

# Sharing Workspace

Tsinghua-NUS Sharing Cities Joint  
Studio 2020: Tsinghua Studio

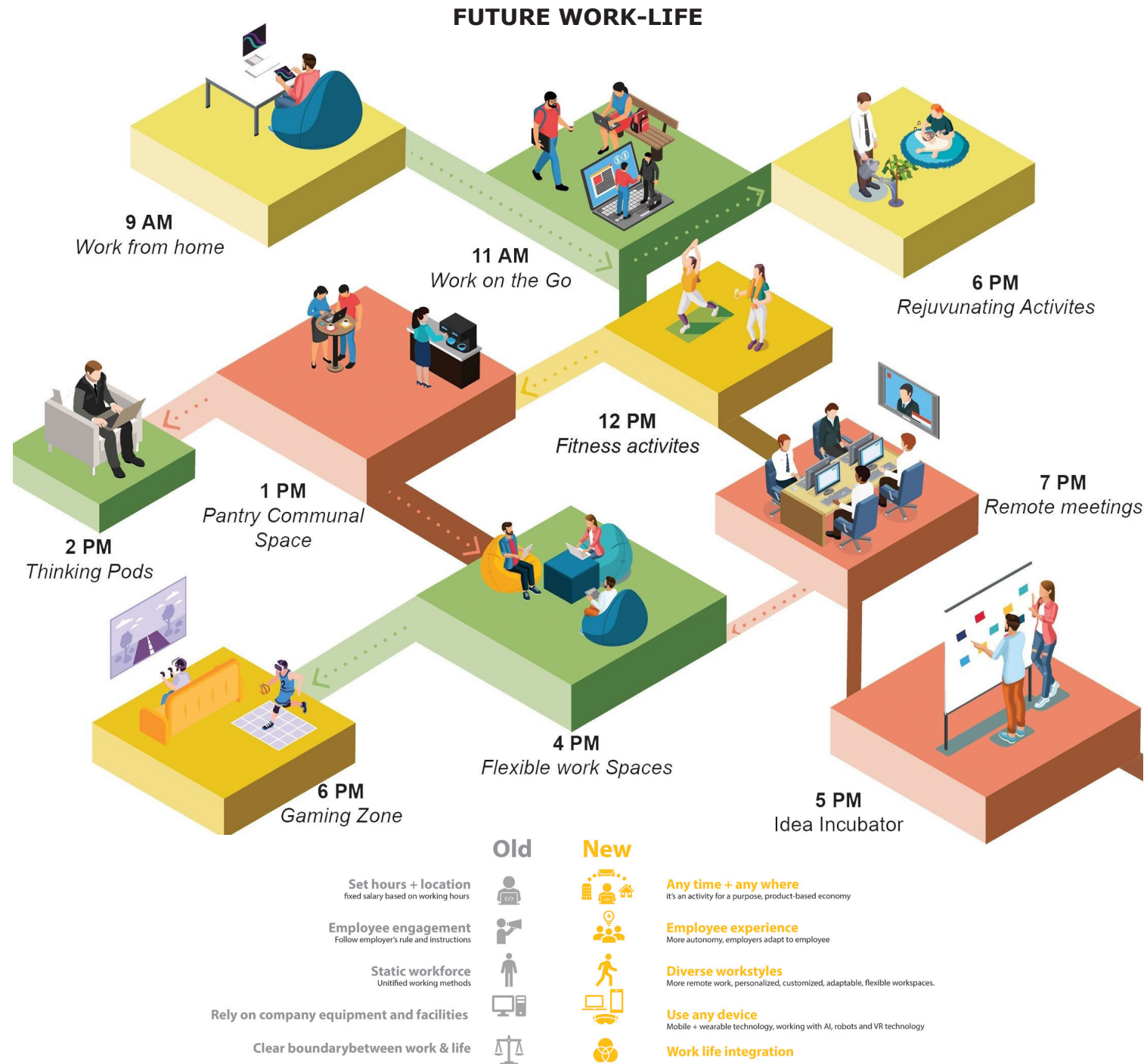
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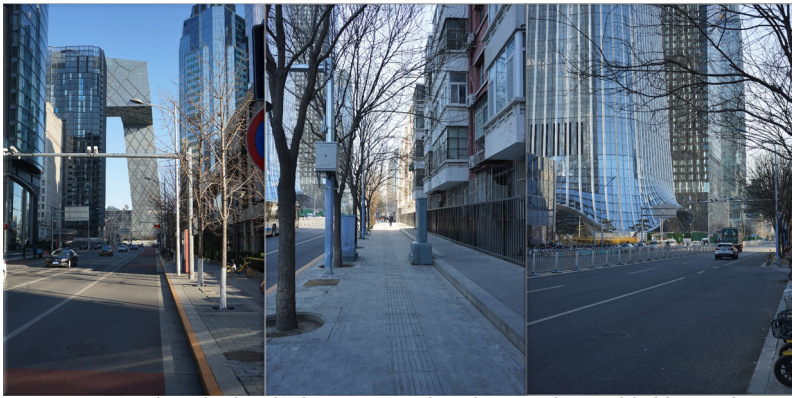


# Sharing work

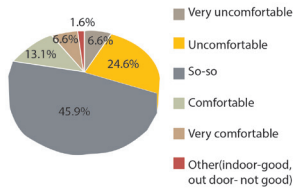
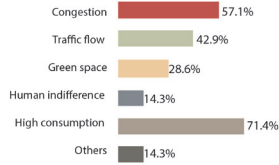
Work in the future unlike that of today will be based on concepts of flexibility and remote work to boost productivity. The workspaces in cities and business centers will constantly change and evolve to integrate future working and encourage social health, so that means designing vibrant, mixed-used spaces. The current working structure of having fixed working environment will become obsolete.

Along with the workplace required to be more agile the type of jobs in the future is also going to evolve. The comfort level of the workplace will be improved through usage of "big data". Technological advancement will be deeply interwoven within work routines resulting in space developed based on human AI interaction. It will develop beyond conventional concept of office spaces and merge into public space, leisure and hospitality.





CBD as an isolated island, disconnected with outside world, like a ghost town at night time.

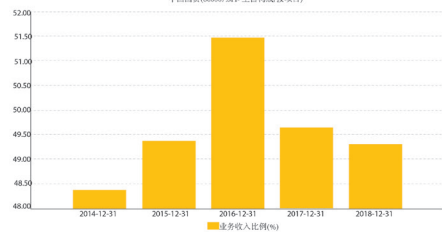


Satisfactory of users are decreasing

Office as an isolated environment, no engagement with surroundings, dull atmosphere



More than 4 in 10 also say their job affects their family life, social life, stress level, weight, eating and sleeping habits.



Business income ratio- office rental Cost of land and resources getting higher, vacant office turn into serious problem

Identification of zones with potential

- Under-utilized pocket spaces
- Future development (Beijing Guomao CBD core)

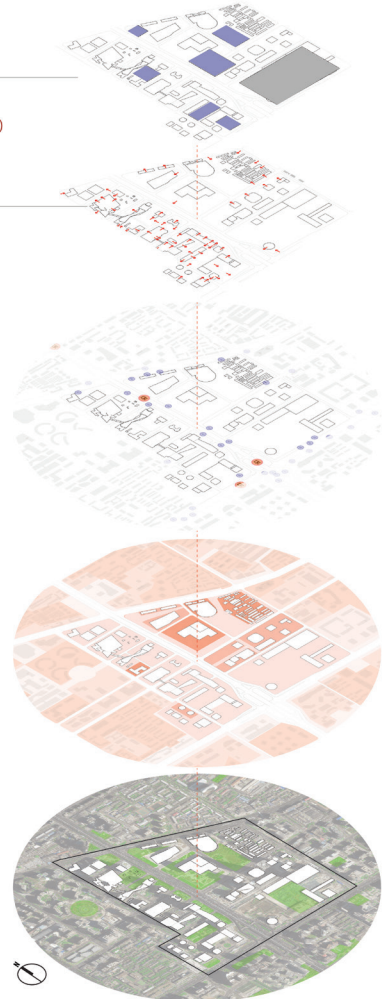
ENTRY + EXITS OF BUILDINGS

PUBLIC TRANSPORT STOPS

- Metro station
- Bus station

PUBLIC PRIVATE ZONING

OPEN GREEN SPACES



# Site analysis

## Current situation

Although being the central business district the current atmosphere of Guomao is segregation between various functions, with specific usage hours and withdrawn from the surrounding. There is a paradox that land prices in CBD is increasing but also a lot of underutilised space due to higher lease prices. The overall working conditions are getting increasingly monotonous and tedious.

Thus, CBD need to be regenerated and adapted to meet future needs, the vision of future CBD contains integration of different workstyles. Barriers will becomed blurred as buildings become more mix-used with multiple function with more shared activities.

