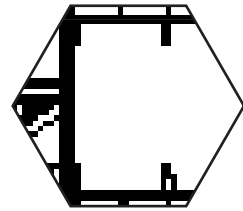


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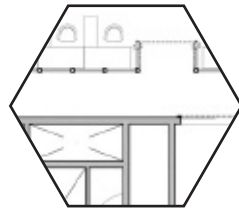


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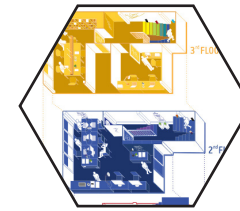


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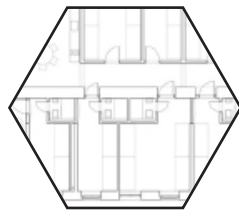


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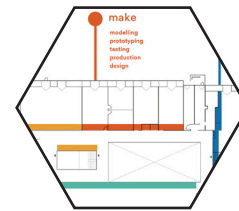


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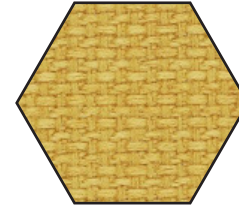


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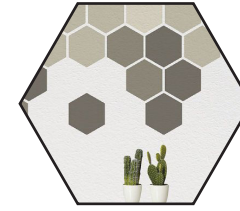


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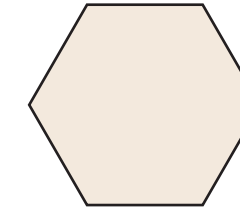


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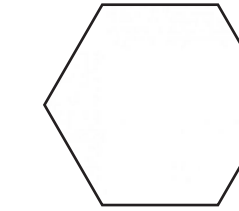


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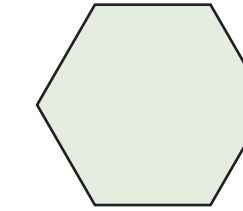


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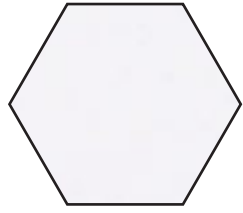


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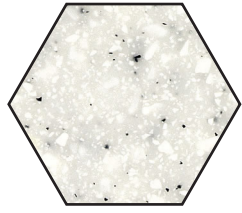


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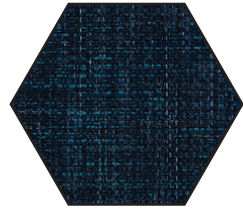


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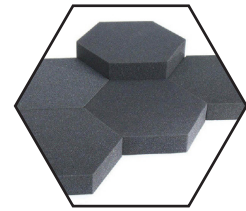


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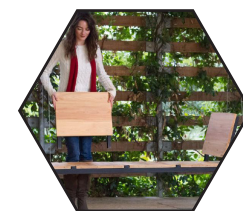


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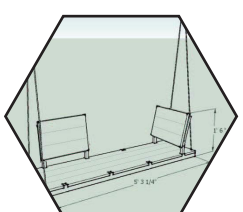


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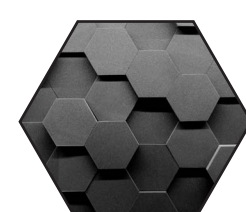


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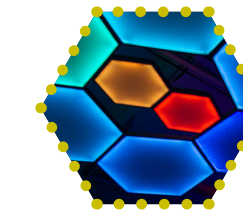


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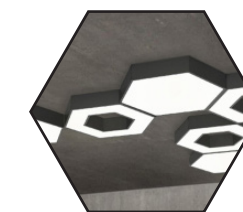


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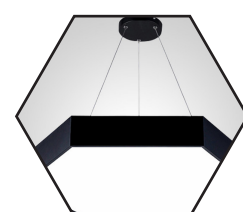


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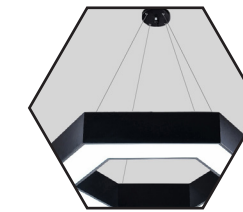


Figure 89
Hexagon Pendant <https://nl.aliexpress.com/item/Modern-Office-Hexagon-Led-Pendant-Light-Minimalism-Metal-Pendant-Fixtures-Luminarie-Lampes-Led-Hanging-Light-Suspension/32810609743.html>

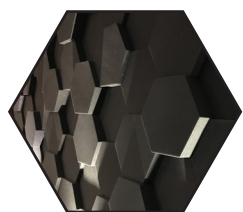


Figure 90
Hexagon Foam Tiles retrieved from <https://www.pinterest.com/pin/346847608784030474/>

Personalising your Workspace

According to the Guardian writer Tola Awogbamiye, personalised workspaces help with “wellbeing and job satisfaction”. Research by Eastern Kentucky University. Helps improve worker’s mood and makes them more productive. (Awogbamiye, T. (2001). *Getting Personal With Your Workspace.*)

“Personalising the workplace gives employees ownership over their working environment” Awogbamiye, T. (2001)



figure 2

Desk Lamps



figure 3



figure 4



figure 5

Photo Frames



figure 6



figure 7

Pick and choose to create personalised work spaces

Cushions



Figure 8



Figure 11

Plants



Figure 12



Figure 14

Rugs

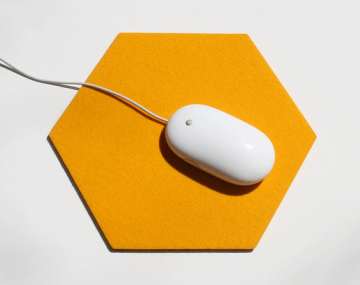


Figure 16

Mouse Mats



Figure 17



Figure 10



Figure 9



Figure 13

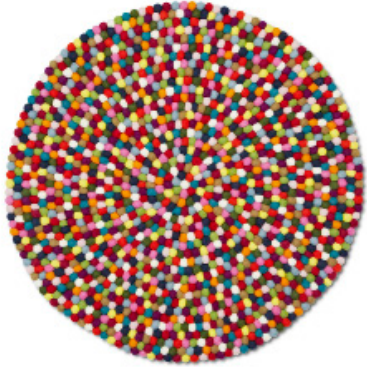


Figure 15

Personalisation defines areas

Create a homely atmosphere for to put people at ease



Figure 18

Stationery and Organisers



Figure 19



Figure 20



Figure 21



Figure 22

Introduction

Spaces isn't just a work place.