# Strategy

## The Future of working

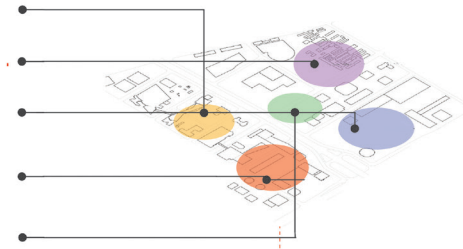
We started of the integration of shared working for the Beijing CBD by developing an in-depth understanding of evolution of work in the coming times as well the current working methodology in the CBD, it limitations and opportunists Taking all these inferences in to consideration we starded the design process by understanding the existing companies, users, transport network, public and private spaces of the CBD. Based on the analysis we came up with a three-point intervention strategy

Create – Change - Connect

### Create

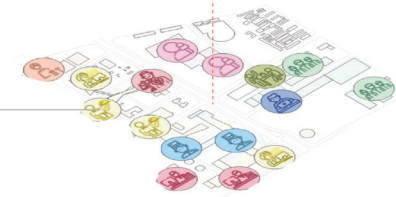
#### 5 ZONES WITH DIFFERENT CHARACTERISTICS

- INFORMAL WORK**  
Hrs & Days users
- INNOVATION**  
Monthly users
- LEISURE+ WORK**  
Yearly users
- TEMPORARY WORK**
- ECO SHARED WORK**



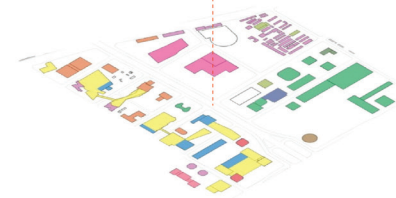
#### Existing program zoning

- |                  |                                |
|------------------|--------------------------------|
| Finance          | Media                          |
| Residential      | Government                     |
| Hotel            | Education                      |
| Retails          | I.T                            |
| Multi-use office | Tech& industry                 |
| Legal consulting | Domestic & foreign enterprises |



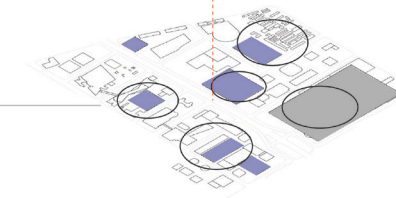
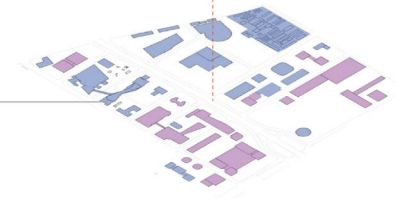
#### Number of companies who own the building

- 1 own
- several own

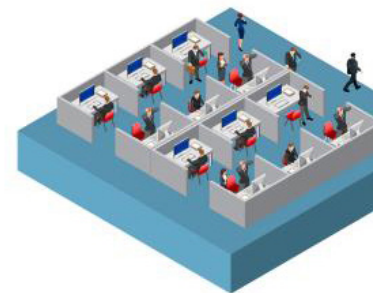


#### Identification of zones with potential

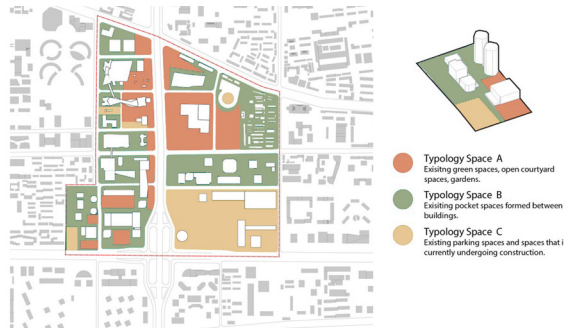
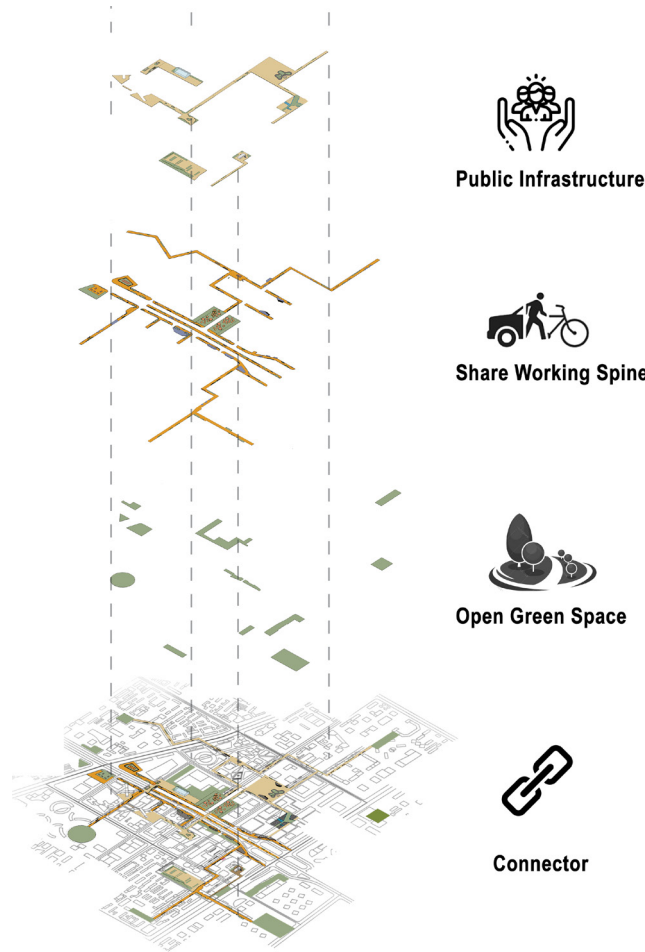
- Under-utilized pocket spaces
- Future development (Beijing Guomao CBD core)



### Change



## Connect



- Typology Space A  
Existing green spaces, open courtyard spaces, gardens.
- Typology Space B  
Existing pocket spaces formed between buildings.
- Typology Space C  
Existing parking spaces and spaces that are currently undergoing construction.

## Strategy

### Create

To introduce a new working methodology the neighborhoods are defined based on the similar users and the currently working style that take space in CBD. The neighborhoods also take into consideration the future development plans of the CBD especially on the west zone. These zones create neighborhoods of similar users where sharing and interaction takes place seamlessly. As different working styles and users will have subjective needs, to integrate each zone has different program and working environment. The zones are divided into 5 types

- Informal Working Zone
- Working + Living Zone
- Ecological Working Zone
- Creative Working Zone
- Sports and Leisure Working Zone



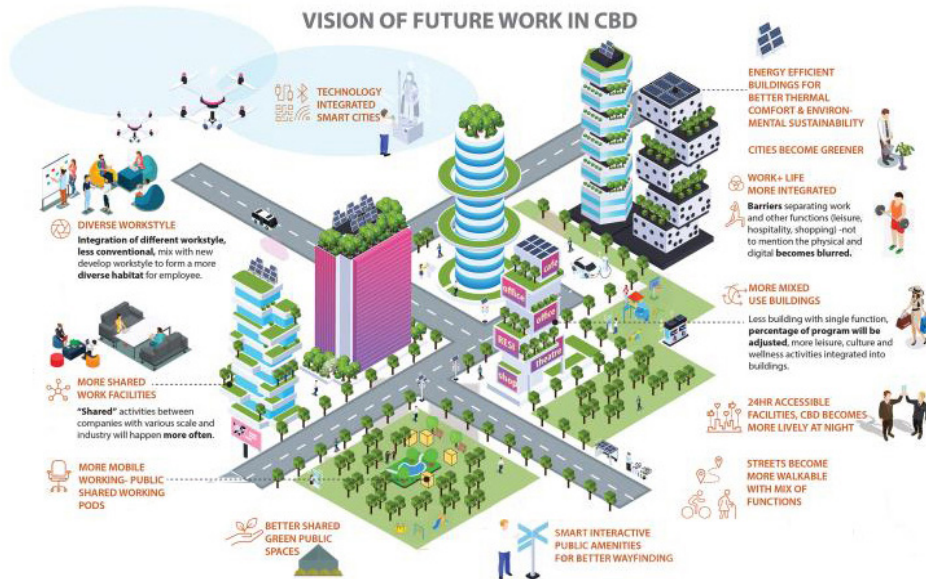
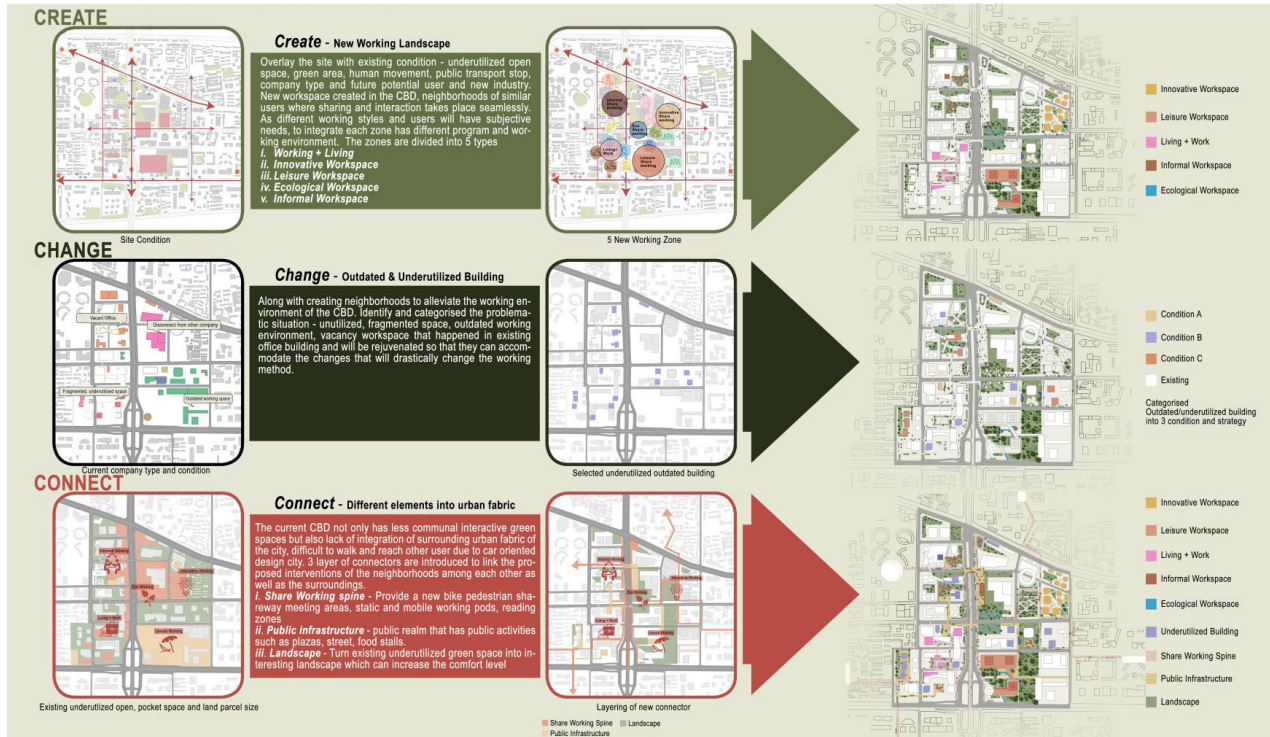
# Strategy

## Change

Along with creating neighborhoods to alleviate the working environment of the CBD, the current work spaces are rejuvenated so that they can accommodate the changes that will drastically change the working method. The issues of the present offices and users were studied to an extend to create a system that shall create a more mentally and physically holistic working environment for the current employees

## Connect

The current CBD not only has less communal interactive green spaces but also lack if integration of surrounding urban fabric of the city. The current underutilized greens, spaces underneath the flyover will be used to link the proposed interventions of the neighborhoods among each other as well as the surroundings.



## Materplan

### LEGEND

- New Proposed Building
- Regenerative Building
- Existing Building
- New Ground Connection
- New Proposed Urban Installation
- Public Share Infrastructure
- Open Green Space
- Share Working Spine
- 1** Leisure Sharing Work Zone
- 2** Innovative Sharing Work Zone
- 3** Living+Work Zone
- 4** Informal Sharing Work Zone
- 5** Eco Sharing Work Zone
- 6** Green Plaza
- 7** Ecological Landscapes
- 8** Blue+Green Infrastructure
- 9** Community Play Scope
- 10** Community Open Space
- 11** Transformer Space
- 12** Reading Pods
- 13** Pocket Green Parks
- 14** Working+Productive Landscapes
- 15** Outdoor Exercise Equipment
- 16** Street Pavillion
- 17** Outdoor Theatre
- 18** Garden Beds
- 19** Mobile Work Pods
- 20** Transitional Landscapes
- 21** Collaborate Work Desk



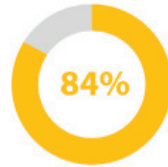
Urban Design of Guomao Central Business District, Beijing



By 2030, accelerator, incubator & innovation spaces will be a core component of real estate & innovation strategy.



current work activities are **technically automatable** by adapting existing technologies



executives agree that **innovation** is important to growth strategy

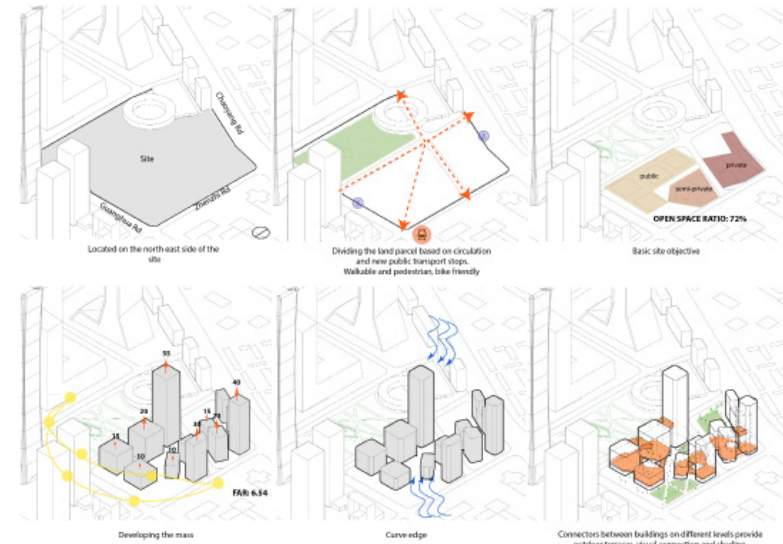


executives agree that business models are at risk



Enhancing innovative ability is the most important factor to increase profitability & growth.

Source: McKinsey Global Innovation Survey, McKinsey analysis, McKinsey



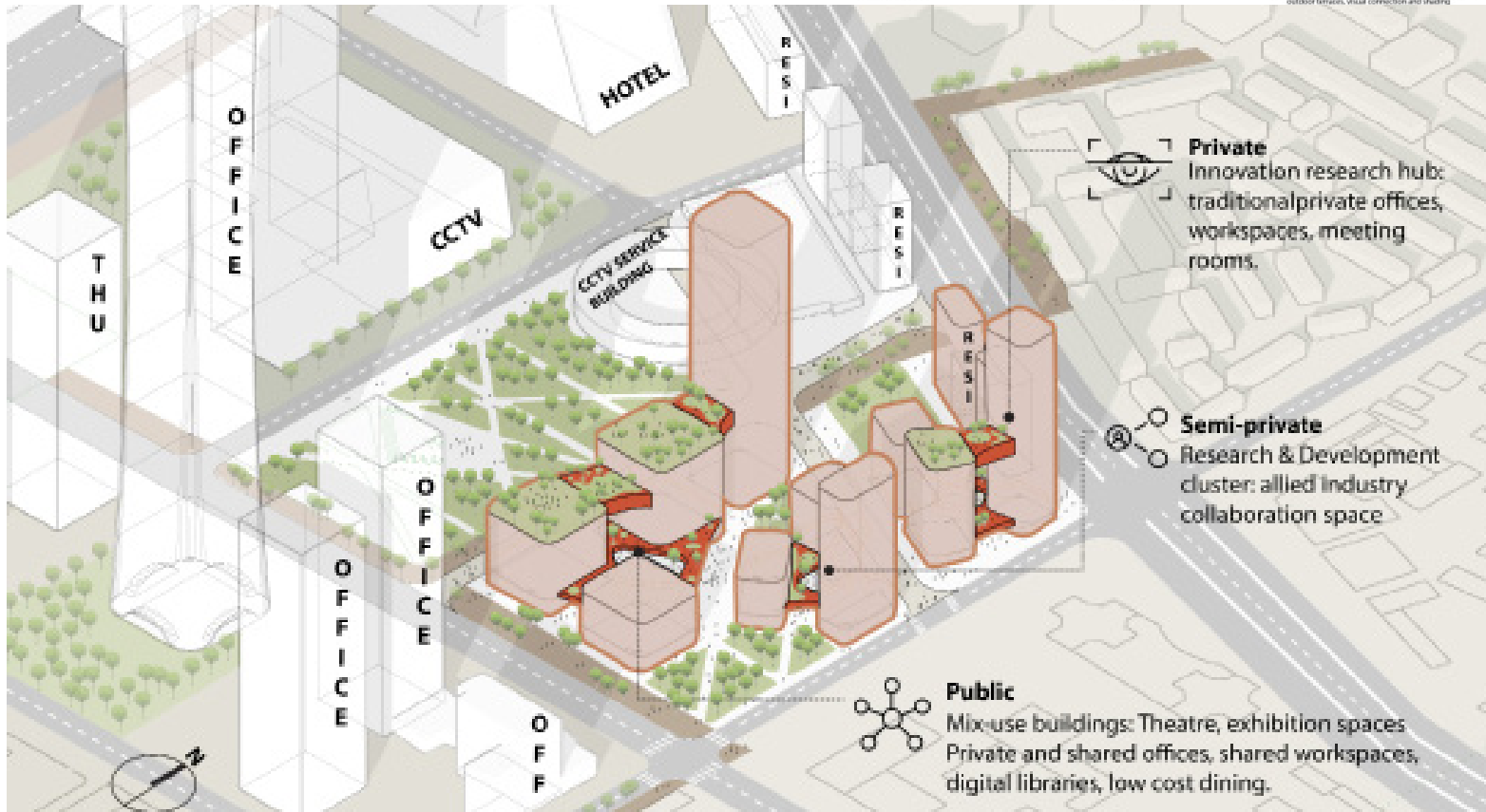
## CREATE

### INNOVATIVE WORKING

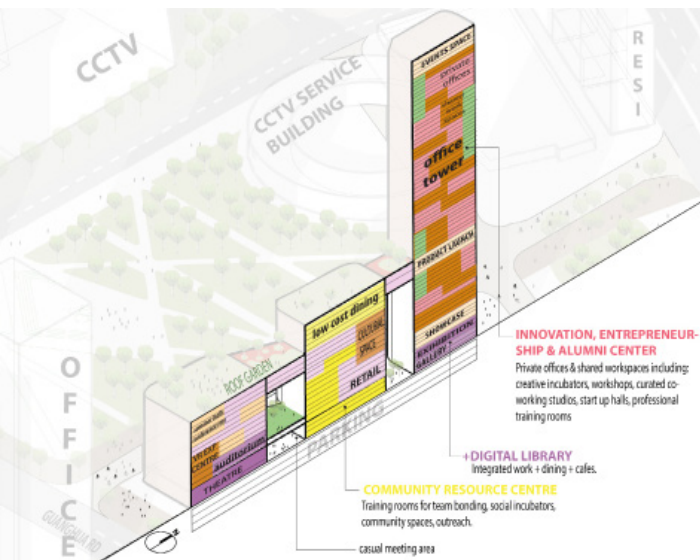
The concept for this One is to blur the boundary between different companies, create in between spaces for work groups with different background to stimulate unique dialogue.

These in between spaces will become new type of work environment and it not only boost creativity and innovation but also act as catalyst between different workers in various creative industries to collaborate and help solve problems in different fields forming a culture diverse workforce.

From our research, multidisciplinary collaboration and knowledge sharing within outside companies is growing. Workplace diversity is essential to fostering creativity, innovation+new inventions. An office with a mix of cultures+ experience levels will form different ideas.