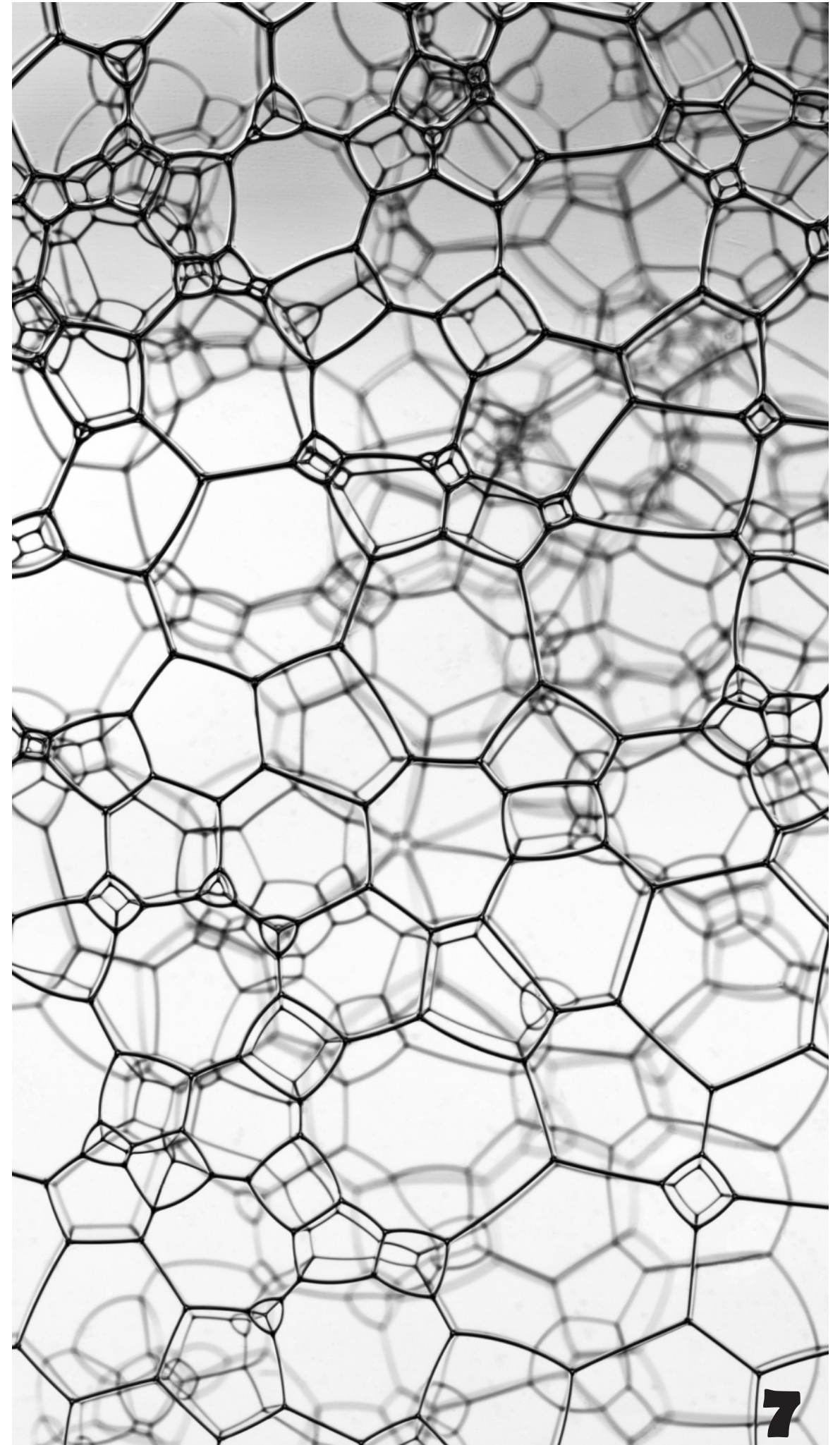
The idea for the spaces office is to collaborate and be around lots of people with different jobs to become more creative and take inspiration from the surroundings. The Spaces office in Leeds will have a concept of Personalisation. Not only will the clients create their own work space with the items provided but they will also be able to meet people who like and choose the same things as them and build up a network of friends and different people from different backgrounds. Spaces is a place to be able to show workers' personality not just their work. The people who use the space can build up their business and network with other people who they may not have met in a normal office under normal circumstances.

Spaces builds up a community within its workers.

It is not just a normal office. Spaces is more of an experience for people who don't like offices. (Spaces, nd)

**“MEET NEW PEOPLE
WITHOUT LEAVING THE
OFFICE” - Spaces**

The Leeds office will be comprised of four floors. The basement space will be an event and meeting area with tiered seating, projector and screen for presentations and booths for meeting and collaborating. The ground floor and entrance will be home to the reception, waiting area and cafe space. The first floor is where the work happens. A personalisation station will be where workers come to pick up their items to build their unique work space. There are also printing facilities on this floor. The sofas are for more informal working. The second (top) floor is the break out/ relax space and is filled with comfy seating, private booths to chat in and suspended chairs and benches to unwind in.



Site Context - Leeds

Leeds (Loidis - 'people of the flowing river') was part of the developing iron and wool industries. Leeds grew in size due to the expanding wool and cloth industry and the markets around the area were trading places for raw materials that were needed and to sell the products that had been made. Links via rivers, like the River Aire, helped with the exporting of goods across the country. By the 18th Century, Industrial Revolution brought with it Entrepreneur-run mills with large workforces into Leeds which helped boost the economy and the population. The 'Leeds to Liverpool' Canal allowed for fast shipping routes to places like America. (Simpson, 2009)

Leeds City (Kirkgate) Market 1857 (Figure 23). It is the largest covered market in Europe. The market let local entrepreneurs start up their own businesses which included the beginning of Marks & Spencer as a Penny Bazaar. Trading schemes are still allowing entrepreneurs to start up new businesses with low risk, rent free periods. Joseph Paxton designed it.

According to the Yorkshire Post (2017), Leeds is the "highest scoring city in the North of England for entrepreneurs"; researched by Wealth Manager Klienwort Hambros.

Two Leeds entrepreneurs were included on the Forbes 30 under 30 Europe List due to their luxury flooring and home goods company. (Business Desk, 2017)

Leeds is the third largest city in the UK and is connected to other areas by all forms of transport, as seen in figure 24. Leeds City has over 100,000 businesses and a workforce of around 1.5 million people according to Leeds' Employment Council. Leeds' universities help and encourage entrepreneurs and the Leeds City Enterprise Partnership fund help people starting up new businesses. Leeds has three universities and Leeds College of Art, Leeds College of Music and Leeds College of Building plus many nearby Which bring in people from across the county and overseas to Leeds. (Turner, 2017)



Figure 23 Leeds City Market



Figure 24 Map Of Leeds

Site Specific Context

20 King Edward Street
Leeds
LS1 6AX

Site Images figures 28 and 29.

This area was a ‘Meat market, slaughterhouse and slum area’ and was redeveloped by Frank Matcham for Leeds Estate Company in 1898-1904. Matcham was a theatre designer and used marbles, cast and wrought iron and mahogany in his work. This area is now the upmarket Victoria Quarter. King Edward house used to be offices. County Cafe and King Edward Restaurant were located there. (Looking At Buildings, nd.)

The street is now home to a number of well-known retail stores, as seen in figure 26, and the Cross Arcade entrance (Figure 25). The street is also located opposite Leeds City (Kirkgate) Market.

The site itself has three floors and a basement with a Victorian listed staircase that cannot be moved.



Figure 25 Cross Arcade



Figure 26 King Edward St.