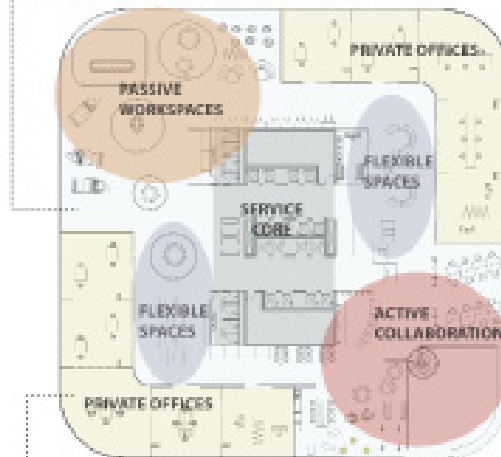
“A report by Steelcase indicates that employees who have control over where and how they work, and are free to choose a workspace that fits their task at hand, either collaborative or focused, are more than **88% more engaged at work.**”

## Background

In the future, many low+hard skilled jobs will be replaced by AI and robots, and there will be more soft skilled, knowledge work. Employers will be looking for employees with more innovation, attracting young creative generation will be shared goal for cities and employers. Thus, we provide workspace for more innovation.

In order to accommodate various work fields and the change of future worksyle, the layout of the workspace will have both focus+ interaction, accommodate formal+informal conversations and variety of worksyles making spaces more adaptable and customized. Workspace thus becomes highly valued, maximizes the use of minimal space, support varied forms of work which improves performance, speed innovation and build healthy cutlrues.

### SHARED WORKSPACES + AMENITIES

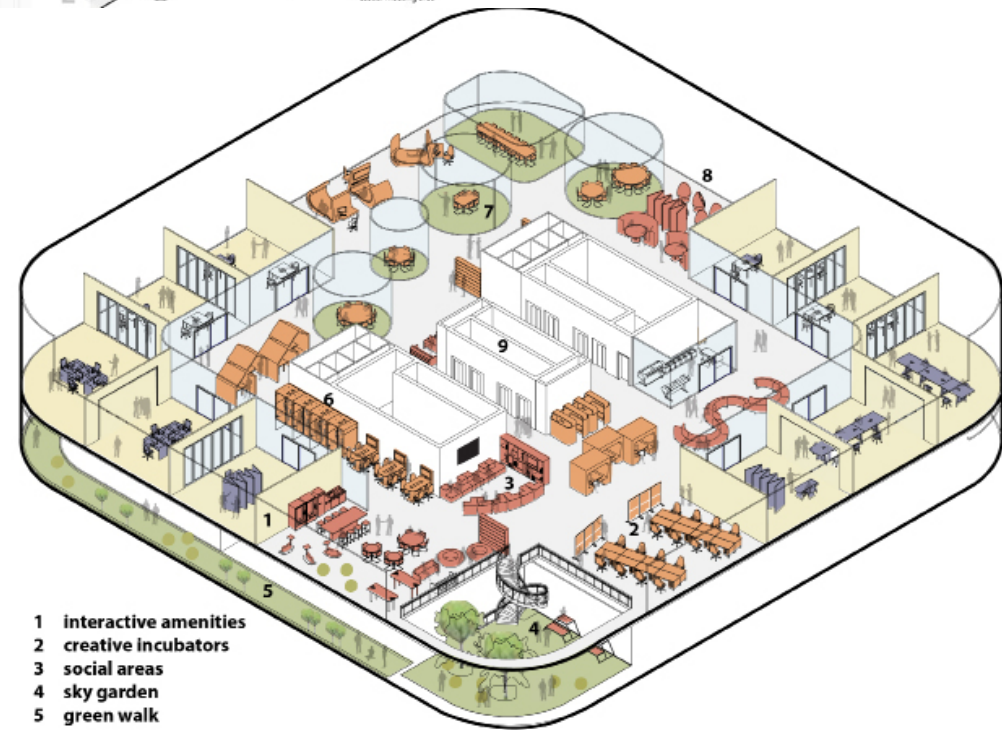


### PRIVATE WORKSPACES



### FLEXIBLE SPACES

Private offices that have operable walls and furniture to adapt to different user's needs. Work environment becomes flexible, customisable and personalised, guided by user experience.

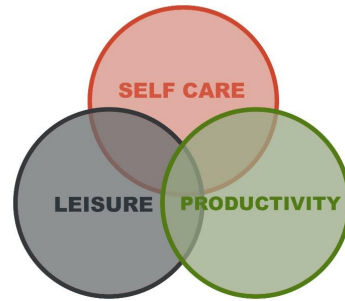


- 1 interactive amenities
- 2 creative incubators
- 3 social areas
- 4 sky garden
- 5 green walk
- 6 standing+ sitting work pods
- 7 VR meeting rooms
- 8 sleeping/meditation pods
- 9 service core

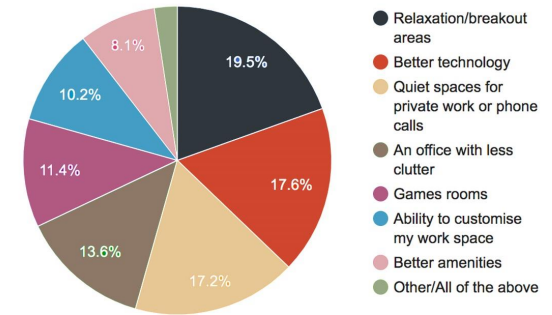
# CREATE

## LEISURE WORKING

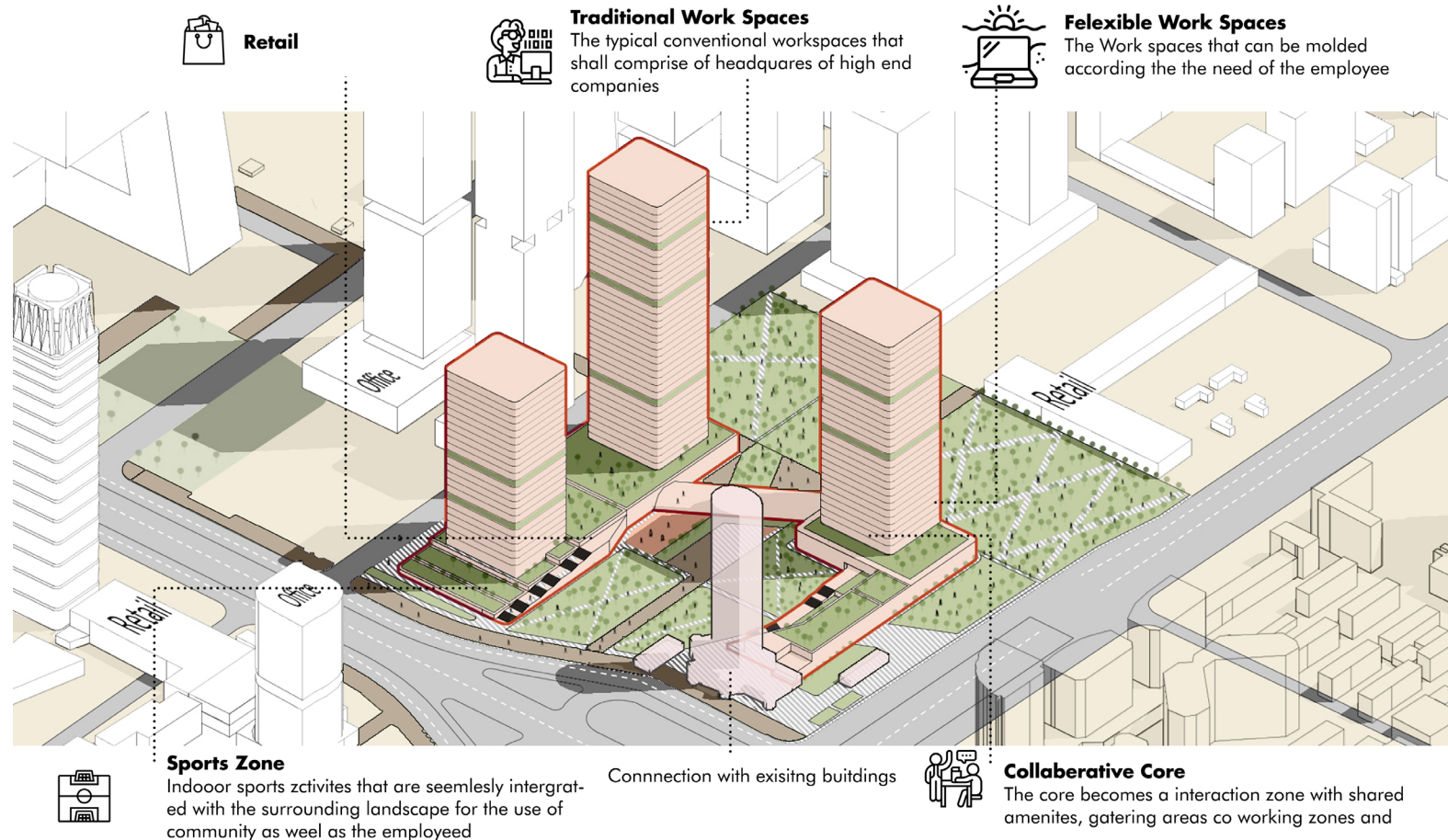
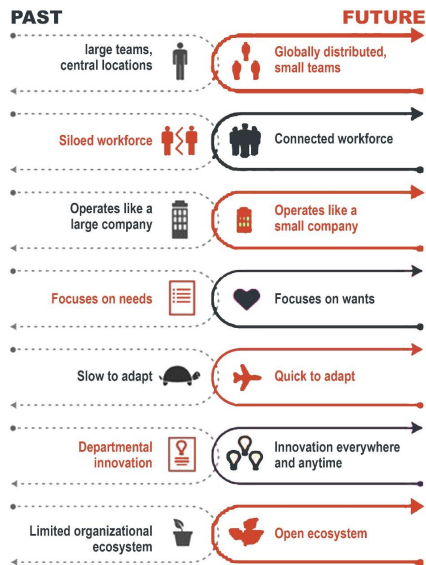
Contradiction to the current rigid working style the working in future is bound to be more employee oriented. Emphasis will be laid on the work environment and its impact on the productivity of the users. Spaces are introduced that enhance the work and productivity

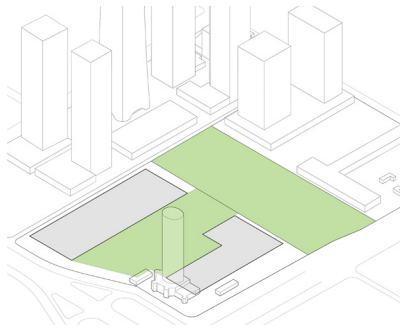


### What do you think would improve your productivity levels at work in terms of office design?

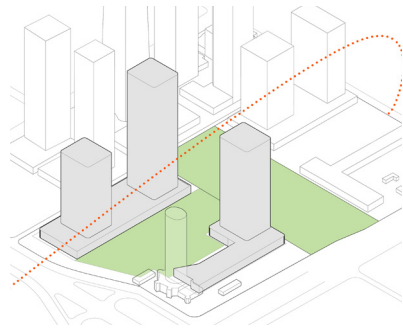


### EVOLUTION OF THE ORGANIZATION





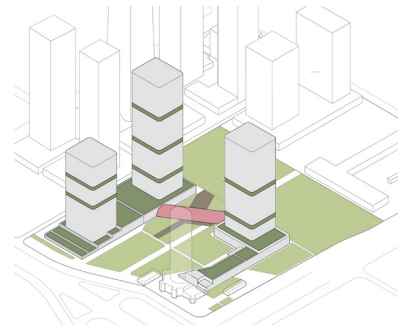
Creating Footprint in order to make a connection with the proposed greens and existing building



Massing based on the wind direction and sun path

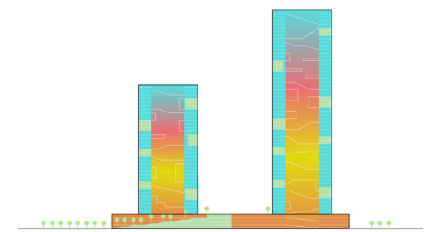
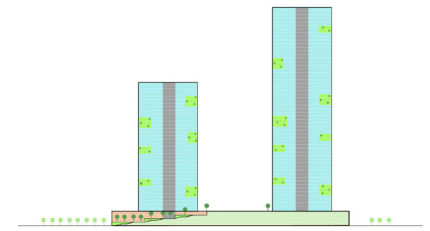
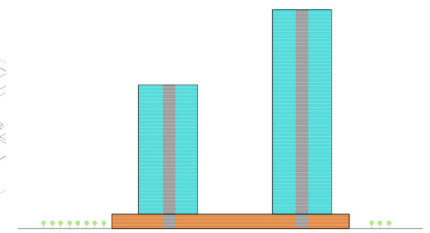


Integrating the surrounding landscape into the massing

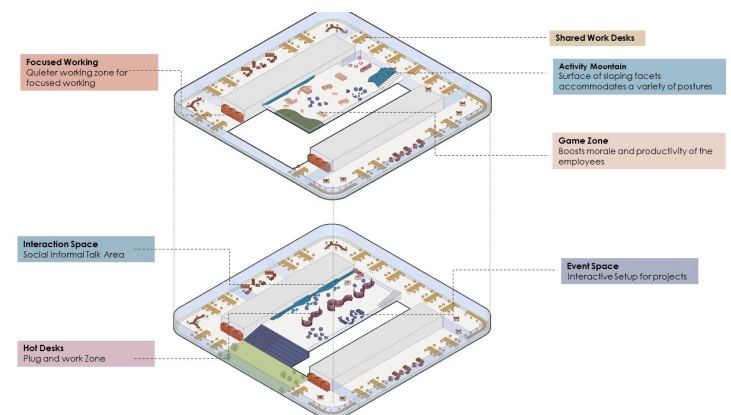


Connecting the massing to create an interactive public space

## Collaborative Core



## Typical Floor plan



**Focused Working**  
Quieter working zone for focused working

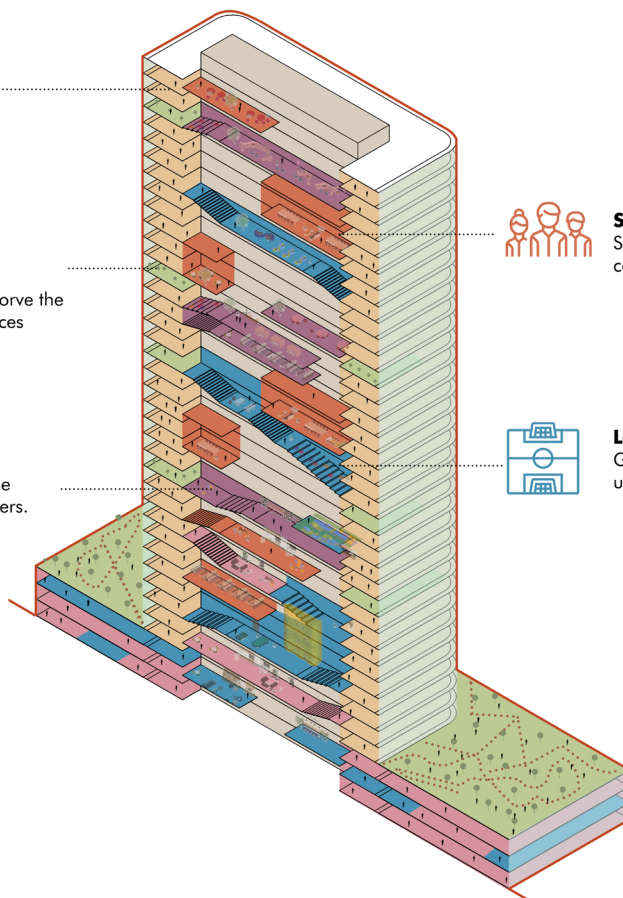
**Interaction Space**  
Social/Informal/Talk Area

**Hot Desks**  
Plug and work Zone

**Shared Work Desks**  
Surface of sloping facets accommodates a variety of postures

**Game Zone**  
Boosts morale and productivity of the employees

**Event Space**  
Interactive Setup for projects



### Traditional Work Spaces

The typical conventional workspaces that has privated offices, receptions

### Sky Gardens

Green spaces for recreation and to improve the overall atmospheres of the working spaces

### Flexible Working

Transformable work space that meets the various working requirements for the users. Private working as well as informal collaborative area

### Shared Amenities

Sharing technology and resources such AS VR conference, Meeting Room

### Leisure Area

Game zone, spa, cafe to help the employees unwind

# CREATE

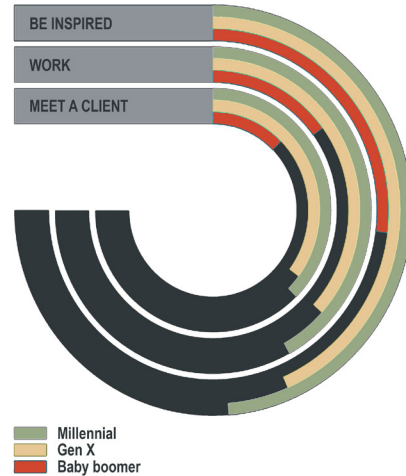
## LIVING + WORKING

There is total 4 hotels exist in the site currently, general business model for the hotel still are a rectangular building with a traditional brand name, and they are going to be outdated soon because travel industry is changing People are travelling more than ever. They use hotel in different way, especially mixing living with other function. Therefore, If hotel aren't considering demand for live-work spaces, they stand the risk of becoming one dimensional and about to be eliminated.

New proposed building and existing building is designed and renovated to seamlessly integrated with the plaza and landscape, envisioned as a place for public gathering on lower floor and hybrid home office on the upper floor. Direct access and linkages so people feel part of a larger community.

COMPARED TO COOMERS AND GEN X TRAVELERS, MILLENNIALS EXPECT MORE FROM THE EXPERIENCE

How often do you visit hotels to...



**2.9x**

Millennials are 2.9x more likely to use hotels as a place to meet clients than boomers

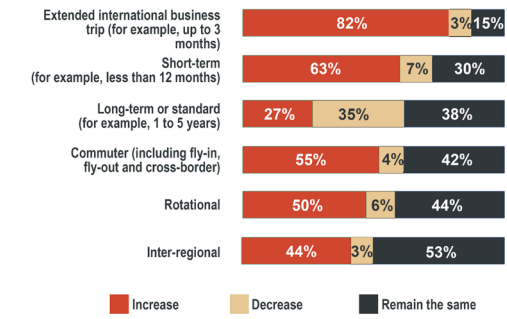
**2.8x**

Millennials are 2.8x more likely to use hotels as a quiet place to work than boomers