Figure 27 King Edward St. Sign



Figure 28 Frontage Ground Floor



Figure 29 Full Frontage of Site

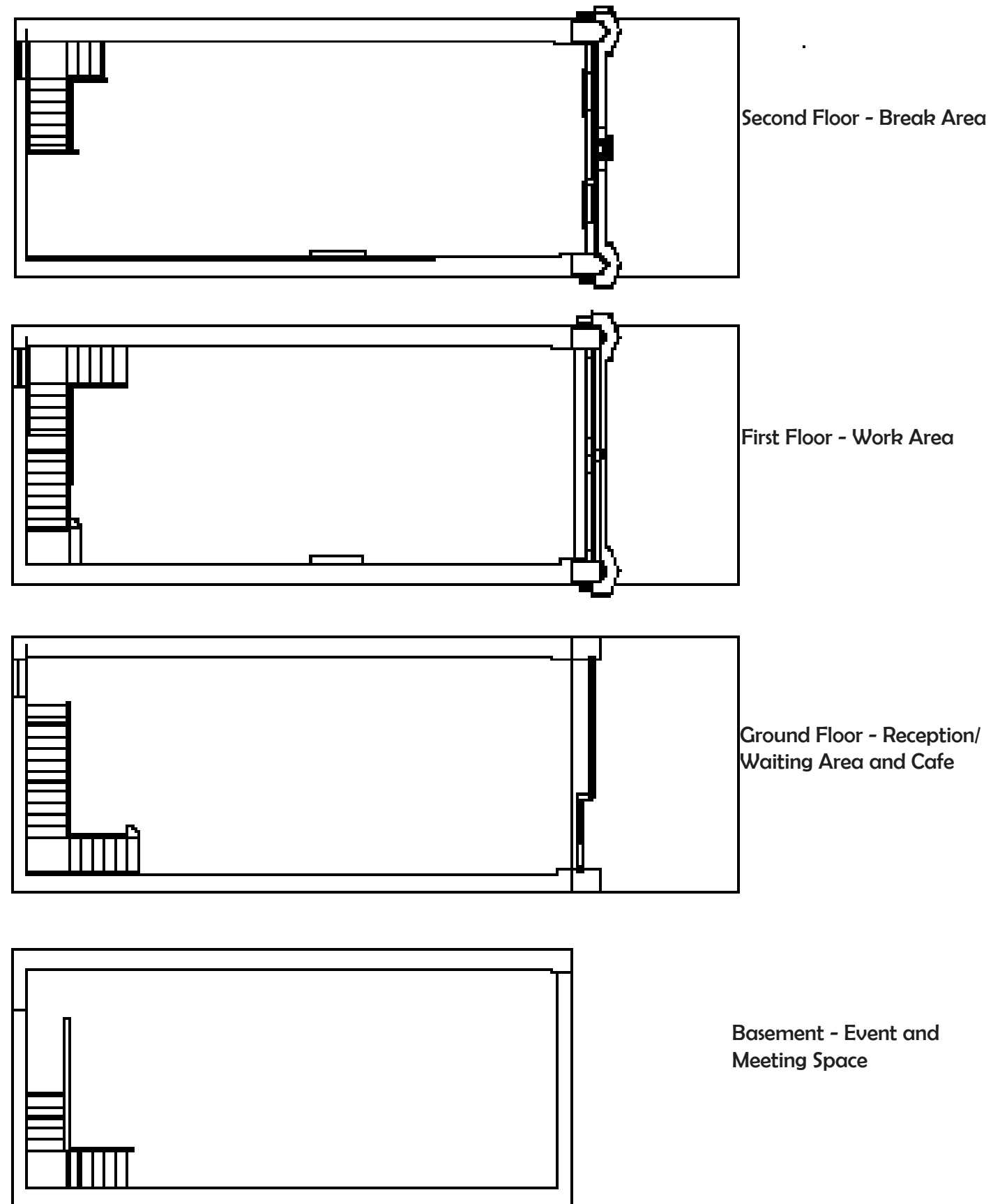


Figure 30 All Floor Plans, AutoCAD

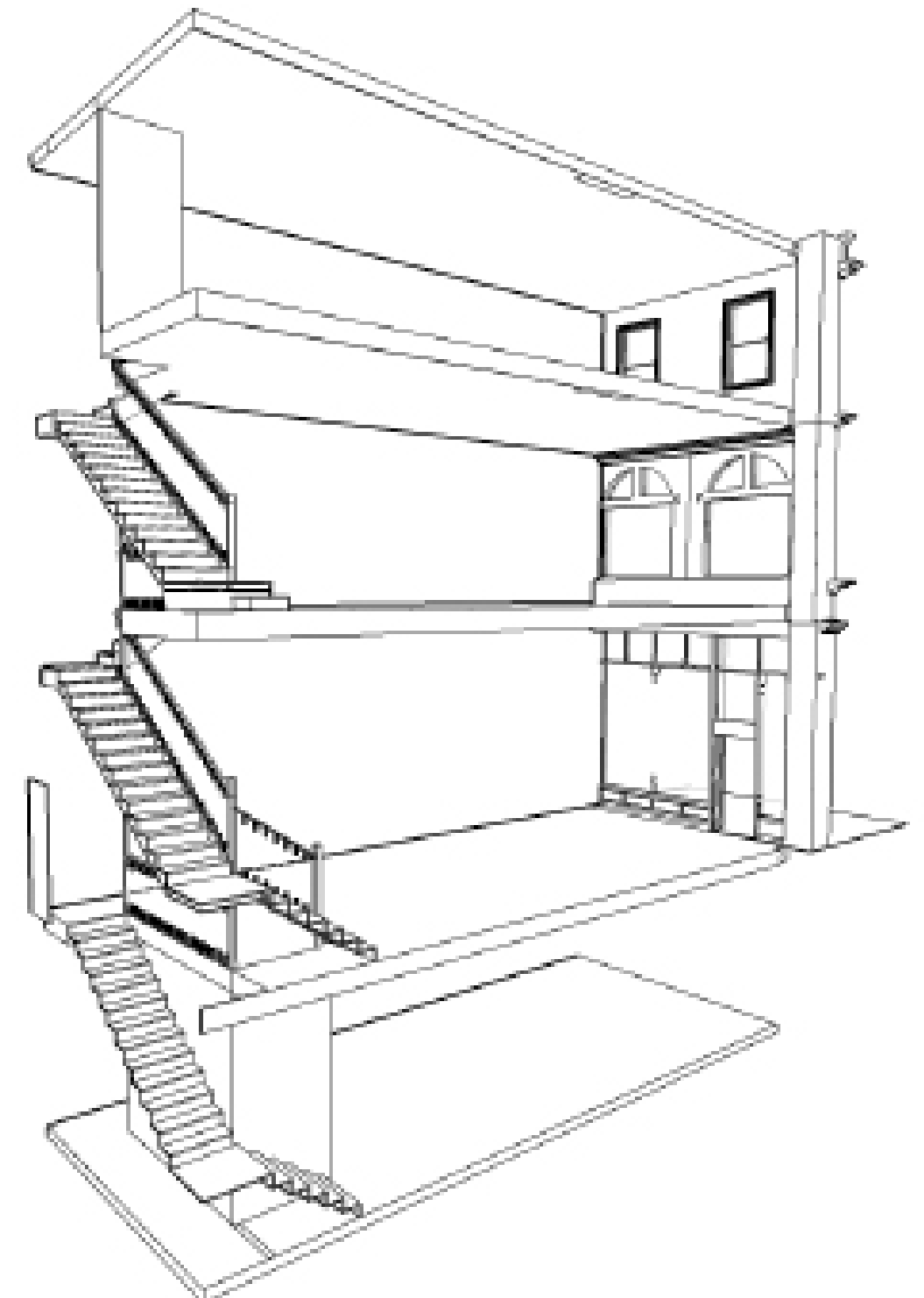


Figure 31 All Floors Sketchup Model

Existing Drawings

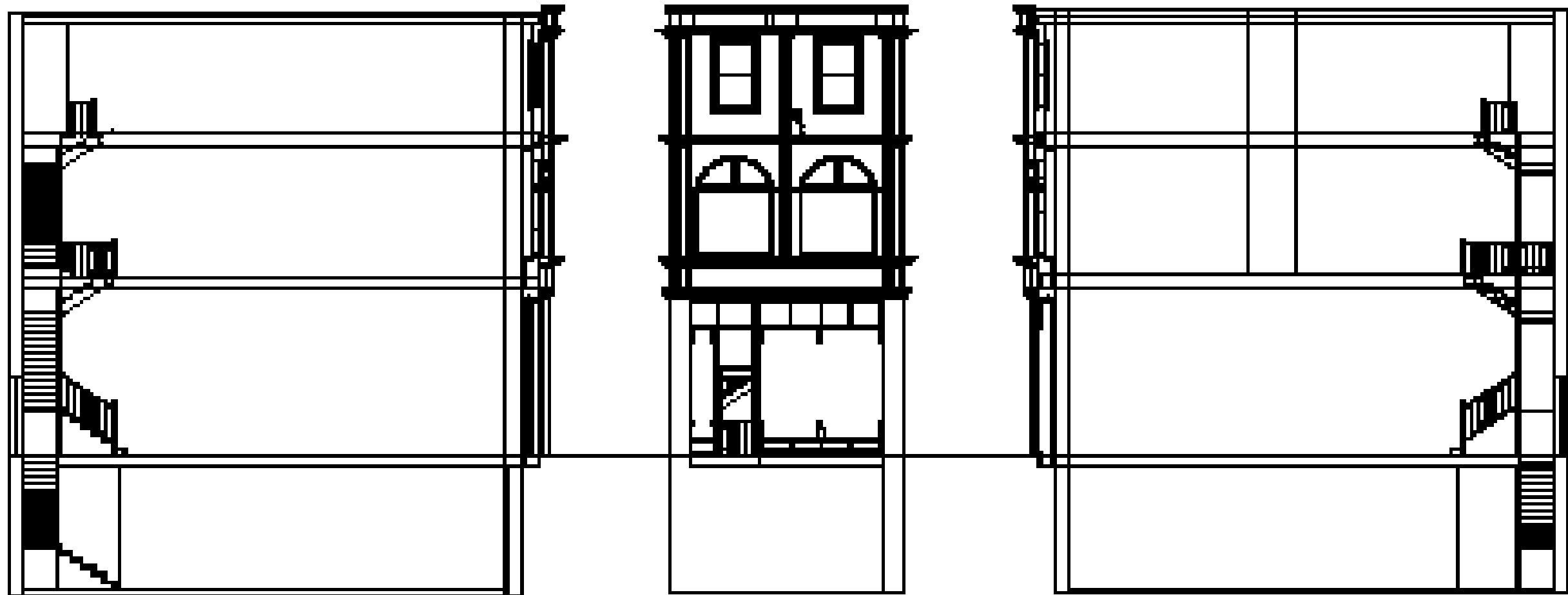


Figure 32 All Floors Sections and frontage

Precedent Study 1

Office PARK-NG / IROJE KHM Architects

2011

Located in South Korea, this office space balances the idea of work and rest with collaboration and relax areas which are laid out the same way as a Korean garden would be, see figure 36.

The concept by IROJE KHM Architecture firm is driven by the idea that different and varied places to work help with efficiency of working and promote the interaction of employees. The use of timber and plastic glass show the contradiction between rest and work and also links to the concept of a Korean garden and an industry workplace with a natural material and a man-made material as seen in figure 35. The material use also kept the cost down.

Normal office desks are located around the walls of the room (figures 34, 35 and 36) and the collaboration and relax area are in the centre. Different areas are located in the centre to allow staff to walk round and keep physical in their office space and not just sit at a desk all day. The collaboration areas create a socialisation aspect and allow spaces for people to talk in a more comfortable way in groups or more privately in pairs.

The conference table (figure 34) is located in an area with sliding doors and suspended folding doors which, when open, double up as a lowered ceiling. This can change an open plan workspace to a seperate room for more private meetings. This influences the design of Spaces due to the way the materials are used to create a new space within a normal office and create different enviroments for working. (ArchDaily, 2015)

This Space influences the project because of the way it shows how to utilise space and materials to create somewhere that is beneficial to the workers.



Figure 33 Plan

**“CONTRADISTINCTIVE
HARMONY OF TRADITION
AND MODERNITY” - IROJE
KHM Architects, 2015**



Figure 36 Collaboration and relax areas



Figure 35 Work Bar



Figure 34 Conference Table

**“UNEXPECTEDNESS OF COEXISTENCE
OF WORKING, RESTING, STROLLING.” -
IROJE KHM Architects, 2015**

Precedent Study 2

Apos2 / Apostrophy's