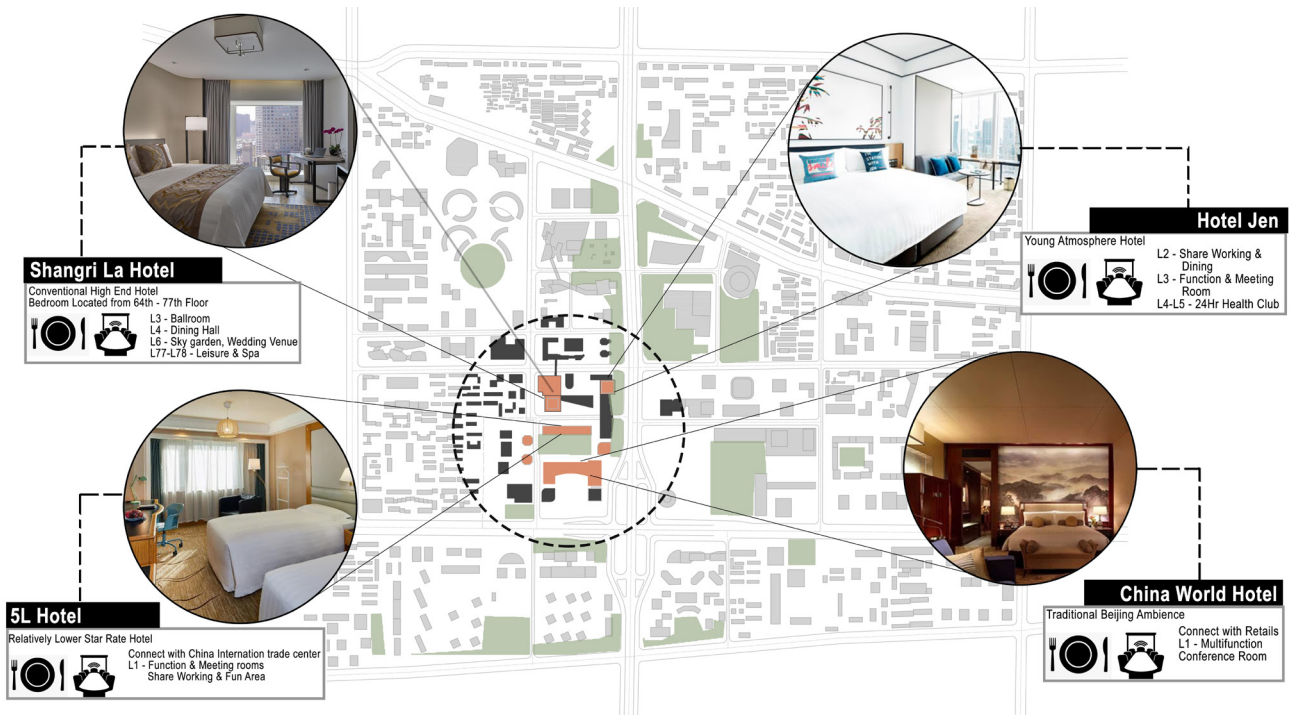
**1.8x**

Millennials are 1.8x more likely to use hotels as a place to find inspiration than boomers

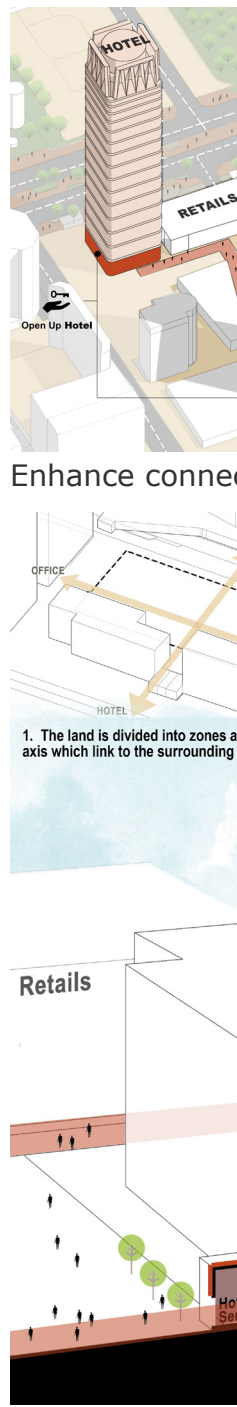
OVER THE NEXT 5 YEARS, DO YOU ANTICIPATE THE POLICY TYPES TO INCREASE, DECREASE, OR REMAIN THE SAME?

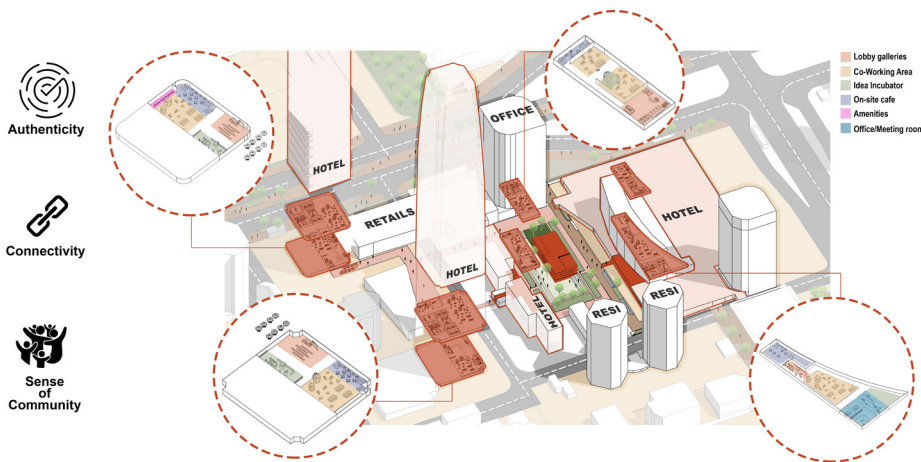
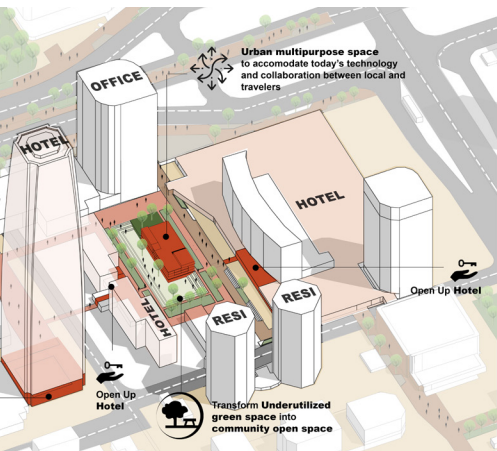


AVERAGE FREQUENCY OF BUSINESS TRIP



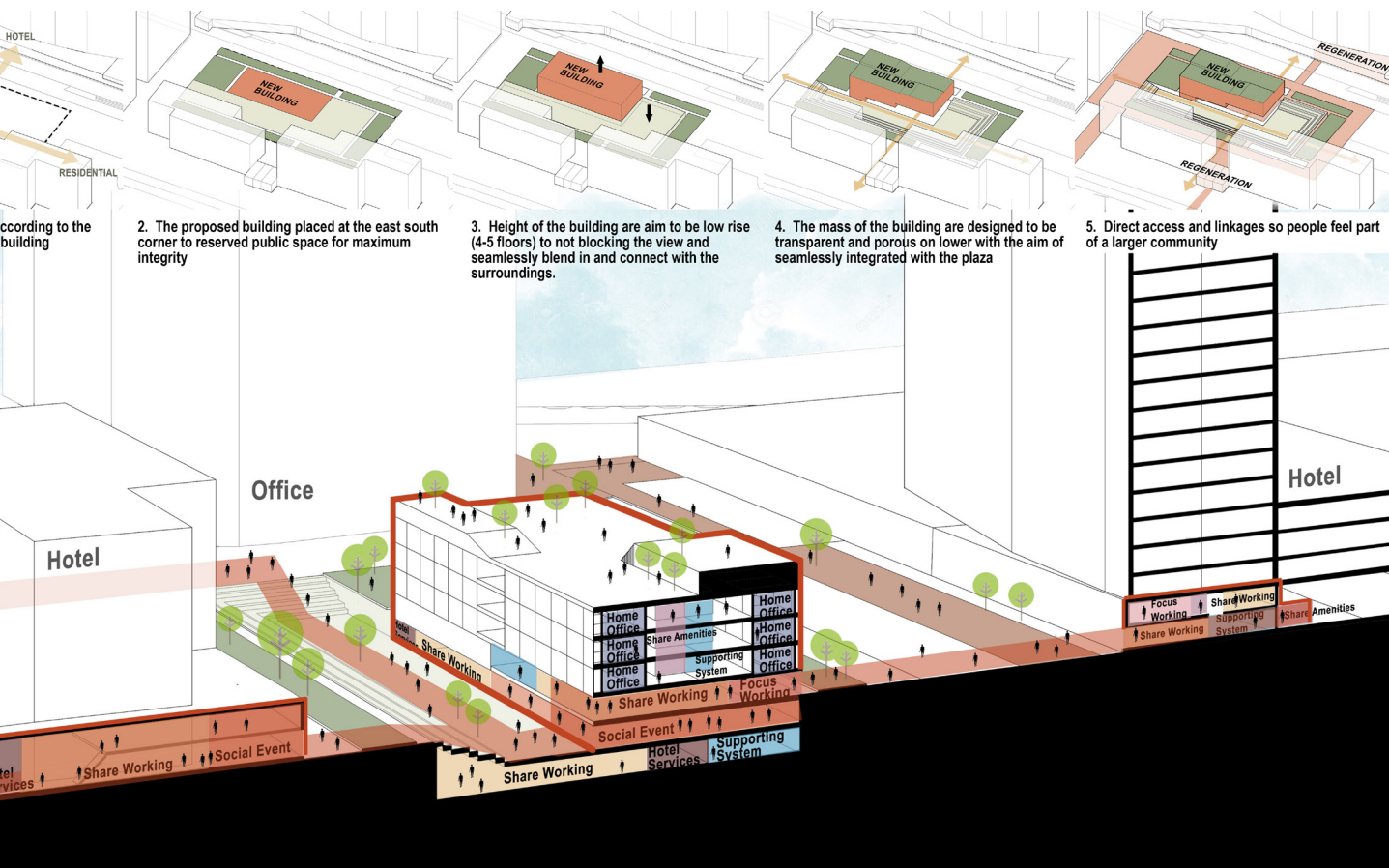
Current Situation





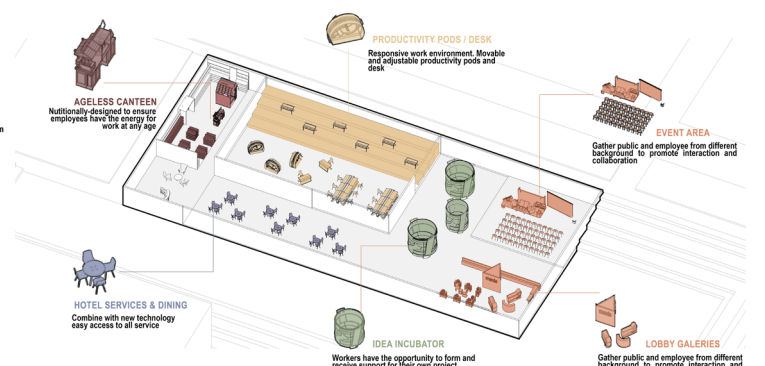
Open up existing hotel and connect to urban fabric

activity

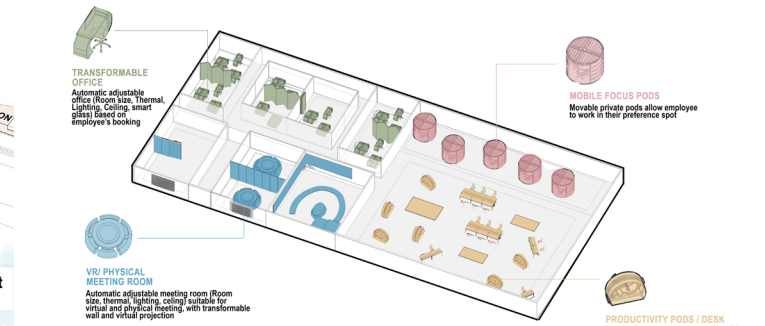


According to the building

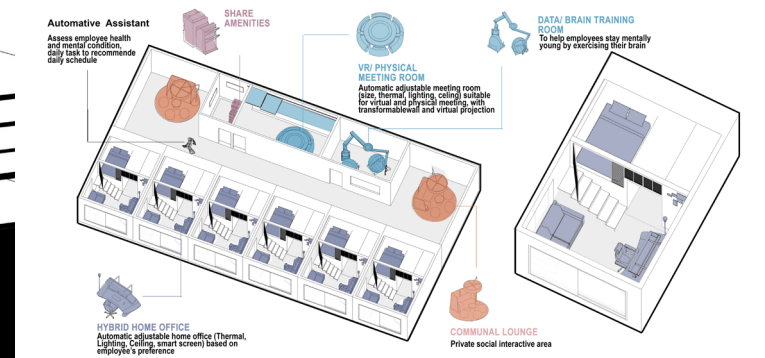
2. The proposed building placed at the east south corner to reserved public space for maximum integrity
3. Height of the building are aim to be low rise (4-5 floors) to not blocking the view and seamlessly blend in and connect with the surroundings.
4. The mass of the building are designed to be transparent and porous on lower with the aim of seamlessly integrated with the plaza
5. Direct access and linkages so people feel part of a larger community



Ground Floor - Provide different public function and collaborative function to attract user.



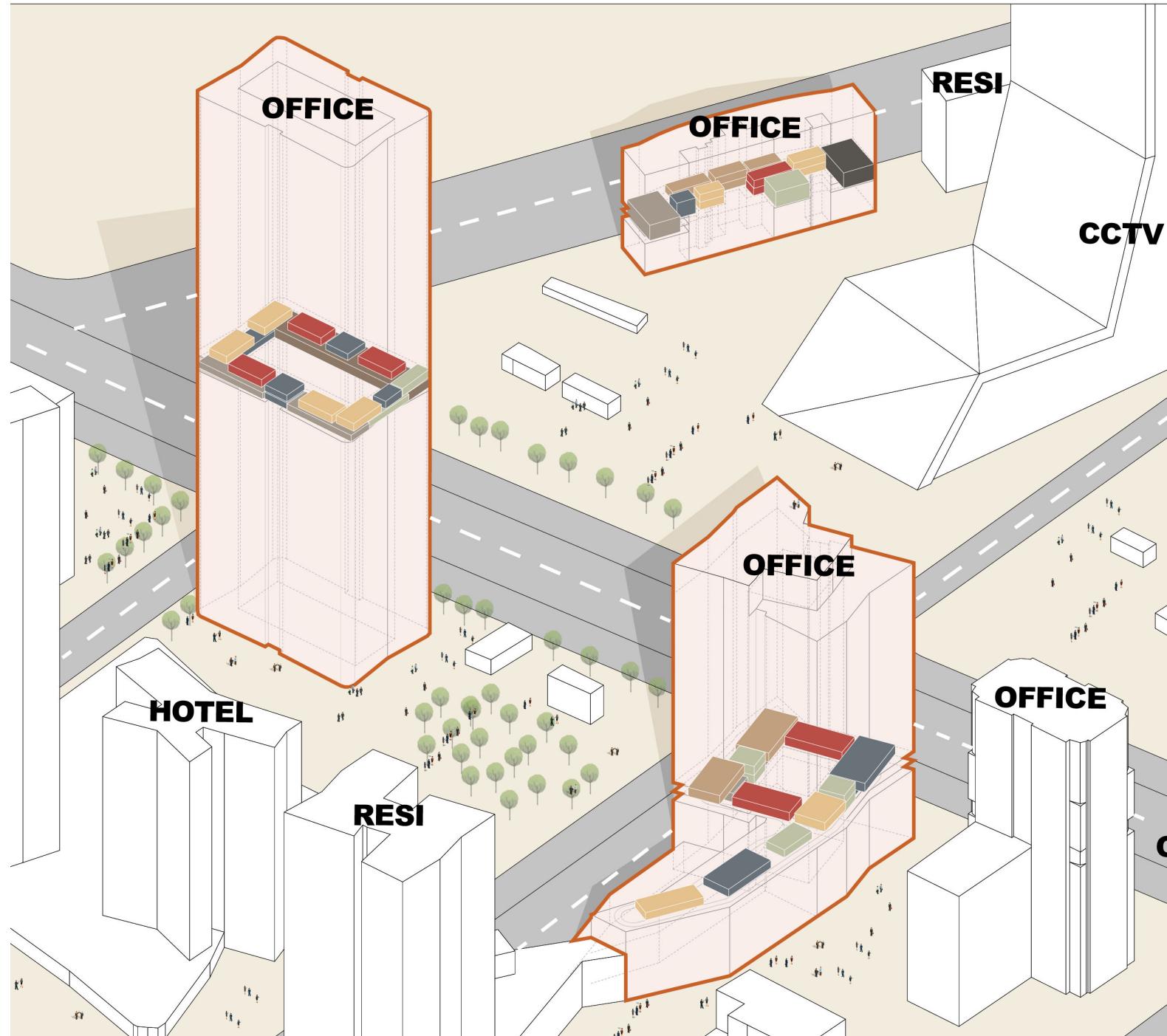
Second Floor - Provide variety of adaptive transformable workspace pair and organized by ai system.



Upper floor - hybrid home office which provide productive environment and facilities which general home office lack of ai system.

## Functions

- 
**Mobile Conference HUB**  
 Modular hub unit in 5x2 meter able to combine and connect into larger unit with automatic system provides flexible conferences, privacy the base of user's behavior.
- 
**Fixed Conference RM**  
 I.T industry require not only flexible work environment, but also space with high tech equipment and stable room for group meeting.
- 
**Restaurant and Bar**  
 A relaxing environment, and communications for individual or business.
- 
**Fitness & Training**  
 Improve mental and health condition due to long hour of office work.
- 
**Green Environment**  
 Improve health and overall office conditions.
- 
**Workshop Space**  
 Studio workshop use for hand-on work, photography, recording stations
- 
**Comfort & Public space**  
 AI system and data analysis become future work technology. The center used to organized the working function
- 
**Public work space**  
 Work hub is a unit in 1.6x1.2 meter able to combine and connect for group work. Provide privacy and flexibility of personal work.



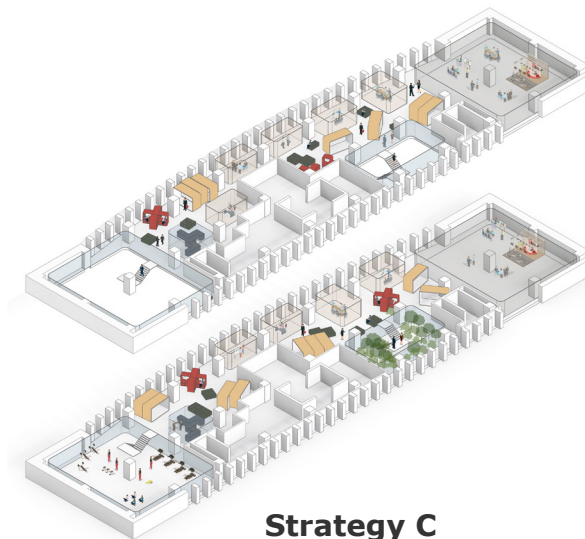
# CHANGE

## TYPE OF STRATEGY

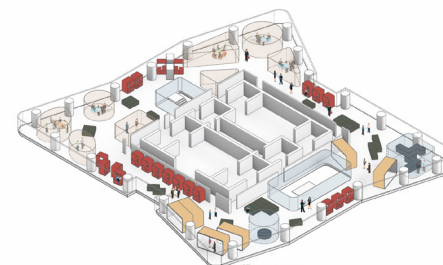
**Strategy A** - Modular furniture and data-tracking applications analysis will be the main change of client meeting, portable mobile work, and flexible work stations is the working behavior and efficiency of finance & investment industry.

**Strategy B** - Mobile and fixed work stations balances the I.T industry to work in fixed high tech machines and mobilized system that track applications in analysis improvements that can to help organizations maximize space and energy use.

**Strategy C** - Creativity, communication, and recording is the main key for media industry. A flexible environment improves overall connectivity and relations. The workshop will be providing that hand on creations and record purpose.