2014

Located in Thailand, this town house office space uses primary colours to change the moods of the clients and workers in the space.

The first floor is red which is supposedly energetic and enthusiastic (figure 40). It is supposed to excite clients and keep staff energised. This floor includes the reception area and a cafe.

The second floor is blue which is supposed to be calm and stable (figure 39). This space is the work area. The tranquil space is open plan with desks facing each other to allow for discussion and collaboration of ideas and this area promotes teamwork.

The top, yellow floor is home to the 'brain storming room' and the executive room. It is yellow because of the connotations of being creative and to come up with new and innovative ideas for the business. (Figure 38)

This building is a secondary office for Apostrophy's and the idea of the 'sprouting of a plant' is that it is still nearby the main building. Apos2 is an 'instant office' with all the elements and furniture in the space being unfixed. This gives the option of moving the layout of the space or the office completely. The area is used by different workers and therefore creates a collaboration space for different disciplinaries to work together. Inspirational quotes are located all around the space to inspire the workers and create a supportive atmosphere. (ArchDaily, 2015)

This space influences the project due to its use of colour in a way to stimulate the workers and clients.

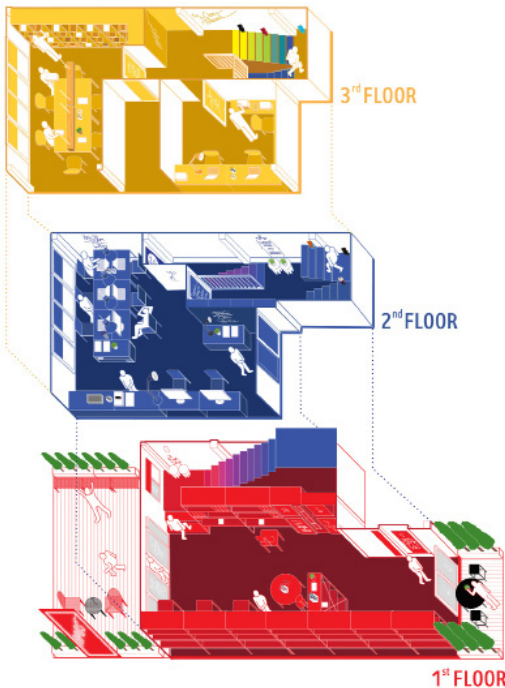


Figure 37 Floors Plan



Figure 40 Red Floor, Reception and Cafe

“BRIGHT YELLOW TO LIGHT UP THE SPACE” - Apostrophy's 2015



Figure 38 Yellow Floor, Brainstorming and executive room



Figure 39 Blue floor, Work area

“RED IS THE MOST POWERFUL, WARM TONE COLOUR SO IT HAS BEEN USED TO ENERGISE AND STIMULATE GUESTS TO BE EXCITED AND STAFF TO EXPRESS THEIR ENTHUSIASM AT THE FIRST STEP” - Apostrophy's 2015

Precedent Study 3

FLOW Hostel / PRTZN Architecture

2015

This hostel in Hungary is on the second floor of a historic building and is used by young people that are travelling. The building itself has been used previously for lots of different things, including offices and a theatre, so the architects took into account that it probably would not stay a hostel forever and created a neutral 'blank canvas' to work with that can be changed in the inevitable future.

Each space was given its own theme and is adaptable and changeable whenever necessary and is not here for the long term. Each element brought into the space is easily moveable and lightweight to support this idea.

With the hostel being comprised on one floor and large load-bearing walls in the centre, it created long, dark corridors with seperate rooms coming off it which was isolating. PRTZN architects changed the layout to create bright areas (figure 45) for the people staying to travel through and have large communal areas (figure 44) to stop seperation and promote socialisation. Instead of corridors, the travellers now go through each space to experience its own characteristics. There are no doors in the communal areas (figure 42) to support this ideal of interaction between people.

The bare ceilings and lights (seen in figure 43) enhance the concept that the spaces are adaptable and the simplistic decor supports the idea of the hostel itself not being materialistic and is only a stop off point for travellers who will move on to somewhere new after a short stay. (ArchDaily, 2017)

This space influences the project by building around the existing building and creating bright areas and designing with community and socialising in mind.

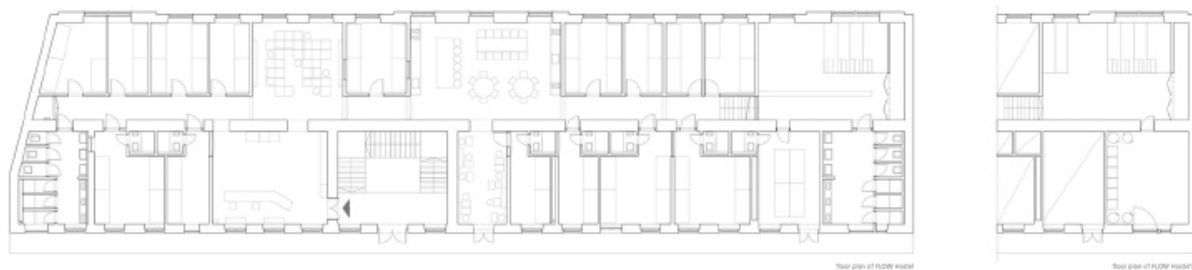


Figure 41 Plan



Figure 42 Community Lounge

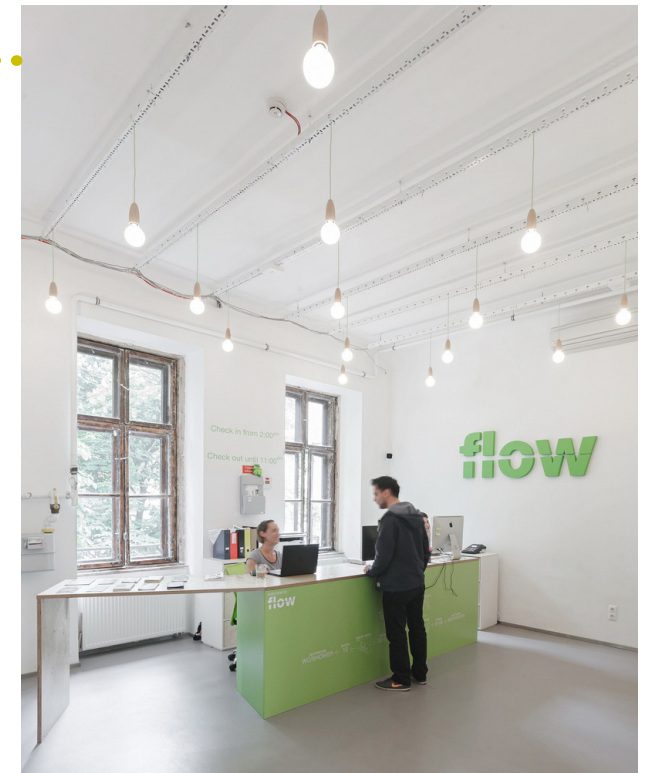


Figure 43 Reception



Figure 44 Communal Media Area

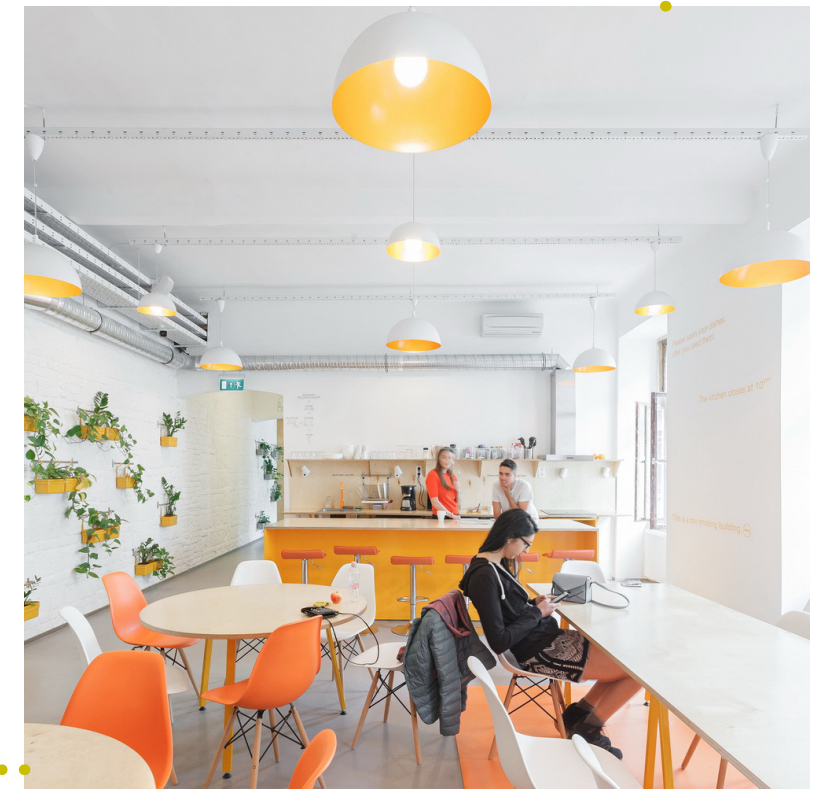


Figure 45 Kitchen

Precedent Study 4

Private Sezin School Open Roof Space / ATÖLYE

2017

This private school in Turkey is known as a ‘beyond classroom’ space that combines different areas including learning and socialising. Their main aim was to create an environmentally friendly and energy efficient space for children to learn, work, meet and make. (Figure 47)

It is comprised of flexible and changeable areas like the event space. The need for daylight and privacy helped zone out these areas. “Ecological wood wool panels” have been put on the ceiling to help combat noise and reverberation (figure 48). Different learning environments have been created to offer stimulation and create a fun and interesting place where children want to learn and smaller, private areas (figure 49) have been created for parent - teacher meetings.

All lights are energy efficient and dimmable to preserve energy when there is more daylight and polycarbonate panels located in the central area (figure 50) provide daylight to spaces that otherwise would be dark. The air systems are coloured (figure 51) for not only aesthetic and ease but also as an educational tool for children to be able to know what it is.