Strategy C



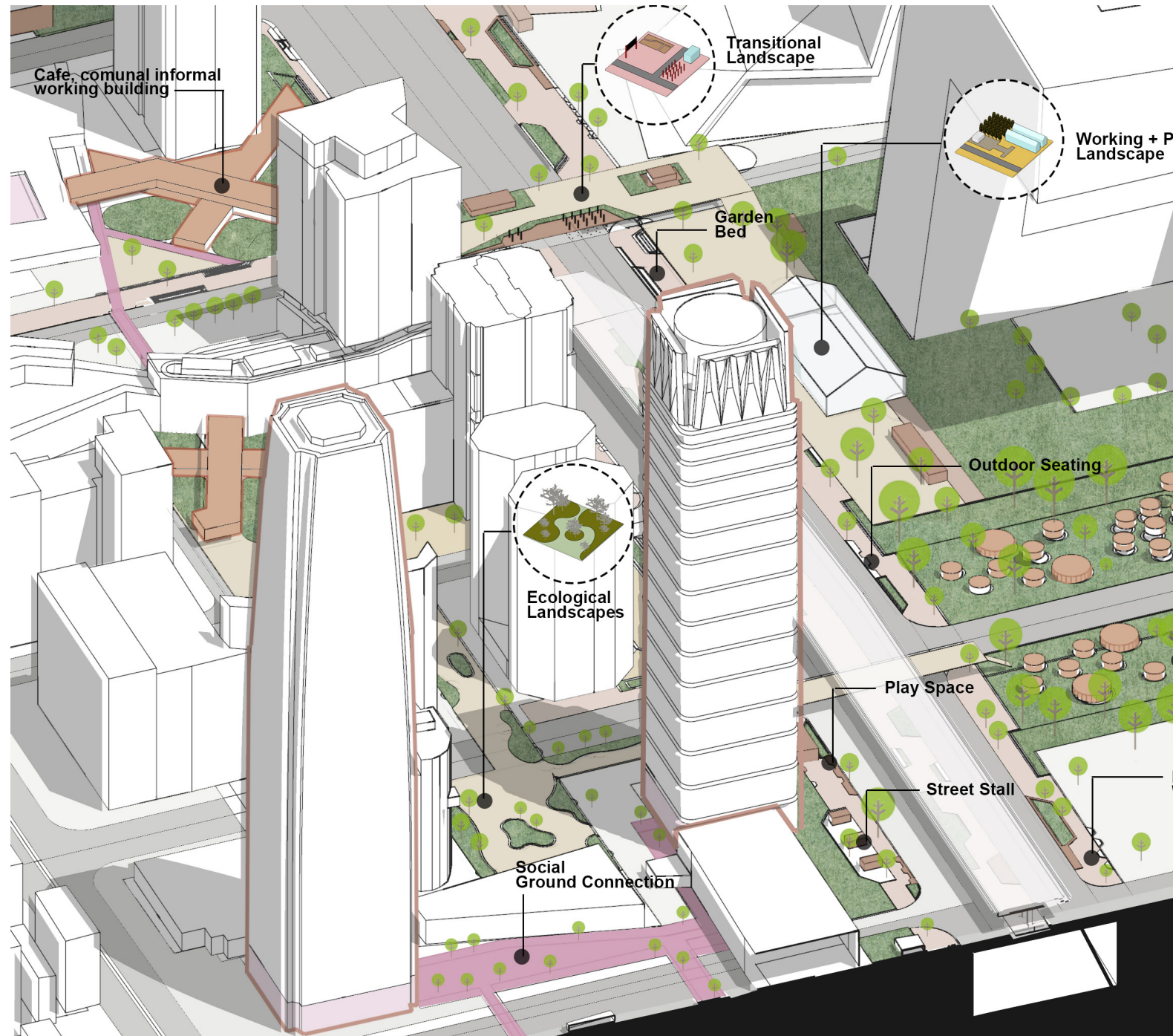
Strategy B



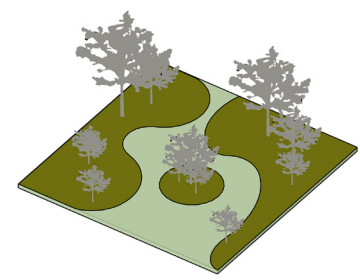
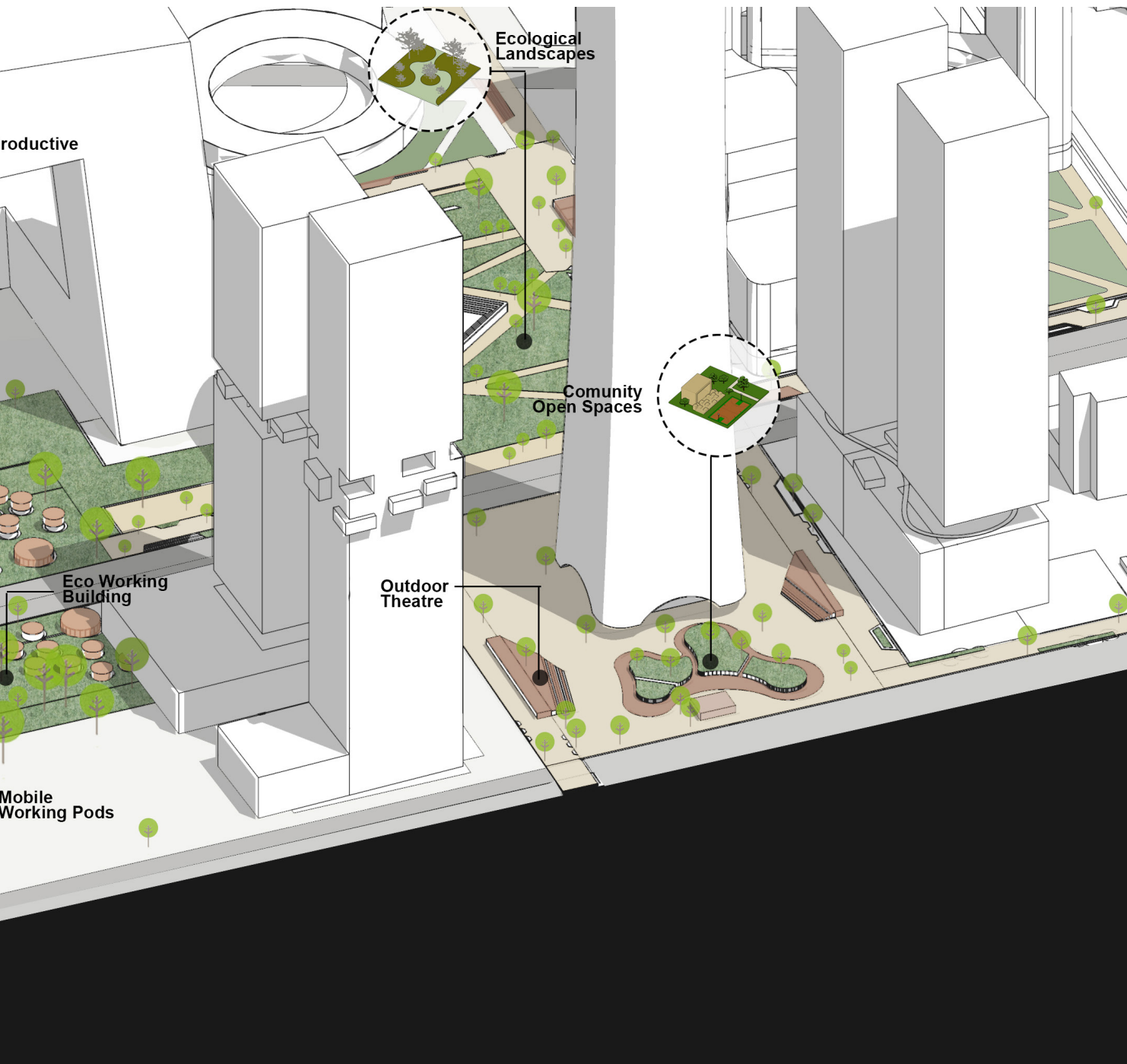
Strategy A

## CONNECT

3 layer of the connector will not only tackle the current issues, it will also seamlessly connect old new building and urban fabric. Different program and urban typology will be introduced to enhance and support different neighborhood, example the open community space on the green spine is designed to connect existing and new leisure and creative neighborhood, social interaction can be happened and makes the city more lively.

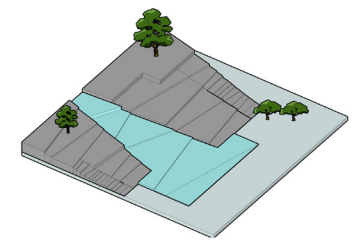






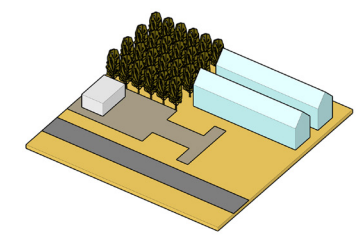
**Ecological Landscapes**

Landscape that provide habitat and other environmental benefits



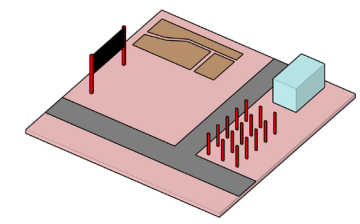
**Blue + Green Infrastructure**

Landscapes that capture stormwater and clean air



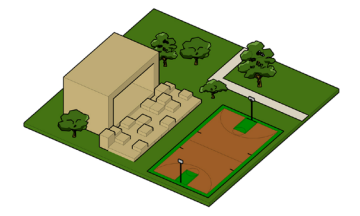
**Working+ Productive Landscapes**

Generate new knowledge, grow energy and food, and create new urban experience



**Transitional Landscapes**

Enable new forms of social life and creative display



**Community Open Spaces**

Recreational, social, life and small-scale food cultivation

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CBD working environment are facing different issues and challenges, example, dull atmosphere, isolated island, satisfactory of user are decreasing significantly, there's no engagement with public private space. In addition to the existing problems, we are also about to usher in the work revolution.

Work is no more a place, it is an activity on purpose, employee have more autonomy, work life boundary become blur so we will see the emergence of many new workstyle, sharing idea will become more important.





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Through the three integrated strategies we are proposing –

1. Create new working methodology, neighborhoods,
2. Change and regenerate outdated/ underutilized working environment
3. Connect , weaving different elements into urban fabric.