The architects initially left the area incomplete and, after understanding the utilisation of the space, later put the furniture and machine infrastructure in place. ATOLYE tried as much as possible to use locally sourced natural materials and handmade products and the graphics, seen in figure 49, were meant to stop the complete seriousness of schools and create a more fun and enjoyable learning experience.

The layout of the areas have created a more sociable learning space and have even seen collaborations between younger and older students. (ArchDaily, 2017)

This space influences the project because it’s able to combine different areas of learning and relaxing into one overall space and using different materials to create the effect that the designers want but subtly.

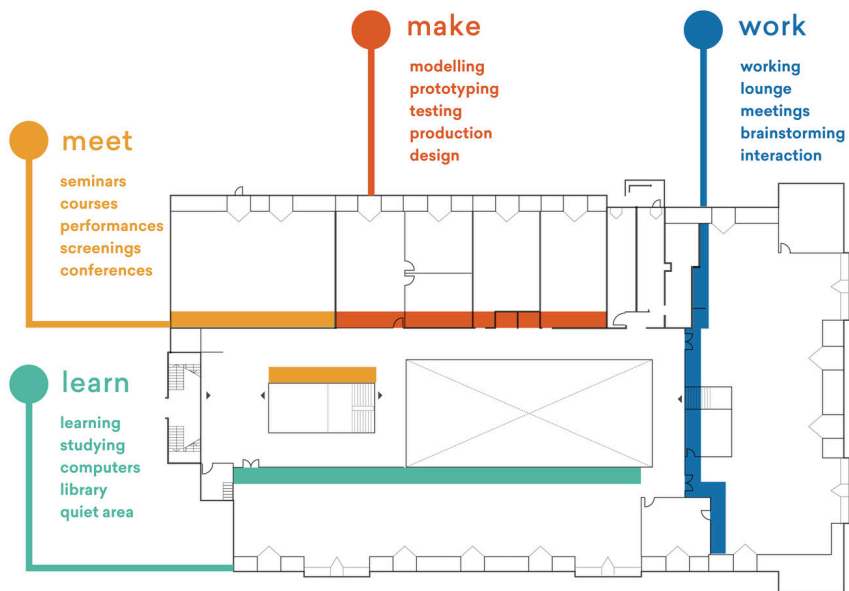


Figure 46 Zones Plan



Figure 47 Library



Figure 48 Work Area

“A UNIQUE OPPORTUNITY TO AFFECT EDUCATIONAL HABITS FOR ALL AGES” - ATOLYE 2017

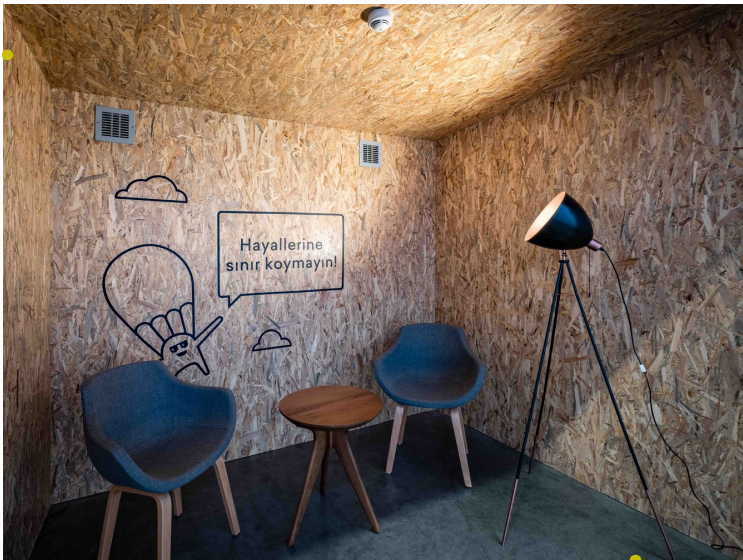


Figure 49 Private Area

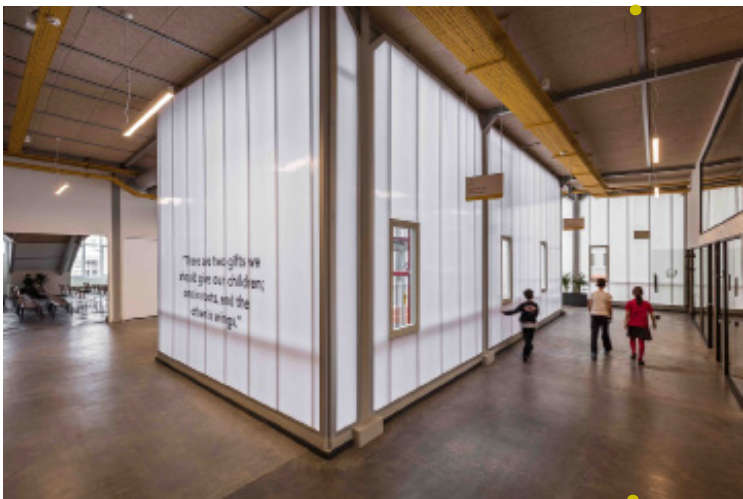


Figure 50 Polycarbonate Panels



Figure 51 Quiet Learning Areas

Audience

These are some examples of the type of audience that would be expected to utilise the work area and facilities in Spaces. The users would be able to network and collaborate within the space and take inspiration from their surroundings.



Figure 52

Entrepreneur

Roxanne started up a fashion app and needs somewhere to meet brands to collaborate with and meet with her marketing team. At Spaces she is able to host events and network.



Figure 53

Small Business Owner

Daniel is the owner of a startup online business and needs somewhere to meet clients and bring a team of people together to help his business grow. At Spaces he has a corporate space to negotiate business deals and create networks.



Figure 54

Freelance Photographer

Claire is a Photographer and Spaces helps her to organise her outlets and meet clients and brands that want to work with her. She has a space where she can show people her portfolio of work and can meet others in Spaces that may need a photographer.



Figure 55

Graphic Design Freelancer

Josh used to work from home but found it hard to focus. At Spaces he can meet others and take inspiration from his surroundings. At Spaces he has access to fast wifi and professional printing services.

Materials Palette



Figure 61 Wall Paint

Off-White wall paint for the ground floor and first floor walls as the main wall colour



Figure 57 Wall Decals

The Hexagon wall decal can be used on the second floor walls as it keeps with the logo of Spaces and the earthy tones are relaxing and a focal point

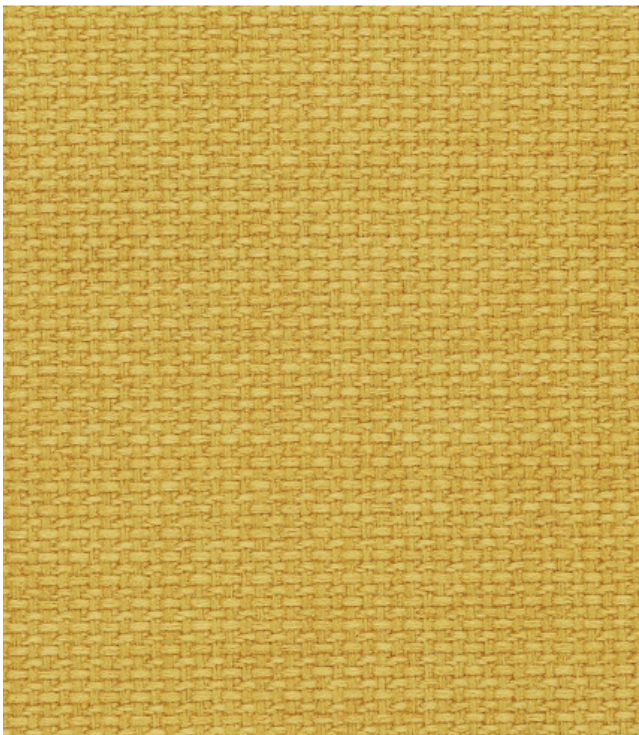


Figure 56 Upholstery

Mustard yellow fabric upholstery for on the basement booth seating.

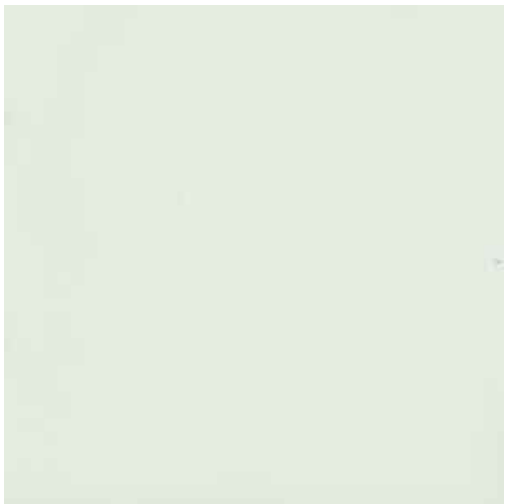


Figure 60 Wall Paint

Second floor wall paint colour

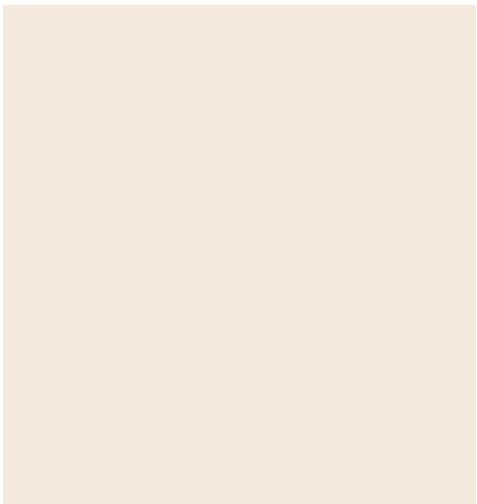


Figure 58 Wall Paint

First floor wall paint colour



Figure 59 HI-MACS material

The HI-MACS Nordic White material will be used for the reception and cafe desk area with the White Quartz material as the countertop. This keeps the reception aea lookig modern and lighting and the Spaces logo can be added under and into the desk

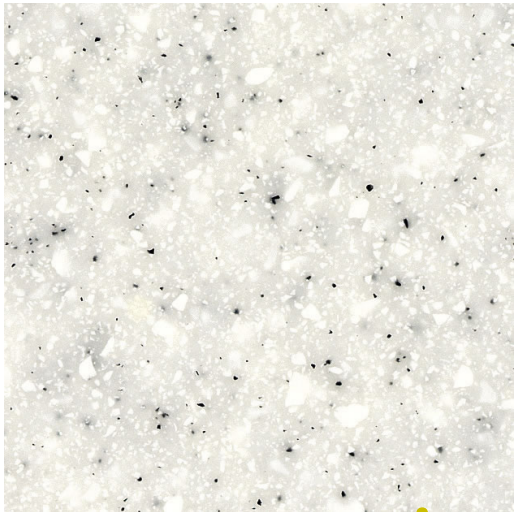


Figure 62 Countertop



Figure 63 Upholstery

Blue upholstery will be used for the booths on the ground floor.

Hexagon Foam Soundproofing Panels

Cutfoam

These hexagon foam tiles can be layered on top of one another to defuse and lower the frequency of sound. They break up the sound and the different shape also creates aesthetically pleasing wall art.

Another Space Spin Studio were the first to use hexagon foam tiles to control the acoustics but also maintain their stylish decor.

The foam tiles are made from Cutfoam’s Sound Zero “Premium Acoustic Sound Proofing Product” (Cutfoam, nd) and have a class O fire rating.

The tiles being overlapped and the material that it is made from is what gives it the acousic qualities but the hexagon shape itself creates an art installation and a focal point.

In the project, this will be used in the basement space where the event and meeting area is located. This material is needed on the walls to keep the noise down when events are taking place and presentations are being held to not disturb the buildings next door and the people working above.

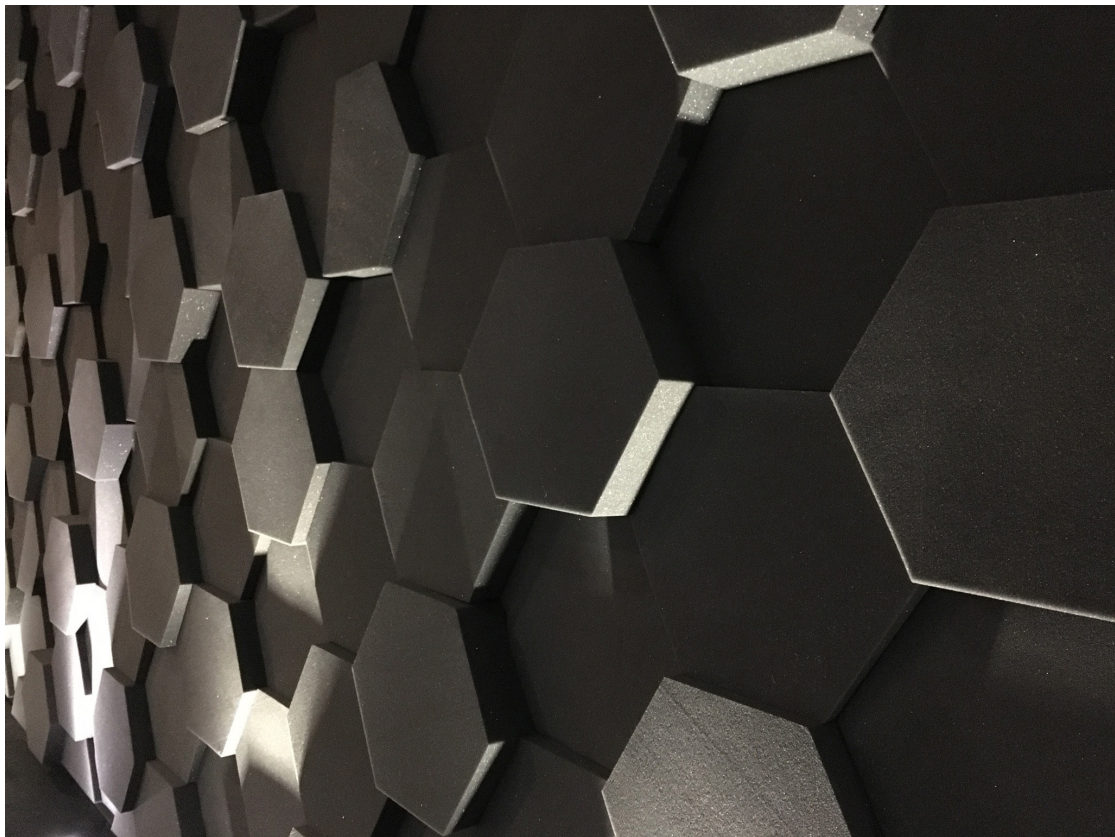


Figure 90



Figure 84

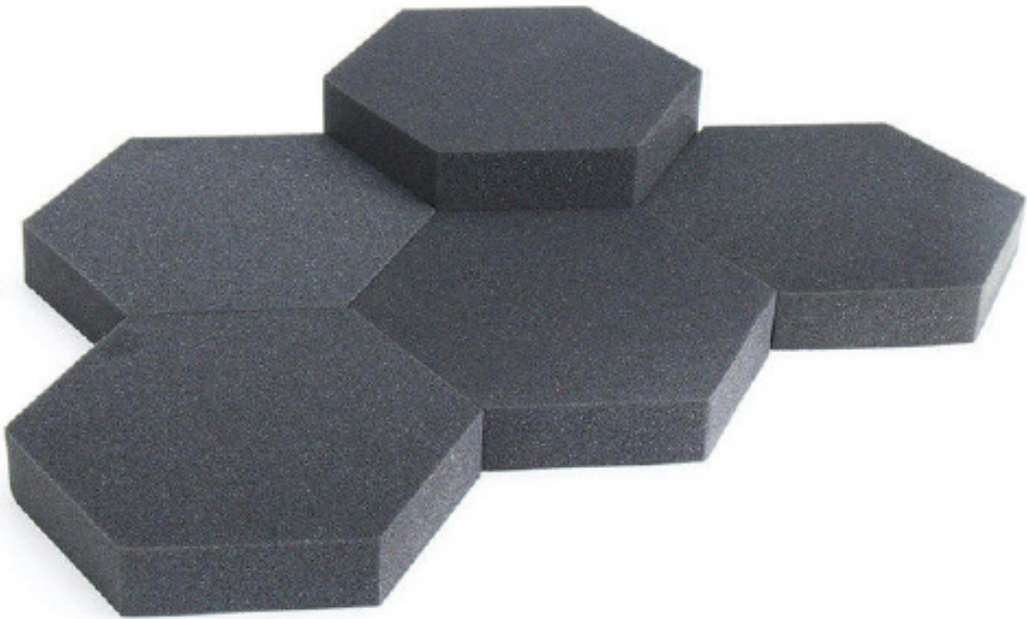


Figure 64 Soundproofing

“HEXAGON TILES ARE AN INCREDIBLE NEW INNOVATION BY CUTFOAM” - Cutfoam

Furniture Palette



Figure 68
Different office chairs that can be moved to each desk so the workers can choose



Figure 66



Figure 73
Hexagon shelves to keep with the logo theme and to display personable items



Figure 67



Figure 65

Different desks for different kinds of workers. One is adjustable for standing and working. The desks are plain to allow for personalisation of the workspace and allow the workers to add their own colour if they want to.



Figure 69



Figure 72

These are part of the break out furniture. The booth is a meeting place which is also soundproof and the egg chairs are for relaxing-solitude after working. The suspended chair can be swayed.



Figure 76



Figure 75



Figure 77

The Beanbags can be used on the second floor and the basement as extra seating. The different styles can be chosen by the workers to create more of a personal choice.



Figure 74



Figure 70



Figure 71

The Sofas can be used as break out furniture or meeting and more informal working and collaboration spaces.

Suspended Modular Bench Swing

By Andy Hilton - SwingLab

These hand-made Mississippi benches are adaptable and changeable depending on who is using it at that time. The backrest sections are able to be slotted into the bench in different ways to create a more personal experience when using it depending on how the user at that time likes to sit.

The bench is made of locally sourced Cypress wood and aluminium and is suspended using steel cables. (Cwilliamson, 2014)

Each swing is hand-made so the suspended cables' length is customisable for each one ordered and its modern and simple design allows it to fit into any environment. (SwingLab)



Figure 81



Figure 80

“CREATES A VARIETY OF SEATING OPTIONS” - (C.Williamson, 2014)

This Swing will be used on the second floor in the relax area. It fits with the concept as it is flexible to whoever is using it. The suspended element allows for it to move and become more relaxing. As two people can use it, it is also a place to socialise.



Figure 82



Figure 78

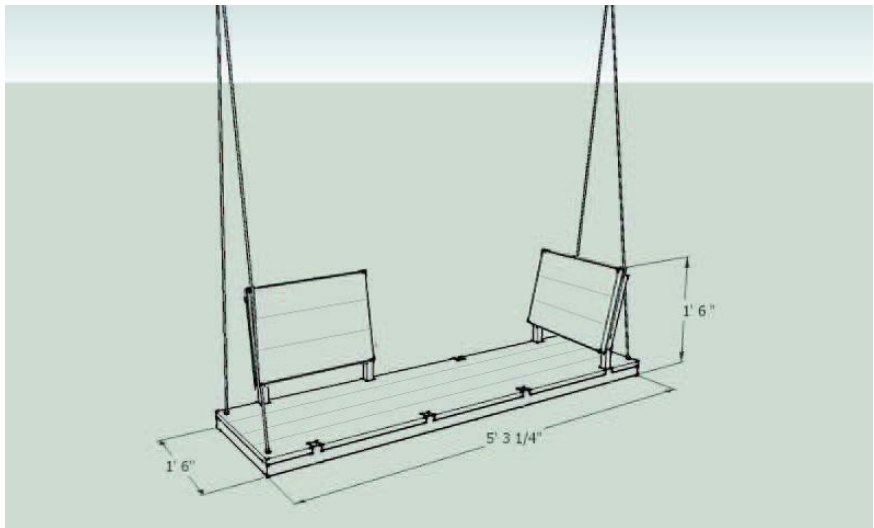


Figure 83

“MODERN AND VERSATILE FIXTURE FOR THE NEXT GENERATION OF HOME OWNER.” - Ben Bower, nd)



Figure 79

Lighting Palette



Figure 5



Figure 4



Figure 2



Figure 3



Figure 84

The variety of different desk lamps can be chosen by the workers to have at their desk to create their own work space. Each lamp will be different.

The hexagon lights carry on the theme of the logo throughout the space and are also aesthetically pleasing. The lights' layout is changeable so when installing them the designer can choose how to lay them out.



Figure 87

These lights' colours are changeable and can be laid out however the designer chooses also. This will be used on the second floor as no work will be done on this floor and bright lights and target lights will not be needed. The lights can be changed depending on mood. It could also be used in the basement for when events are on and the clients do not want harsh lighting.



Figure 86

Spotlights will be used throughout the space to bring as much light as possible into the work areas.



Figure 85

Modern Office Hexagon Pendant Light

By SaloEElaitte

These cord pendant ceiling lights can be used throughout the building and the simple style fits with the logo of Spaces which is aesthetically pleasing for the clients and the theme of the hexagons in the space link the floors together and unite the different parts of the building. The lights come in a variety of sizes, 400mm, 600mm and 800mm diameters, and are made from iron with a polished acrylic mask finish.

The lights are dimmable which add a more personal touch to whoever is using it at that time and it whatever situation that they are needed. The lights can be laid out together in a cluster or on their own. This is good for the space as they can be suspended by the reception area and the work spaces, either above each desk or clustered together around the room.

They use energy efficient LEDs and the lights come in a black or white finished body. (AliExpress)



Figure 88



Figure 89

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